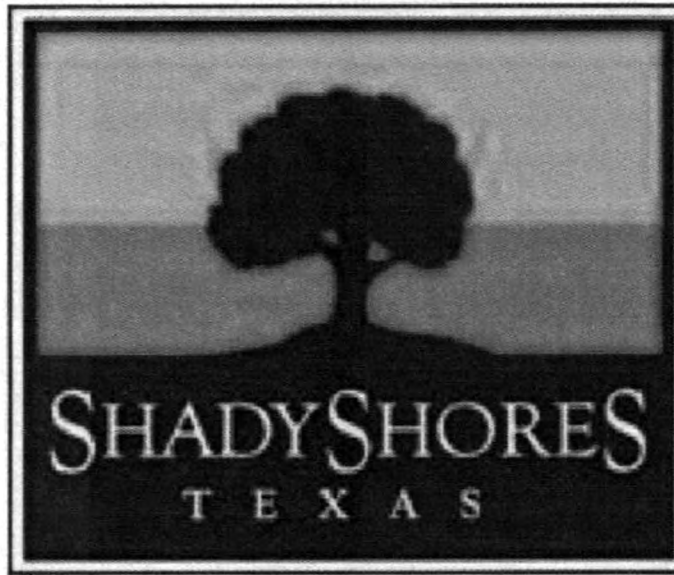




SHADY SHORES BUILDING STANDARDS COMMISSION
SEPTEMBER 18, 2019; 6:30 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208

MINUTES

Tom Muehlenbeck	Chairman	Present
Bill Emsoff	Vice-Chairman	Present
Sammie Shields	Commissioner	Present
John Mackenzie	Commissioner	Present
Frank Graham	Commissioner	Present

Staff Present: Wendy Withes, Town Administrator; Amber Schuler, Municipal Court Administrator; Jim Shepherd, Town Attorney; Steve Koehler, Building Official; Char Dupree, Code Enforcement Officer.

1. CALL TO ORDER

Chairman Muehlenbeck called the meeting to order at 6:30 pm.

2. ROLL CALL

Establish a quorum

Town Administrator Wendy Withers called the roll and quorum was established for the record.

3. MINUTES

1. Consider and act upon approval of the August 13, 2019 meeting minutes.

John Mackenzie made a motion to approve the minutes of the August 13, 2019 Building and Standards Commission meeting minutes. Bill Emsoff seconded the motion.

Discussion: None

Ayes: Mackenzie, Shields, Emsoff, Muehlenbeck, Graham

Nays: None

The motion passed unanimously.

4. REGULAR AGENDA

Chairman Muehlenbeck gave opening remarks and outlined the procedures for the

hearing. Chairman Muehlenbeck asked each person who would be speaking that evening to take an oath to speak the truth.

Town Attorney Jim Shepherd made his opening statement regarding the on behalf of the staff.

Town of Shady Shores Code Enforcement Officer, Char Dupree, reviewed the documents that were provided to each board member and gave detailed information as to the interior and exterior condition of the home. Mrs. Dupree explained that in her opinion, the damage to the home is so extreme the home would need to be renovated and brought up to the current codes. After conducting a secondary inspection on April 23, 2019. Mrs. Dupree determined there had been no improvements, and in fact the structure was in worse condition, was unfit for human habitation. There is no electricity, or water on site. A portable toilet is being used with a trash bag for the collection of human waste. Mr. Lee was informed what he needed to do to bring the property back up to code. Staff recommends that the structure be demolished due to the condition of the property.

Steve Koehler the Building Official stated that the only part of the home that he felt was salvageable was possibly the concrete foundation,

1. 2019-08-01 202 Smokey Lane

A. Staff Presentation

Town of Shady Shores Code Enforcement Officer, Char Dupree, reviewed the documents that were provided to each board member and gave detailed information as to the interior and exterior condition of the home. Mrs. Dupree explained that in her opinion, the damage to the home is so extreme the home would need to be renovated and brought up to the current codes. After conducting a secondary inspection on April 23, 2019. Mrs. Dupree determined there had been no improvements, and in fact the structure was in worse condition, was unfit for human habitation. There is no electricity, or water on site. A portable toilet is being used with a trash bag for the collection of human waste. Mr. Lee was informed what he needed to do to bring the property back up to code. Staff recommends that the structure be demolished due to the condition of the property.

Steve Koehler the Building Official stated that the only part of the home that he felt was salvageable was possibly the concrete foundation,

B. Property Owner

Mr. Shannon Lee the property owner was sworn in. Mr. Lee stated that he had

spent 10 months in jail and was unable to make the repairs. Mr. Lee wanted to point out that the backyard had been cleaned.

Mr. Lee addressed the commission, stating that he had attempted to repair the roof, but the Town had ordered him to stop work. Mr. Lee stated that he was currently working and asked for more time to make the repairs. Mr. Lee stated that the house was the only thing he owned, and he felt it could be repaired.

C. Board Discussion and Recommendations

Town Attorney Jim Shepherd gave closing remarks stating that Mr. Lee's testimony consisted of the same promises that have been made previously. Staff has tried repeatedly to meet with Mr. Lee on more than one occasion. Staff is requesting that the Commission find that this unsafe structure be removed from the city. In addition, staff is requesting a penalty of \$1,000 per day to encourage Mr. Lee to get this done quickly.

John Mackenzie made a motion to declare that the structure located at 202 Smokey Lane should be demolished or removed within 30 days, from September 19, 2019, civil penalty of \$1,000 per day will be imposed for each day after the 30th day that the structure remains. Frank Graham seconded the motion.

Discussion: None

Ayes: Mackenzie, Shields, Emsoff, Muehlenbeck, Graham

Nays: None

The motion passed unanimously.

5. NEW BUSINESS

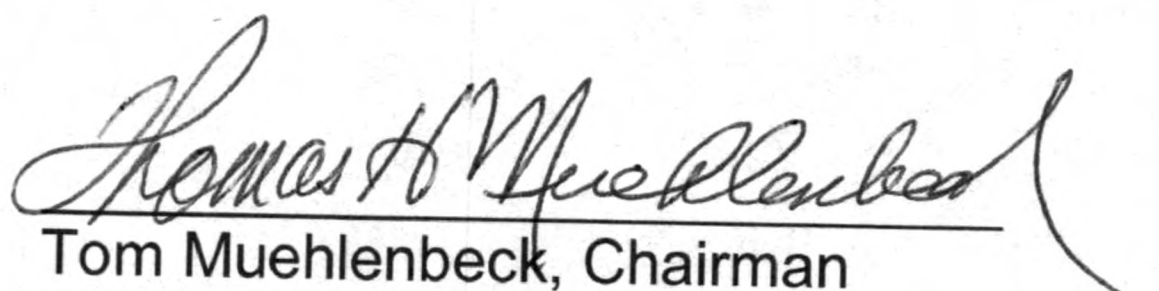
Discuss any new business and provide staff direction

6. ADJOURN

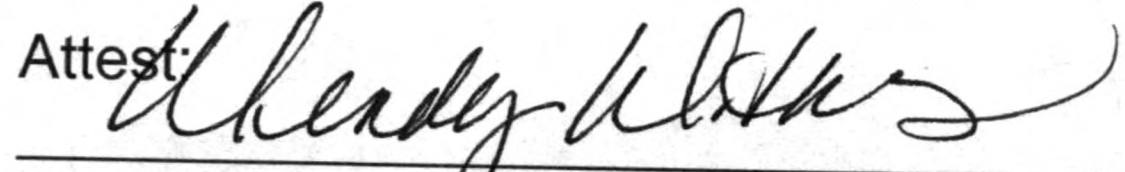
The meeting was adjourned at 7:25 pm.

PASSED AND APPROVED THIS THE 30th DAY OF October, 2019.

Approved:


Tom Muehlenbeck, Chairman



Attest: 
Wendy Withers, Town Administrator