

A Council on Dangerous/Empty Structures (CODES) Hearing was held August 1, 2022 in the Groves City Council Chamber with the following councilmembers present: Mayor Chris Borne, Mayor Pro Tem Rhonda Dugas, Councilmember Mark McAdams, Councilmember Rob Vensel and Councilmember Paul Oliver.

Mayor Borne called the meeting to order at 5:32 p.m. He read the Notice of Public Meeting as follows: "The following properties have been declared to be dangerous structures by Neighborhood Services Division of the City of Groves under the guidelines of the City of Groves Code of Ordinances, Chapter 28, Article V. Dangerous Structures. The properties will be brought before the City of Groves CODES Council at 3947 Lincoln Avenue immediately following the regularly scheduled Council meeting at 5:00 p.m. for a Public Hearing to be held on August 1, 2022." The "Notice" listed the locations to be discussed as follows: 2705 Boyd Ave., 3817 Milo, 5010 Simpson, 5300 Gulf, 5419 Whitaker, and 7234 Terrell.

Mayor Borne then stated that Building Official Don Pedraza and Code Enforcement Officer Adam Mayea now have the floor.

Mr. Pedraza addressed the locations individually as follows:

2705 Boyd Ave.: Mr. Pedraza stated that he has had problems with this property for the last 3 or 4 years now. The back of this house had caught on fire and Mr. Pedraza stated that they are asking for condemnation of this home. Mr. Pedraza stated that a gentleman called him today and stated that he is going through the procedures of buying this location from Mr. Leblanc. Mr. Pedraza also stated that they are waiting on everything to go through so they can have a clear title but he still wants to ask for condemnation. The gentleman that is interested in purchasing the home is wanting to rehabilitate it and bring everything up to code. Mayor Borne then asked if the owner or the potential buyer were here and they were not present. Mayor Borne then asked if the potential buyer provided any paperwork stating that he was in the process of purchasing this house and Mr. Pedraza stated that he did not. Mayor Pro Tem Dugas then asked how soon does the potential buyer have to get papers to you and Mr. Pedraza stated that we will send the final letter this week and it will be within 30 days after that letter is sent. Councilmember Oliver then asked if we were to condemn it and then he does purchase the home can he still rehab it and Mr. Pedraza stated he would have the chance to fix it. Mayor Borne then asked Mr. Pedraza just to be clear you are asking us to go ahead and condemn the property and start the thirty (30) days just in case the purchase does not go through and Mr. Pedraza said yes that is correct. Councilmember Mark McAdams made a motion to condemn 2705 Boyd Ave. and Councilmember Rob Vensel seconded. All were in favor of demolishing the structure within thirty (30) days.

3817 Milo: Mr. Pedraza reported the owner has taken the garage down but he still has a Lean-to. The owner who introduced himself as Mike Phelps is asking to be able to keep the Lean-to so he can store his equipment under it just until he can rebuild the garage. Mr. Pedraza then asked Mr. Phelps if he could tell us when he would be able to start rebuilding and Mr. Phelps stated that he would like to be able to get started within a year. Mr. Pedraza then passed around a picture of the Lean-to so Council could see it. Mr. Phelps then stated that his plan if Council will allow it is to enclose the front of it to make it look better and also sturdier. City Manager D.E. Sosa then asked Mr. Pedraza if you can see the Lean-to from the street and Mr. Pedraza stated yes you can. Councilmember Oliver then asked Mr. Phelps if we gave him (3) months would that give him enough time to close the Lean-to in. Mr. Phelps responded that yes if he was given (3) months he could have it enclosed and painted to where it would look good from the street. Mayor Borne then asked Mr. Phelps if he was planning to leave this structure once the new building is in place and Mr. Phelps stated that he wasn't since the new building will overlap where the Lean-to currently is. Councilmember Oliver then made a motion to give Mr. Phelps (90) days to enclose the Lean-to and to work with Mr. Pedraza on the structure and Mayor Pro Tem Dugas seconded. All were in favor of giving the ninety (90) days to enclose this structure and to work with Mr. Pedraza on it.

5010 Simpson: Mr. Pedraza stated that the house is vacant and was damaged in Delta when a tree fell on it. The owner Joey Palmer was sent a letter by Don Pedraza to board the house up and he told Mr. Pedraza

that he was not going to do that. Mr. Pedraza stated that a company had a permit to remodel it and all they did was gut it and left it as that which was a little over a year ago. Building official Don Pedraza then stated he would like condemnation on that home. Councilmember Mark McAdams made a motion to condemn 5610 Simpson and Councilmember Rob Vensel seconded. All were in favor of demolishing the structure within thirty (30) days.

5300 Gulf: Mr. Pedraza reported that this address has been vacant for 5 or 6 years now, the owner lives in another state. Mr. Pedraza stated that this structure has been infested with termites. Mayor Pro Tem Dugas made a motion to condemn 5300 Gulf and Councilmember Oliver seconded. All were in favor of demolishing the house within thirty (30) days.

5419 Whitaker: Code Enforcement Officer Adam Mayea stated that this is a carry-over from last year. Mayor Borne stated he remembered that the owner had wanted a year to clean it out. Mr. Pedraza stated that he was asking for condemnation. Councilmember Rob Vensel made a motion to condemn 5419 Whitaker and Mayor Pro Tem Dugas seconded. All were in favor of demolishing the house within thirty (30) days.

7234 Terrell: Mr. Pedraza stated that this house is infested with termites. Mr. Pedraza stated that there are two structures and they want both structures condemned. Councilmember McAdams made a motion to condemn 7234 Terrell and Councilmember Vensel seconded. All were in favor of demolishing the house within thirty (30) days.

There was no further business and Mayor Borne adjourned the meeting at 6:00 p.m.

  
Mayor

ATTEST:

  
City Clerk