

The Housing Standards Board of the City of Garland, Texas convened in Pre-Meeting session at 6:00 P.M. on Thursday, February 5, 2009, in the Work Session Room at City Hall with the following members present.

PRESENT:

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

STAFF PRESENT:

Neighborhood Stds Mgr.:	Rick Barker
Housing Standards Mgr:	Rio Orticio
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 Announcements
2. Discussion of Open Records Act - All Board Members have certificate of completion
3. Discussion /Questions related to training and the Housing standards Board DVD- to be discussed during next meeting
4. Future Agenda Items

Mr. Perry adjourned the pre-meeting at 6:10 P.M.

The Housing Standards Board of the City of Garland, Texas convened in regular session at 7:00 P.M. on February 5, 2009, in the Work Session Room at City Hall with the above listed members present.

PRESENT:

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

STAFF PRESENT:

Neighborhood Stds Mgr.:	Rick Barker
Housing Standards Mgr:	Rio Orticio
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 Losher gave the invocation. Nick Oliver led the pledge to the flag.

1. MINUTES:

Approval of minutes of the October 30, 2008, Regular Meeting approved as submitted. 9 Ayes, 0 Nays, 0 Abstentions.

OATH:

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

2. NEW BUSINESS:

Sub-Standard Structures

1708 Old Gate Dr. (Doc# 08-16)

Rio Orticio 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 revised recommendation "That civil penalties in the amount of \$100/day be imposed if Central Mortgage Company ("the Lender") fails to: (1) commence foreclosure proceedings on or before April 10, 2009, and (2) repair the property as noted on the August 4, 2008 inspection report by May 15, 2009. If the Lender fails to commence the foreclosure proceedings by April 10, 2009, then civil penalties are to begin accruing against the property on April 11, 2009, and continue until all repairs are made and a final inspection conducted. Further if the lender fails to timely commence the foreclosure proceedings then the City shall be authorized to demolish the detached building on April 11, 2009".

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: Connie Vandergriff, Gary Poplin

Wayne Wilmany made a motion to accept staffs recommendation as presented. Second by Nicholas Oliver. No discussion. 9 Ayes, 0 Nays, and 0 Abstentions. Motion Carried.

4609 Westlake Dr. (Doc# 08-18)

Rio Orticio 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 November 11, 2008, inspection report by, July 2, 2009. If the building is not repaired as noted on the November 11, 2008, inspection report by July 2, 2009, civil penalties in the amount of \$100.00 per day be assessed against the property beginning July 3, 2009 and continue until all repairs have been made and a final inspection conducted. If the building is not repaired by July 2, 2009, 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 to accept staffs recommendation as presented. Second by Anita Goebel, No Discussion. 9 Ayes, 0 Nays, and 0 Abstentions. Motion Carried.

2322 Crystal Creek Lane. (Doc# 08-19)

Rio Orticio 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 August 25, 2008, inspection report, by May 5, 2009. If the building is not repaired as noted on the August 25, 2008, inspection report by May 5, 2009, civil penalties in the amount of \$100.00 per day be assessed against the property beginning May 6, 200, and continue until all repairs have been made and a final inspection conducted. If the building is not repaired by May 5, 2009, 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

Nicholas Oliver made a motion to accept staff recommendations as presented. Second by Wayne Wilmany. Discussion, 9 Ayes, 0 Nays, and 0 Abstentions. Motion Carried.

ADJOURNMENT:

Discussion. Next pre-meeting items,

1. Announcements – Chairman
2. Follow-up discussion/questions related to Training and The Housing Standard Board DVD
3. Future Agenda Items

With no further business or discussion to come before the Board, John Ball made a motion to adjourn. Meeting adjourned at 8:13 P.M. by Chairman David Perry.

City of Garland
Signed:

David Perry, Chairman

Rio Orticio, Secretary to the Housing Standards Board