



Substandard Structure Commission Members

Walcott Black Kyle Boothe Nathan Gray Steven Ingram Jared Tredway

MEMBERS PRESENT: **KYLE BOOTHE, NATHAN GRAY, WALLY BLACK, AND JARED TREDWAY**

MEMBERS ABSENT: **STEVEN INGRAM**

STAFF PRESENT: **BRANDON SHELBY, CITY ATTORNEY; SCOTT SHADDEN, DIRECTOR DEVELOPMENT SERVICES; PATSY REEVES, ADMINISTRATIVE SECRETARY; BYRLE WHITE, INSPECTOR; AND DEBBIE BROWN, LEGAL ASSISTANT**

Minutes

1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN

Chairman Tredway called the meeting to order at 12:00 p.m.

2. APPROVE MINUTES FROM THE PUBLIC HEARING OF THE CITY OF SHERMAN SUBSTANDARD STRUCTURE COMMITTEE ON SEPTEMBER 4, 2014.

ACTION TAKEN.

Motion by Commission Member Black to approve the minutes as written.
Second by Commission Member Gray.
VOTING AYE: BLACK, BOOTHE, GRAY AND TREDWAY
VOTING NAY: NONE.
MOTION CARRIED.

3. NEW BUSINESS

Brandon Shelby, City Attorney explained the board is to consider or determine whether the following structures or lots comply with the minimum requirements of the City of Sherman Code of Ordinances and to consider or determine whether the following structures or lots must be repaired, secured or demolished. The first four properties will be together represented by one owner.

A. 224 E. HOUSTON STREET (PROPERTY ID 161913)

The property is owned by Sean Vanderveer and described as OTP Sherman, Block 13, Lot E Pt 2 Thru 4, 49.67x125 (C) 6208.75 SF. Notice of hearing was posted on December 30, 2014, and sent by certified mail.

Chairman Tredway stated he would abstain from voting on the first four items because of a conflict of interest.

Mr. Shelby explained "Mr. Vanderveer owns four of the properties on the agenda today and will be taking all of them at once. The property at 224 E. Houston Street was given (120) one hundred twenty days to review the progress of the property at the September 4, 2014 Substandard Structure Meeting." He asked Mr. Vanderveer to give an update of the progress he had made. "The board has already made a determination of the condition of the property; they can listen to what you have to say and make a determination of how much more time to give you following your presentation."

Sean Vanderveer, 806 N. Woods, Sherman, TX

Mr. Vanderveer appeared to represent the property. He explained "at the last meeting they were trying to get the plans finished. Talking with David Baca, the plans are not finished, the primary reason is the back half has changed, we were going to live there; we are not going to now. The second floor which was going to be a loft apartment is now going to be at least two loft apartments, maybe three. I know they have been busy, so I don't know how long it will take to finalize those plans with the changes. We demolished the front and pushed it into the back taller area and I wanted to see if it would be permissible to go ahead and get that out using City dumpsters as a next step; that way the building is emptied out and ready to go once the plans are completed. The asbestos inspection has been done on the building and we have painted and secured the building."

No other citizens appeared before the Substandard Structure Commission to discuss 224 E. Houston Street.

Commission Member Black commented they have so many properties, "I think we need to give them a little bit of leeway, if he just had one property, then we might say let's get a roof on it in 120 days but they have so many properties and whatever they do is going to make downtown so much better; in my opinion the board needs to give a little leeway on all those properties."

Mr. Shelby explained he felt the intent of the ordinance was to make sure the property owners were at least moving the ball down the field and I believe he has been doing that.

ACTION TAKEN.

Motion by Commission Member Black to allow the owner of 224 E. Houston Street be given a period of one hundred twenty (120) days to review the progress of the building. Second by Chairman Boothe.

VOTING AYE: BLACK, BOOTHE AND GRAY

VOTING NAY: NONE.

ABSTAIN: TREDWAY

MOTION CARRIED.

THE BOARD FELT THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

B. 115 E. HOUSTON STREET (PROPERTY ID 161847)

The property is owned by Sean Vanderveer and described as OTP Sherman, Block 3, Lot E Pt 4, 25x142.3 3557.5 Sf. Notice of hearing was posted on December 30, 2014, and sent by certified mail.

Mr. Shelby gave an overview of the property: the property was given (120) one hundred twenty days to review the progress of the property at the September 4, 2014 Substandard Structure Meeting.

Sean Vanderveer, 806 N. Woods, Sherman, TX

Mr. Vanderveer appeared before the Substandard Structure Commission to discuss 115 E. Houston. He explained "last time he had mentioned they would try to get that cleaned out, we have started cleaning it out, but there is more stuff in there than I could have ever imagined. We have hauled several truck loads off and planning to haul more off tomorrow. We do not have it cleaned out yet, but we are in the process. We have started to do sketches to take to an architect as how to repair the back roof and how to do the front of the building. At that point, I am assuming it would get this property off the list, but I don't know. We are also seeking a tenant."

Mr. Shadden explained "it would need to be brought up to code, it needs to be dried in, it could be a box space ready to lease."

Mr. Vanderveer explained "that is what they want to do, because they don't want to put more money into it and the tenant not want what they did."

Commission Member Black asked how bad the roof was on the building.

Mr. Vanderveer stated "the back part, we measured about thirty-seven feet is the part that is damaged, the front looks solid, but I have not been on it yet because I have to get to it. The roof is a single pitch to the back. The back 10-12 feet drops about two feet, so we were planning to rebuild it like it was, but making it solid again."

Commission Member Boothe asked what he thought he could do in 120 days.

Mr. Vanderveer explained he would like to get the roof on if possible, but that is weather depending and also whether we can get it cleaned out. "I would like to get the roof on it because I don't want it to be damaged anymore from the weather. I would like to continue to clean it out, get our plans ready to present to the Planning and Zoning Board, have the roof on and the front rebuilt."

No other citizens appeared before the Substandard Structure Commission to discuss 115 E. Houston Street.

ACTION TAKEN.

Motion by Commission Member Black to allow the owner of 115 E. Houston Street be given a period of one hundred eighty (180) days to install a roof on the portion of the building that is now open and review the progress of the building; fines will begin on the one hundred eighty first (181st) day. Second by Chairman Gray.

VOTING AYE: BLACK, BOOTHE, AND GRAY

VOTING NAY: NONE.

ABSTAIN: TREDWAY.

MOTION CARRIED.

THE BOARD FELT THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

C. 115 N. WALNUT STREET (PROPERTY ID 161896)

The property is owned by Sean Vanderveer and described as G-0763 McAnair J B, 40X150 (C) 6000 SF. Notice of hearing was posted on December 30, 2014, and sent by certified mail.

The property was given (120) one hundred twenty days to review the progress at the September 4, 2014 meeting.

Sean Vanderveer, 806 N. Woods, Sherman, TX

Mr. Vanderveer appeared before the Substandard Structure Commission to discuss 115 N. Walnut. He explained "last time we said we would repaint the front; it is still very ugly in my opinion, I would like to rebuild the front and frame it for what would be glass and doors, but at this time put plywood back over the framing, that way it is more secure and it would look more like what the finished product would be. I don't want to put glass in it yet until we get a roof on it. We need to finish figuring out what we are going to do with it; our thoughts right now are a mixture of commercial and residential, but I'm not positive on that; it may just end up being strictly commercial. We painted the front, we replaced several pieces of plywood that were curled and now it is painted gray, the gray did not come out the color I expected. A tree was removed in the parking lot; we cleaned the parking lot site up trying to make it look better."

Mr. Shadden asked if thought he could have any of the properties done in 120 days.

Mr. Vanderveer stated "I know one will definitely be done and then with 180 days, the pool hall (115 E. Houston). The next one, we already have a contract to get started on it; I'm assuming 120 days on it; the little watch shop (127 N. Walnut)".

No other citizens appeared before the Substandard Structure Commission to discuss 115 N. Walnut Street.

ACTION TAKEN.

Motion by Commission Member Black to allow the owner of 115 N. Walnut Street be given a period of one hundred twenty (120) days to review the progress of the building. Second by Commission Member Boothe.

VOTING AYE: BLACK, BOOTHE AND GRAY

VOTING NAY: NONE.

ABSTAIN: TREDWAY

MOTION CARRIED.

THE BOARD FELT THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

D. 127 N WALNUT STREET (PROPERTY ID 161669)

The property is owned by Sean Vanderveer and described as G-0763 MCANAI R J B, 40X150 (C) 6000 SF. Notice of hearing was posted on December 30, 2014, and sent by certified mail.

The property was tabled at the February 5, 2014 Substandard Structure Meeting and was given (120) one hundred twenty days to review the progress at the September 4, 2014 meeting.

Sean Vanderveer, 806 N. Woods, Sherman, TX

Mr. Vanderveer appeared before the Substandard Structure Commission to discuss 127 N. Walnut Street. He explained they already have a contract with Bluestone Partners to enclose it and get it up to rental state, which will be masonry, doors, windows and interior work.

No other citizens appeared before the Substandard Structure Commission to discuss 127 N. Walnut Street.

ACTION TAKEN.

Motion by Commission Member Black for the owner of the property at 127 N. Walnut Street to be give a period of one hundred twenty (120) days to review the progress of the building. Second by Commission Member Gray.

VOTING AYE: BLACK, BOOTHE AND GRAY

VOTING NAY: NONE.

ABSTAIN: TREDWAY

MOTION CARRIED.

THE BOARD FELT THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

E. 3121 S. HIGHWAY 75 (PROPERTY ID 167143)

The property is owned by Donald Sloan and described as G-0667 Kitchen Preston A-G0667, Acres 3.73. Notice of hearing was posted on December 30, 2014, and sent by certified mail.

No citizens appeared before the Substandard Structure Commission to discuss 3121 S. Highway 75.

Mr. Shelby explained the property was given (120) one hundred twenty days to review the progress at the September 4, 2014 Substandard Structure Commission Meeting. "They presented a plan to tear down part of it and rebuild the other half. Byrle White, City Inspector inspected the property yesterday and they tore down the part they said they would, they have put a fence around the outside to secure the property. We are expecting them to finish the work they started in whatever time frame you think they should be able to finish it."

Chairman Tredway asked Byrle White if the building is secure.

Mr. White explained "from looking at the surface of the building, it looks like it is secure."

No other citizens appeared before the Substandard Structure Commission to discuss 3121 S. Highway 75.

ACTION TAKEN.

Motion by Chairman Black to allow the owners of the property at 3121 S. Highway 75 a period of one hundred twenty (120) days to review the progress of the building. Second by Commission Tredway.

VOTING AYE: BLACK, BOOTHE, GRAY AND TREDWAY
VOTING NAY: NONE.
MOTION CARRIED.

THE BOARD FELT THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

F. 323 E. COLLEGE (PROPERTY ID 160151)

The property is owned by Ronnie Brewster and described as Hall & Jones Addition, Block 4, Lot E 85' 1 & 2. Notice of hearing was posted on December 30, 2014, and sent by certified mail.

No citizens appeared before the Substandard Structure Commission to discuss 323 E. College.

Mr. Shelby gave an overview of the property: "the roof is deteriorated and is falling down; the main problem is with the roof and it needs a paint job. It is secured as far as the windows, they have been boarded up. They have been sent notice through certified mail, in the newspaper and posted on the property regarding the meeting today." Mr. Shelby recommended an order to repair or demolish the property within a certain amount of time.

ACTION TAKEN.

Motion by Commission Member Black for the owner of the property at 323 E. College Street to be give a period of one hundred twenty (120) days to repair or demolish the building or fines will begin on the one hundred twenty-first (121st) day. Second by Chairman Boothe.

VOTING AYE: BLACK, BOOTHE, GRAY AND TREDWAY
VOTING NAY: NONE.
MOTION CARRIED.

THE BOARD FELT THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

G. 317 E. COLLEGE (PROPERTY ID 160151)

The property is owned by Ronnie Brewster and described as Hall & Jones Addition, Block 4, Lot E 85' 1 & 2. Notice of hearing was posted on December 30, 2014, and sent by certified mail.

No citizens appeared before the Substandard Structure Commission to discuss 317 E. College.

Mr. Shelby explained the owner is same owner as the previous item; he has been working with the Department of Housing and Urban Development (HUD)

and signed an order permitting demolition of the building so we removed it from the agenda.

Chairman Tredway asked when they contacted you about 317 E. College they didn't say anything about 323 E. College.

Mr. White explained the owner did not contact him; he has been working with Theresa Caudle, Community Development Coordinator, our HUD representative and she informed me. Of course, 323 E. College is commercial property and HUD cannot help with that; only residential.

H. 509 E. SYCAMORE (PROP ID 160250)

The property is owned by Doroteo Mendoza and described as Kerr's Nursery 2nd Addition, Block 1, Lot 6. Notice of hearing was posted on December 30, 2014, and sent by certified mail.

No citizens appeared before the Substandard Structure Commission to discuss 509 E. Sycamore Street.

Mr. Shelby explained the owner was given notice but is not present for the hearing.

ACTION TAKEN.

Motion by Chairman Tredway to allow the owners of the property at 509 E. Sycamore Street a period of one hundred twenty (120) days to repair or demolish the building or fines will begin on the one hundred twenty-first (121st) day. Second by Commission Member Gray.

VOTING AYE: BLACK, BOOTHE, GRAY AND TREDWAY

VOTING NAY: NONE.

MOTION CARRIED.

THE BOARD FELT THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

I. 1818 S. MONTGOMERY (PROPERTY ID 166681)

The property is owned by Donald Elmo Lankford Estate and described as Southside Addition (Replat Block 19), block 19, Lot 5. Notice of hearing was posted on December 30, 2014, and sent by certified mail.

No citizens appeared before the Substandard Structure Commission to discuss 1818 S. Montgomery Street.

Mr. Shelby explained this property is in the same amount of shape as the others, it looks to be abandoned.

ACTION TAKEN.

Motion by Chairman Black to allow the owners of the property at 1818 S. Montgomery Street a period of one hundred twenty (120) days to repair or

demolish the building or fines will begin on the one hundred twenty-first (121st) day. Second by Commission Member Tredway.

VOTING AYE: BLACK, BOOTHE, GRAY AND TREDWAY

VOTING NAY: NONE.

MOTION CARRIED.

THE BOARD FELT THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

J. 2002 N. COLLINS FREEWAY (PROPERTY ID 130802)

The property is owned by Milburn Hinton & Holly Lee Hinton Graves and described as G-1251 Toby Thomas A-G 1251, Acres 11.4. Notice of hearing was posted on December 30, 2014, and sent by certified mail.

Mr. Shelby explained the roof on the building looks like it is in good shape. It is an abandoned building.

Mr. White explained "the structure is pretty bad shape, it is all busted up; the foundation is in pretty bad shape. I did speak to the owner; he expressed an interest in taking it down, I was hopeful that would be done before the meeting. There is also an in ground pool in the back. I explained to the owner it would all have to be brought up to code. He realizes the expense that would incur, so he is leaning more to demolishing it."

Chairman Tredway asked if there was anything on the property that would be considered dangerous.

Mr. White explained "the pool has a cover; it is some type of fabric cover stretched over the pool, but it is not secured. The pool would be a concern to me."

No other citizens appeared before the Substandard Structure Commission to discuss 2002 N. Collins Freeway.

ACTION TAKEN.

Motion by Commission Member Boothe to allow the owner of the property at 2002 N. Collins Freeway a period of thirty (30) days to secure the house and pool and one hundred twenty (120) days to repair or demolish the building or fines will begin on the one hundred twenty-first (121st) day. Second by Commission Member Tredway.

VOTING AYE: BLACK, BOOTHE, GRAY AND TREDWAY

VOTING NAY: NONE.

MOTION CARRIED.

THE BOARD FELT THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

K. 518 S. VADEN (PROPERTY ID 164138)

The property is owned by Martin Gomez and described as Hazelwood & Vaden Addition, Block 5, Lot 10. Notice of hearing was posted on December 30, 2014, and sent by certified mail.

Mr. Shelby explained "this building has some roof damage, the walls have damage; the integrity of the building is compromised and the front porch is falling down."

No other citizens appeared before the Substandard Structure Commission to discuss 518 S. Vaden Street.

ACTION TAKEN.

Motion by Commission Member Black to allow the owner of the property at 518 S. Vaden Street a period of thirty (30) days to secure the house and one hundred twenty (120) days to repair or demolish the building or fines will begin on the one hundred twenty-first (121st) day. Second by Commission Member Ingram.

VOTING AYE: BLACK, BOOTHE, GRAY AND TREDWAY
VOTING NAY: NONE.
MOTION CARRIED.

THE BOARD FELT THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

L. 600 N. BRANCH (PROPERTY ID 161809)

The property is owned by Elizabeth Ann Smith and described as Bond's 2nd Addition, Block 6, Lot 8 & S PT 5, 100X150, 15,000 SF. Notice of hearing was posted on December 30, 2014, and sent by certified mail.

Mr. Shelby explained "the building has damage to the roof, exterior walls and the structure itself is dilapidated. No electric or gas service, it looks like it is an abandoned building, there are some couches on the front porch."

Mr. White explained "Theresa Caudle with HUD has been in contact with the owner, but it has several heirs, the executor is out of state, but she is working on tracking down all the heirs and getting a release to tear down the building. It looks like the owner/executor is out of Chicago."

No other citizens appeared before the Substandard Structure Commission to discuss 600 N. Branch Street.

ACTION TAKEN.

Motion by Commission Member Tredway to allow the owner of the property at 600 N. Branch Street period of one hundred twenty (120) days to repair or demolish the building or fines will begin on the one hundred twenty-first (121st) day. Second by Commission Member Black.

VOTING AYE: BLACK, BOOTHE, GRAY AND TREDWAY

VOTING NAY: NONE.
MOTION CARRIED.

THE BOARD FELT THE REQUEST CONFORMS TO THE INTENT OF THE
ORDINANCE.

4. ADJOURNMENT

The meeting was adjourned at 12:37 p.m.

Chairman

Secretary