

MINUTES

CITY OF SINTON

BUILDING AND STANDARDS COMMISSION MEETING

DATE: September 24, 2018 TIME: 6:00 P.M.

CITY HALL

The Sinton Building and Standards Commission Meeting was held on the 24th day of September, 2018 at 6:00 p.m. in the Council Chambers, City Hall, 301 East Market Street, Sinton, Texas. The notice was posted pursuant to the Texas Government Code, Chapter §551-Open and the items below were placed on the agenda for discussion and/or action.

A. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

B. ROLL CALL

- Sally Aparicio--**Absent**
- Maria Vidaurri
- Gracie Gonzales
- Robert Cantu
- Ruben Fonseca
- Mary Speidel, Code Official, Ex Officio Member
- Clemente Sanchez, Fire Marshal, Ex Officio Member--**Absent**
- John Hobson, City Manager
- Desiree Voth, City Attorney
- Cathy Duhart, City Secretary

C. PUBLIC HEARING:

Public Hearing for Input concerning the Following Request:

1. Public Hearing to make a determination as to whether the below described premises fails to comply with minimum standards because it is dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare and thus in violation and or is dangerous and in violation of law in accordance with, without limitation, Chapter 214 of the Texas Local Government Code, Article IV, Sec. 150 of the City Code of Sinton, Texas, or other relevant law. The property is listed as: Lot Five (5) and the West Five Feet (W 5') of Lot Four (4), Block Five (5), J. H. Mynier Addition to the City of Sinton in San Patricio County, Texas, as shown by map or plat of same of record in Volume 1, Page 30 of the Map Records of San Patricio County, Texas; also known as 213 Short Street, Sinton, Texas. Said premises are owned and controlled by: FIRST

NATIONAL ACCEPTANCE COMPANY which has an address of PO BOX 4010, EAST LANSING, MI 48826 1.

The Public Hearing opened at 6:05 pm. City Attorney Desiree Voth, asked City Secretary, Cathy Duhart, to swear in the witness, Mary Speidel, Code Official for the City of Sinton. After Mary Speidel was sworn in, Desiree Voth proceeded to question her to establish the timeline regarding 213 Short Street, Sinton, Texas. Mary Speidel advised that she proactively saw the house and identified the problems; she also received high grass complaints from the neighbors across the street. She then took pictures of the property from the street and made notes from the public right-of-way; the street, sidewalk and alley. Then she did research to determine who the owner of the property, the date it was built, if there was a water account, occupancy and any history on the property; going through the Appraisal District records and Tax records as to determine ownership. Once ownership was determined, a building code violation notice was sent on February 8 to the owner of record on the tax roll and the appraisal district rolls, the owner being an acceptance company out of Michigan.

Notice was sent by first class us mail and certified mail and a signed green card (certified mail return receipt) was sent back. A search warrant was obtained by the Sinton Municipal Judge and based on the warrant, Mr. Hobson, City Manager and Mary Speidel went out to the property. Photographs of the property were taken which accurately depict the conditions of the house taken on the day they went on the property. Mary Speidel showed the commission pictures of the substandard and dilapidated condition of the house that were taken that day of the warrant execution, showing the violations. There is a bus stop where the children are left off near where the house is located, which is a safety issue. No electricity or plumbing is in the house and it is in a dilapidated, deteriorated state. Mary Speidel advised that over 50% of the value of that house is destroyed and is it irreparable and should be demolished. "It is the burden of the owner to come and persuade the commission that something can be done with this property, and the owners have done nothing. Mary Speidel is asking the commission to give an order to repair, remove or demolish the building. The order would be for the owners to demolish the building and if they fail to take steps to properly do so, the city would step in to demolish.

City Attorney Desiree Voth advised that the other party is not present so this will close the public hearing. The Public Hearing closed at 6:18 p.m.

D. ACTION ITEMS TO BE CONSIDERED

1. Overview of the Building and Standards Commission rules, procedures and duties.

Mary Speidel explained the purpose of the Building and Standards Commission Board to the members present at the beginning of the meeting. The duties of the commission relate to the hearing of cases for substandard buildings, which is a code violation. This property is 213 Short Street, in which evidence will be presented later regarding this property. The authority for this commission is the City Ordinance and Federal statutes, which is the Government Code. Pictures, testimony and violations will be presented regarding this case to the board

and city attorney. The commission consists of five (5) members and four (4) members constitute a quorum.

2. Action on appointing a Chairperson and Vice-Chairperson for the Building and Standards Commission.

Ruben Fonseca made the motion to appoint Robert Cantu as the Chairperson. The second was made by Gracie Gonzales. The motion carried 3-0.

The motion was made by Gracie Gonzales to appoint Ruben Fonseca as the Vice-Chairperson. The second was made by Maria Vidaurri. The motion carried 4-0.

At this time, City Attorney Desiree Voth turned the meeting over to the new Chairperson, Robert Cantu to continue the meeting.

3. Action on the property located at 213 Short Street, Sinton, Texas 78387; Legal Description: Lot Five (5) and the West Five Feet (W 5') of Lot Four (4), Block Five (5), J. H. Mynier Addition to the City of Sinton in San Patricio County, Texas, as shown by map or plat of same of record in Volume 1, Page 30 of the Map Records of San Patricio County, Texas.

Mr. Cantu asked if there were any questions regarding this agenda item. Some discussion ensued regarding if the city demolishes the building if a lien would be placed on it (yes); how long the building has been abandoned and not paying taxes (\$35,000 owed).

Gracie Gonzales made the motion to authorize the order for the building to be demolished. The second was made by Maria Viduarri. The motion carried 4-0.

E. ADJOURNMENT

The motion to adjourn was made by Ruben Fonseca. The second was made by Gracie Gonzales. The motion carried 4-0. Meeting adjourned.

Chairperson Robert Cantu

Cathy Duhart, City Secretary