

The Housing Standards Board of the City of Garland, Texas convened in Pre-Meeting session at 6:00 P.M. on Thursday, September 4, 2008, in the Work Session Room at City Hall with the following members present.

PRESENT:

Chairman: David Perry  
At Large: Wayne Wilmany  
Board Member: Anita Goebel  
Board Member: Debbie Starling  
Board Member: Melissa Wright-Gonitzke  
Board Member: Nick Oliver  
Board Member: John Losher

ABSENT

Board Member: Thomas Ball  
Board Member: Richard McGough

STAFF PRESENT:

Director of Code Compliance: Steve Killen  
Neighborhood Stds Mgr.: Rick Barker  
Recording Secretary: Mary Johnson  
Assistant Secretary: Rosie Hernandez  
Sr. Asst. City Attorney: Mike Betz  
Asst. City Attorney: Brian England

CALL TO ORDER:

The pre-meeting was called to order by Chairman David Perry at 6:00 P.M.

CEREMONIALS:

Board discussed pre-meeting agenda items as follows:

1. Chairman Presentation
2. Welcome New Board Member-Oath of Office
3. Discussion of Open Records Act
4. Discussion on Housing Standards Board Update to Council
3. Future Agenda Items
  - a) Follow-up on Open Records Online Training
  - b) Elections
  - c) Future Agenda Items

Mr. Perry adjourned the pre-meeting at 6:30 P.M.

The Housing Standards Board of the City of Garland, Texas convened in regular session at 7:00 P.M. on September 4, 2008, in the Work Session Room at City Hall with the above listed members present.

PRESENT:

Chairman: David Perry  
At Large: Wayne Wilmany  
Board Member: Anita Goebel  
Board Member: Debbie Starling  
Board Member: John Loshier  
Board Member: Melissa Wright-Gonitzke  
Board Member: Nick Oliver

ABSENT:

Board Member: Thomas Ball  
Board Member: Richard McGough

STAFF PRESENT:

Director of Code Compliance: Steve Killen  
Neighborhood Stds Mgr.: Rick Barker  
Recording Secretary: Mary Johnson  
Assistant Secretary: Rosie Hernandez  
Sr. Asst. City Attorney: Mike Betz  
Asst. City Attorney: Brian England

CALL MEETING TO ORDER:

The meeting was called to order by David Perry. John Loshier gave the invocation. Nick Oliver led the pledge to the flag.

1. MINUTES:

Approval of minutes of the June 25, 2008, Regular Meeting approved as submitted. 4 Ayes, 0 Nays, 3 Abstentions.

OATH:

Chairman David Perry administered the Oath to those who were to present testimony at this meeting.

2. NEW BUSINESS:

Sub-Standard Structures

3501 Plaza Park (Doc# 08-09)

Steve Killen presented the case to the Board stating the ownership of the property, the condition of the property, the procedures taken to notify the owner(s) in accordance with law, and staffs recommendation "That the buildings be repaired, as noted on the February 22, 2008, inspection report, by October 4, 2008. If the buildings are not repaired, as noted on the February 22, 2008, inspection report by October 4, 2008, civil penalties in the amount of \$100.00 per day be assessed against the property beginning October 5, 2008, and continue until repairs have been made and a final inspection conducted. If the civil penalties and interest accrue to exceed fifty percent of the property value before all repairs are made and a final inspection conducted, the city shall be authorized to proceed with demolition."

Rick Barker presented testimony to the Board regarding the condition of the property and answered questions from the Board.

The Board viewed true and accurate video of the condition of the property that was entered as Exhibit "A".

Speakers: Steve Summers, Barbara Dike

Steve Summers presented to the Board pictures of the condition of the property that was entered as Exhibit "B"

Steve Killen modified staffs recommendation "That the buildings be repaired, as noted on the February 22, 2008, inspection report, by October 4, 2008. If the buildings are not repaired, as noted on the February 22, 2008, inspection report by October 4, 2008, civil penalties in the amount of \$100.00 per day be assessed against the property beginning October 5, 2008, and continue until repairs have been made and a final inspection conducted. If the buildings are not repaired and final inspection conducted by November 4, 2008, the City of Garland shall be authorized to proceed with demolition".

Wayne Wilmany made a motion to accept staffs recommendation as presented. Second by Anita Goebel. No discussion. 7 Ayes, 0 Nays, and 0 Abstentions. Motion Carried.

Steve Killen requested a five minute recess, granted by Mr. Perry. Housing Standards Board Regular Session reconvened at 8:10 P.M.

1706 Novel Circle (Doc# 08-11)

Steve Killen presented the case to the Board stating the ownership of the property, the condition of the property, the procedures taken to notify the owner(s) in accordance with law, and staffs modified recommendation "That the building be repaired, as noted on the January 22, 2008, inspection report, by November 4, 2008. If the building is not repaired, as noted on the January 22, 2008, inspection report by November 4, 2008, civil penalties in the amount of \$100.00 per day be assessed against the property beginning November 5, 2008, and continue until all repairs are made and a final inspection conducted. If all repairs are not completed and a final inspection conducted by December 5, 2008, the City of Garland shall be authorized to proceed with demolition".

Rick Barker presented testimony to the Board regarding the condition of the property and answered questions from the Board.

The Board viewed true and accurate video of the condition of the property that was entered as Exhibit "A".

Speakers: Paula Sutherlin

Nick Oliver made a motion to accept staffs recommendation as presented. Second by Wayne Wilmany, No Discussion. 7 Ayes, 0 Nays, and 0 Abstentions. Motion Carried.

119 Lake Dr. (Doc# 08-10)

Steve Killen presented the case to the Board stating the ownership of the property, the condition of the property, the procedures taken to notify the owner(s) in accordance with law, and staffs recommendation "That the building be repaired, as noted on the March 28, 2008, inspection report, by December 4, 2008. If the building is not repaired, as noted on the March 28, 2008, inspection report by December 4, 2008, civil penalties in the amount of \$100.00 per day be assessed against the property beginning December 5, 2008, and continue until all repairs have been made and a final inspection conducted. If the property is not repaired by December 4, 2008, the City of Garland shall be authorized to proceed with demolition".

Rick Barker presented testimony to the Board regarding the condition of the property and answered questions from the Board.

The Board viewed true and accurate video of the condition of the property that was entered as Exhibit "A"

Speakers: None

John Losher made a motion "That the building be repaired, as noted on the March 28, 2008, inspection report, by October 4, 2008. If the building is not repaired, as noted on the March 28, 2008, inspection report by October 4, 2008, civil penalties in the amount of \$100.00 per day be assessed against the property beginning October 5, 2008, and continue until all repairs have been made and a final inspection conducted. If the property is not repaired by October 4, 2008, the City of Garland shall be authorized to proceed with demolition". Second by Wayne Wilmany. Discussion. 7 Ayes, 0 Nays, and 0 Abstentions. Motion Carried.

1926 Palo Duro Dr. (Doc#08-12)

Steve Killen presented the case to the Board stating the ownership of the property, the condition of the property, the procedures taken to notify the owner(s) in accordance with law, and staffs modified recommendation "That the building be repaired, as noted on the February 28, 2008, inspection report, by December 4, 2008. If the building is not repaired, as noted on the February 28, 2008, inspection report by December 4, 2008, civil penalties in the amount of \$100.00 per day be assessed against the property beginning December 5, 2008, and continue until all repairs have been made and a final inspection conducted. If the property is not repaired by December 4, 2008, the City of Garland shall be authorized to proceed with demolition".

Rick Barker presented testimony to the Board regarding the condition of the property and answered questions from the Board.

The Board was presented a written statement e-mailed by Jerriel Bazile to Rick Barker that was entered as Exhibit "A"

The Board viewed true and accurate video of the condition of the property that was entered as Exhibit "B"

Speakers: None

Nick Oliver made a motion to accept staffs recommendation as presented. Second by Anita Goebel, No Discussion. 7 Ayes, 0 Nays, and 0 Abstentions. Motion Carried.

ADJOURNMENT:

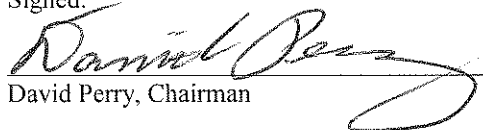
Discussion. Next pre-meeting items,

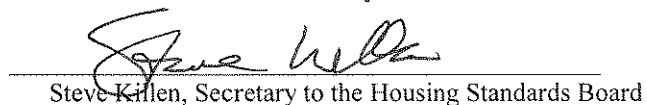
1. Announcements – Chairman
2. Follow-up on Open Records Online Training
3. Elections
4. Future Agenda Items

With no further business or discussion to come before the Board, Chairman David Perry made a motion to adjourn. Meeting adjourned at 9:17 P.M. by Chairman David Perry.

City of Garland

Signed:

  
David Perry, Chairman

  
Steve Killen, Secretary to the Housing Standards Board