

Interim City Manager  
Shirley Holm

City Secretary  
D'Ann Lane

City Attorney  
Epi Ysassi

# City of George West



Mayor  
Andrew Garza

Mayor Pro-Tem  
Jearl Rannefeld

Council  
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## BUILDING STANDARDS BOARD MEETING MINUTES-AUGUST 10, 2020

- I. The Building Standards Board (BSB) met in Regular Session with BSB Chairman Glynis Strause calling the meeting to order at 5:31 p.m.
- II. Roll Call by Deputy City Secretary Noelia Martinez.  
  
BSB Present: Glynis Strause, John Ed Holland, Joe Edward Ybanez, Randy Webster and Robert White  
  
BSB Absent: Merri Lee and Cody Horn  
  
Staff Present: Shirley Holm, Bob Crank and Noelia Martinez  
  
Guest Present: See Sign-In Sheet
- III. BSB Chairman Glynis Strause gave the Invocation.
- IV. Deputy City Secretary Noelia Martinez led the Pledge of Allegiance to the U.S. Flag.
- V. Deputy City Secretary Noelia Martinez led the Pledge of Allegiance to the Texas Flag.
- VI. Motion by BSB Member Randall Webster for the June 8, 2020 Minutes to be revised, seconded by BSB Member John ED Holland. All in favor. Motion carried.
- VII. Public Comments - None

## BUSINESS

BSB Chairman Glynis Strause with the approval of the BSB Members skipped to Agenda Item #12 since Mr. Dwayne McWilliams was waiting outside.

### **12. 604 San Marcos St.- pending step #10 Public Hearing-BSB will motion to Order to repair, Order to demolish, and/or to vacate.**

Code Enforcement Officer Bob Crank gave an update on the issues of the structure on said property.

Mr. Dwayne McWilliams informed the BSB Members that his contractor got sick with Covid and lost some of his workers, so it is taking longer to complete the work.

Motion by BSB Member Robert White to give Mr. McWilliams an additional 30 days to get structure secured, finish repairs and to report to Code Enforcement Officer Bob Crank when repairs are done before the next BSB Meeting in September, seconded by BSB Member John Ed Holland. All in favor. Motion carried.

**14. 404 San Antonio St. - pending step #8- Date Set for Public Hearing on property to present to BSB to determine whether a building complies with City Code.**

Code Enforcement Officer Bob Crank informed the BSB Members on the issues of the structure on said property.

Mrs. Juanita Torres informed the members that she wanted to fix her house so she could move in it since her current landlord is evicting her and she has 30 days to move out.

Code Enforcement Officer Bob Crank will meet Mrs. Torres to take pictures of the home and assess what needs to be repaired before the September BSB meeting. Mr. Crank also informed Mrs. Torres she will have to get any necessary permits for work that is going to be done.

The BSB Members are asking that Mrs. Torres to come back to the September BSB meeting with the plans showing the work she is going to have done and who is going to do the work.

**4. 706 Garza St.- pending step #8- Date Set for Public Hearing on property to present to BSB to determine whether a building complies with City Code.**

Code Enforcement Officer Bob Crank informed the BSB Members on the issues of the structure on said property.

Mrs. Sarah Barker informed the members that she inherited the land only and that the mobile home belongs to her dad and mom, Quincy Muniz and Erma Muniz.

Motion by BSB Member Joe Edward Ybanez for Code Enforcement Officer Bob Crank to send a letter to Mr. Quincy Muniz stating that he has 30 days to demolish the mobile home and for a report on the next BSB meeting in September, seconded by BSB Member Robert White. All in favor. Motion carried.

**1. 200 San Antonio St. pending step #17- Assessment of work to be completed by owner by Owner's Repair Summary Form.**

No Action on this Agenda Item #1. The City Council has already approved demolition and the Interim City Manager Shirley Holm will be contacting the lowest bidder to demolish structure.

**2. 301 Austin St. pending step #8- Date Set for Public Hearing on property to present to BSB to determine whether a building complies with City Code.**

Motion by BSB Member Robert White to table this Agenda Item #2 until the September BSB meeting so Code Enforcement can determine who the property owner is, seconded by BSB Member Joe Edward Ybanez. If it is still the current owner- no days will be given and if it's a new owner, they will be given 30 days to comply. All in favor. Motion carried.

**3. 711 Garza St. pending step #8- Date Set for Public Hearing on property to present to BSB to determine whether a building complies with City Code.**

Motion by BSB Member Joe Edward Ybanez to refer this to City Council for demolition, seconded by BSB Member Randall Webster. All in favor. Motion carried.

**5. 1305 Ross St.- Building Removed.**

Code Enforcement Officer Bob Crank informed the BSB Members that the building has been removed. Code Enforcement will contact the owner about trash and concrete steps left behind.

**6. 107 Houston St.- pending step #17- Assessment of work to be completed by owner by Owner's Repair Summary Form.**

This property has been approved by the City Council to be demolished. Interim City Manager Shirley Holm said she has to contact the contractor that was awarded the bid and decide when to get demolition done.

**7. 201 Bowie St.- Owner Removing Building**

Code Enforcement Officer Bob Crank informed the BSB Members that the building has been removed and the only thing left are concrete steps and a covered carport which is not an issue.

**8. 207 Celia St.-Owner Removing Building**

Code Enforcement Officer Bob Crank informed the BSB Members that the roof is off, walls are down but the floor is there and a pile of wood in the back.

Motion by BSB Member John Ed Holland to give the property owner an additional 30 days to finish demolition and remove debris, seconded by BSB Member Robert White. All in favor. Motion carried.

**9. 408 E. Houston St.- Building Removed**

Code Enforcement Officer Bob Crank said the correct address is 400 E. Houston St. and informed the BSB Members that the building has been removed.

**10. 205 Menchaca St.- pending step #8- Date Set for Public Hearing on property to present to BSB to determine whether a building complies with City Code.**

Code Enforcement Officer Bob Crank informed the BSB Members that the owner is deceased and that someone had called and said they want to rent or purchase this property. Mr. Crank also said the mobile home is not that bad but the back door needs to be replaced and the back window needs to be repaired. The BSB Members are giving 30 days to bring mobile home up to standard and would like an update in the September meeting.

**11. 109 Salinas St.- pending step #8- Date Set for Public Hearing on property to present to BSB to determine whether a building complies with City Code.**

Code Enforcement Officer Bob Crank said he sent letters to the owner and that one letter was signed for and another letter was returned back. Mr. Crank said structure is falling.

Motion by BSB Member Joe Edward Ybanez to refer this to City Council for demolition, seconded by BSB Member Randall Webster. All in favor. Motion carried.

**13. 802 Fannin St. - pending step #8- Date Set for Public Hearing on property to present to BSB to determine whether a building complies with City Code.**

Code Enforcement Officer Bob Crank said someone told him that the Nursing Home owns this property but the Live Oak County Appraisal District shows that Mr. & Mrs. Teutsch owns this property. Mr. & Mrs. Teutsch are deceased. The BSB Members are recommending that Mr. Crank call the Live Oak County Appraisal Board to see if the taxes are being paid and by whom and then maybe we can find out who the property owner is. If the taxes are not being paid, they would like our city attorney to contact the Nursing Home in behalf of the City and see if they are the owners of this property. The BSB Members would like an update at the September meeting.

**15. 108 Houston St. - pending step #10 Public Hearing-BSB will motion to Order to repair, Order to demolish, and/or to vacate.**

Interim City Manager Shirley Holm said that she asked Code Enforcement Officer Bob Crank not have Mr. Rusty Williams attend this meeting tonight since the City jumped the gun and put it on the agenda for City Council to approve the demolition of the building and she did not catch it. Mrs. Holm said Mr. Rusty Williams called her and said his wife saw the agenda on Facebook and saw that his building was on the agenda for the City Council to approve the demolition of structure. Mrs. Holm said she then realized that it should not have been on the agenda for demolition since it has to go through BSB meeting first. Mrs. Holm said she apologized for the mistake and told Mr. Williams that she would talk to the Mayor and that the item will not be discussed at the City Council meeting. BSB Chairman Glynis Strause said she thought it went through City Council because he made an offer to the City. Mrs. Holm said it did go to City Council a few months ago but the City Council in closed Executive Session decided they would not purchase the property because there was an issue with asbestos. Mrs. Holm said Mr. Rusty Williams said he did not have a copy of the asbestos report. BSB Chairman Glynis Strause explained that in the early 2000s when they were trying to decide what to do with the property, the County had paid for an asbestos report but that the County nor the company that did the report had a copy. Mrs. Holm said she discussed with Mr. Rusty Williams about the bids she has received for the demolition of the structure and the lowest bid was around \$30,000.00. Mr. Williams said that was too much and that he could take building down for about \$11,000.00 and Mrs. Holm told him that is what we want you to do. BSB Chairman Glynis Strause said that Mr. Williams has had a public hearing already and that he attended the meeting.

Motion by BSB Member Robert White for Code Enforcement Officer Bob Crank to send a letter to Mr. Rusty Williams requesting he attend the next BSB meeting in September to inform the BSB Members whether he will demolish the structure or if he wants the City to demolish it and put a lien on property, seconded by BSB Member Randall Webster. Motion carried. BSB Member Joe Edward Ybanez abstained.

**16. 200 Celia St. – Owner Removing Building**

Code Enforcement Officer Bob Crank informed the BSB Members that the building is removed and that the only thing left is a shop in the back and that was fine.

**17. 702 West Ave- Building Removed**

Code Enforcement Officer Bob Crank informed the BSB Members that the walls and roof are gone but the floor, ~~is still there~~, a refrigerator and toilet. <sup>is still there.</sup> Mr. Crank said this will have to come back to the BSB meeting in September since removal is not complete.

**18. 100 Houston St. – pending step #2 Photo Documentation**

Interim City Manager Shirley Holm said she was in contact with the owner and that the owner is putting property up for sale. The owner inquired if the City would be interested in purchasing property but Mrs. Holm said it was a little bit too much.

The owner said she has a certificate stating the structure is sound. BSB Members are hoping that everything possible can be done to prevent the demolition of this historic structure. Mrs. Holm said she talked with someone with the Historic Commission of Live Oak County and mentioned it to them to see if something can be done. BSB Chairman Glynis Strause said if the building is deeded, it would have to be deeded over to someone with 501c3 in order to get a grant or if someone purchases it, they would have to have a foundation of 501c3. BSB Chairman Glynis Strause said that there are so many grants available for preservation of historical buildings.

The main concern is for the structure to be secured, mainly the doors and lower windows. Since the Interim City Manager Shirley Holm has been in contact with the owner, she agreed to call the owner to inform them that they have 30 days to secure the structure. If the owner does not secure the structure in 30 days, the City will then secure the structure and bill the owner for the expenses. If the owner does not reimburse the City, a lien will be put on the property.

**19. 501 San Antonio St. – Home Being Repaired.**

Code Enforcement Officer Bob Crank gave an update on said property and the progress the owner has made. Mr. Crank said the owner has demolished what was in the back and repaired the post on the front porch. Mr. Crank said that if some of the fascia would be replaced and painted, it could come off the list.

BSB Chairman Glynis Strause asked Mr. Crank to do an excel spreadsheet with all the properties the BSB Committee has been working with since the beginning showing if the structures have been repaired or demolished.

Interim City Manager Shirley Holm said she had asked BSB Chairman Glynis Strause to do a presentation at a prior council meeting to inform the City Council and the citizens of George West all the work the BSB Committee is doing and all they have accomplished but Mrs. Strause was not able to attend, so Mrs. Holm would like to reschedule the presentation.

BSB Member Robert White brought up that his understanding there are seven BSB Members. Mr. White also asked about the terms of each member and that no one has been replaced. Mrs. Holm said she will bring the information regarding the terms of each member at the next meeting.

Motion by BSB Member Robert White to adjourn, seconded by BSB Member Joe Edward Ybanez. Meeting was adjourned at 7:31 p.m.

SIGNED:   
Noelia Martinez, Deputy City Secretary

ATTEST:   
Glynis Strause, Chairman