

March 6, 2013

## ROCKDALE BUILDING STANDARDS COMMISSION MEETING

### Present:

#### Commission Members:

Richard Henderson  
Trent Wages  
Clifford Bartlett  
Nathan Bland  
Elmo Miller

#### City Staff:

Kelvin Knauf, City Manager  
Terry Blanchard, City Secretary  
Michelle Lehmkuhl, City Attorney  
Lon Williams, Code Enforcement Officer

### Call to Order and announce a Quorum is Present

With a quorum present, the Rockdale Building Standards Commission Meeting was called to order by Nathan Bland at 5:34 p.m. on Wednesday, March 6, 2013, at City Hall, 505 W. Cameron Ave, Rockdale, Texas.

### Pledge of Allegiance

#### 3. Review and approve minutes from meeting on February 25, 2013

**MOTION:** Upon a motion made by Commissioner Wages and a second by Commissioner Bland, the Commission voted five (5) for and none (0) opposed to approve minutes as presented. The motion carried.

#### 4. Conduct a hearing and consider evidence regarding the existence of a dangerous building and an order to secure, repair, remove or demolish the structure, an unoccupied structure located at 113 East Cameron Avenue, Rockdale, Texas

Public hearing opened at 5:35 p.m. Michelle Lehmkuhl presented evidence for the City. Testimony received from Lon Williams, Gerald Marinik, Ernie Cates, and Marilyn Cates. Structure violates Standard in Violations #1, 2, 3, 4, 5, 8, 9, 10, 12, 14, 16a, and 17. Recommendation to declare the structure substandard and issue an order of demolition to be completed within thirty (30) days. Gloria Thrasher, property owner, gave a statement and requested a ninety (90) day extension to allow engineers to examine building and begin repairs. Public hearing closed at 6:30 p.m.

#### 5. Consider and take any necessary action regarding the existence of a dangerous building and an order to secure, repair, remove or demolish an unoccupied structure located at 113 East Cameron Avenue, Rockdale, Texas

**MOTION:** Upon a motion made by Commissioner Bland and a second by Commissioner Wages, the Commission voted five (5) for and none (0) opposed to declare the building substandard. The motion carried.

**MOTION:** Upon a motion made by Commissioner Bland and a second by Commissioner Bartlett, the Commission voted three (3) for and none (0) opposed with two (2) abstentions to order the building be secured within fourteen (14) days and demolished within sixty (60) days. Voting for the motion were Henderson, Bartlett, and Bland. Commissioners Miller and Wages abstained. The motion carried.

#### 6. Conduct a hearing and consider evidence regarding the existence of a dangerous building and an order to secure, repair, remove or demolish an unoccupied structure located at 1300 East Cameron Avenue, Rockdale, Texas

Public hearing opened at 6:41 p.m. Michelle Lehmkuhl presented evidence for the City. Testimony received from Lon Williams. Structure violates Standard in Violations #1, 2, 3, 4, 5, 9, 10, 11, 12, 14, and 17. Recommendation to declare the structure substandard and issue an order of demolition to be completed within thirty (30) days. Gloria Thrasher gave a statement regarding the property. Public hearing closed at 6:59 p.m.

March 6, 2013

**ROCKDALE BUILDING STANDARDS COMMISSION MEETING**

**7. Consider and take any necessary action regarding the existence of a dangerous building and an order to secure, repair, remove or demolish an unoccupied structure located at 1300 East Cameron Avenue, Rockdale, Texas**

**MOTION:** Upon a motion made by Commissioner Wages and a second by Commissioner Henderson, the Commission voted five (5) for and none (0) opposed to declare the building substandard. The motion carried.

**MOTION:** Upon a motion made by Commissioner Henderson and a second by Commissioner Bartlett, the Commission voted five (5) for and none (0) opposed to order the building be demolished within thirty (30) days. The motion carried.

**8. Conduct a hearing and consider evidence regarding the existence of a dangerous building and an order to secure, repair, remove or demolish an unoccupied structure located at 1304 East Cameron Avenue, Rockdale, Texas**

Public hearing opened at 7:08 p.m. Michelle Lehmkuhl presented evidence for the City. Testimony received from Lon Williams. Structure violates Standard in Violations #2, 3, 4, 9, 10, 11, 12, 14, 15, and 17. Recommendation to declare the structure substandard and issue an order of demolition to be completed within thirty (30) days. Public hearing closed at 7:21 p.m.

**9. Consider and take any necessary action regarding the existence of a dangerous building and an order to secure, repair, remove or demolish an unoccupied structure located at 1304 East Cameron Avenue, Rockdale, Texas**

**MOTION:** Upon a motion made by Commissioner Wages and a second by Commissioner Bland, the Commission voted five (5) for and none (0) opposed to declare the building substandard. The motion carried.

**MOTION:** Upon a motion made by Commissioner Bland and a second by Commissioner Henderson, the Commission voted five (5) for and none (0) opposed to order the building be demolished within thirty (30) days. The motion carried.

Adjourned at 7:24 p.m.

These minutes approved on the 1<sup>st</sup> day of May, 2013.

**ATTEST:**

**APPROVED:**

Terry Blanchard  
Terry Blanchard, City Secretary

Nathan Bland  
Nathan Bland, Chairman