



Regular Meeting – Giddings Board of Adjustment
June 7, 2016

Present: Board Members Doug Thielemann, Mark Muniz, Curtis Krause, Felton Greer and Gary Spivey.

Board Member Felton Greer joined the meeting at 12:09 pm.

Also Present: Code Enforcement Official Spencer Schneider and City Secretary Lola Hazel

I. Call to Order

Board Chairman Doug Thielemann called the meeting of the Board of Adjustment to order at 12:05 pm on Tuesday, June 7, 2016, at the Giddings Municipal Building.

II. Discuss and possibly act upon appointments of Board Chairperson and Vice Chairperson.

Board Member Mark Muniz motioned to re-appoint Doug Thielemann as Board Chairperson for a one-year term. Board Member Curtis Krause seconded the motion.

Motion carried by the following vote:

Ayes: Board Members Thielemann, Muniz, Krause, Spivey.

Nays: none

Board Member Mark Muniz motioned to appoint Curtis Krause as Board Vice Chairperson. Board Member Gary Spivey seconded the motion.

Motion carried by the following vote:

Ayes: Board Members Thielemann, Muniz, Krause, Spivey.

Nays: none

III. 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 415 N. Burleson, Giddings, Texas.

Board Chairperson Doug Thielemann opened the public hearing 12:08 pm.

Board Member Felton Greer joined the meeting at 12:09 pm.

Code Enforcement Official Spencer Schneider gave an overview of the reasons for choosing the two properties discussed at this meeting, 415 N. Burleson and 215 W. Railroad ROW. Mr. Schneider explained these two properties receive the most complaints from the public and these two properties are also in close proximity. Mr. Schneider explained the City budgets \$10,000 for demolitions each year which is the approximate cost of one demolition. He feels this to be the best use of funds at this time – demolishing two in close proximity that have received the most complaints from the public.

Mr. Schneider explained the structure at 415 N. Burleson has electrical, plumbing and structural issues. The home has been vacant for approximately five to seven years and the utilities have been off since March 2011.

Some concerns from the Board were:

- What options a property owner has upon notification from the City that a structure is deemed unsafe.
- Who pays for the demolition?
- Were taxes up to date on property.

Code Enforcement Official Schneider explained the owner has a timeline by which they can demolish the structure, at their expense. If the property owner does not demolish the property according to the required timeline, the City will then demolish the property and bill the property owner for the expense. If the property owner fails to pay the City for demolition charges, the City will then place a lien on the property.

Council Member Joel Lopez is sibling to property owner Rosanne Lopez and spoke on her behalf. Mr. Lopez gave an overview of the structure's history. He explained Ms. Lopez does not have the means to conduct necessary repairs to the property but would eventually like to sell the property. Mr. Lopez explained he has personally obtained bids for demolishing the structure and the prices quoted range from \$8,000 to \$11,000. Mr. Lopez explained it is his intent to take over the property and eventually demolish the structure but he does not have the means to do so at this time.

Board Member Gary Spivey asked what could be done to be fair to the property owner. Code Enforcement Official Spencer Schneider explained the Board could impose a time limit by which the property owner must comply with the Board's decision. Council Member Joel Lopez explained he would need one (1) year to take the necessary steps to demolish the structure.

IV. 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 415 N. Burleson, Giddings, Texas.

The public hearing was closed at 12:33 pm in order for the Board to take action.

Board Member Felton Greer made a motion to allow the property owner one (1) year to demolish the structure at 415 N. Burleson and to allow the City to demolish the structure should the property owner not comply with the one (1) year timeframe.

Board Chairman Doug Thielemann seconded the motion.

Motion carried by the following vote:

Ayes: Board Members Thielemann, Muniz, Krause, Greer and Spivey.

Nays: None

V. 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 215 W. Railroad Row, Giddings, Texas.

The public hearing was opened at 12:34 pm for 215 W. Railroad ROW.

Code Enforcement Official Spencer Schneider gave the Board an overview of the condition of the structure at this address. The structure has been without utilities since October 2010. Mr. Schneider explained he has been in contact with one of the property owners who stated he would attend the meeting to address the Board in opposition of demolishing the structure. However, the property owners did not attend. Mr. Spencer explained all four (4) property owners were contacted by both certified mail and regular mail.

There was limited discussion on the proper process if the Board should decide to demolish the property.

VI. 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 215 W. Railroad Row, Giddings, Texas

The public hearing was closed at 12:41 pm in order for the Board to take action.

Board Vice Chairperson Curtis Krause made a motion to demolish the structure at this property within sixty (60) days.

Board Member Felton Greer seconded the motion.

Motion carried by the following vote:

Ayes: Board Members Thielemann, Muniz, Krause, Greer and Spivey.

Nays: None

VII. Adjournment

The meeting was adjourned at 12:43 pm.

Minutes submitted by: Lola Hazel, City Secretary

These minutes were approved by the Board of Adjustment on _____, _____, 2016.

ATTEST:

Lola Hazel, City Secretary

Board Member:
Position: