

A Council on Dangerous/Empty Structures (C.O.D.E.S.) Hearing was held April 14, 2025, in the Groves City Council Chamber with the following councilmembers present: Mayor Chris Borne, Councilmember Mark McAdams, and Councilmember Brandon Holmes. Mayor Pro Tem Pete Konidis and Councilmember Rae Shauna Gay were not present.

Mayor Borne called the meeting to order at 6:27 p.m. He read the Notice of Public Meeting as follows: "The properties listed below have been declared to be dangerous structures by the Neighborhood Services Division of the City of Groves, under the guidelines of the City of Groves code of ordinance, Chapter 28, Article V. Dangerous Structures. The properties will be brought before the City of Groves C.O.D.E.S. Council, at 3947 Lincoln Ave. The Hearing will begin directly following the 5:00 p.m. City Council Meeting to be held April 14, 2025." The "Notice" listed the locations to be discussed as follows: 5931 Alabama Avenue, 4325 Cleveland Avenue, 6455 Coolidge Boulevard, 3709 Hays Avenue, and 2831 Taft Avenue.

Mr. Pedraza addressed the locations individually as follows:

City Manager Kevin Carruth wanted to remind everyone that, just like last time, all the titles have been researched to notify all known owners. Each owner has been sent two letters by regular mail and two by certified mail. Placards have been placed on the structure, and signs have been placed in the yards.

3709 Hays Avenue: Building Official Don Pedraza stated that taxes owed are \$30,257, there is no balance on City utilities, and there are \$170 in City liens. Mr. Pedraza then informed the Council that this location has substandard structures, a leaking roof, deflection in the roof, and electrical systems that are not up to code. Mayor Borne asked if the property is occupied, and the owner said it is not. Mayor Borne asked if the utilities were on, and the owner said they were no longer. The owner then stated that they are in the process of selling the home, and the new owners want to demolish the house. Mr. Pedraza asked once the home is purchased, how long before the demolition of the house, and they stated as soon as possible. Mayor Borne motioned to condemn the property at 3709 Hays Avenue and give the new owners 90 days to finish purchasing and demolish the home. Mayor Borne also asked for Building Official Don Pedraza to be updated throughout this process. Councilmember McAdams seconded. The motion passed unanimously.

6455 Coolidge Boulevard: Building Official Don Pedraza stated that taxes owed are \$118,436.54, city utilities finalized on 3/8/23 with a balance of \$142.50, and City liens owed are \$1,182.43. The substandard issues are water leaks in the slab and a substandard structure with the roof in the back that has collapsed. Mr. Pedraza stated that a tree limb hit the back porch. Mayor Borne asked if the home is boarded up, and Mr. Pedraza noted that the city boarded it up at the request of the neighbors. The neighbors to this property, Mrs. Yolanda Garmin, presented a letter to the council listing their problems with this residence, which multiple neighbors signed. Mayor Borne motioned to condemn 6455 Coolidge Boulevard and start the demolition process. Councilmember Holmes seconded. The motion passed unanimously.

4325 Cleveland Avenue: Building Official Don Pedraza stated that no taxes are owed for this property, city utilities were finalized on 1/29/2025, and city liens owed are \$1,227.34. The substandard issues are roof leaking, over 50% damage to non-supporting members, and over 33% damage to supporting members. Mr. Pedraza stated that the garage is in pretty good shape, but according to the ordinance, you can't have an accessory building on an empty lot, so we are asking

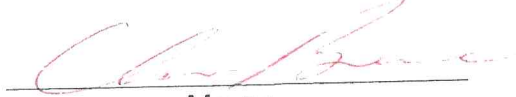
for the house and garage to be torn down. The owners were not present, but Code Enforcement Officer Adam Mayea stated that they know about this and are getting bids to tear this residence down. Mayor Borne motioned to condemn 4325 Cleveland Avenue, and Councilmember McAdams seconded. The motion passed unanimously.

2831 Taft Avenue: Code Enforcement Officer Adam Mayea informed the Council that this structure has already been torn down, but the debris has not been hauled off. City Attorney Brandon P. Monk stated that if there is any chance that we will have to remove the debris, then it would be worth it to still condemn this location. Mayor Borne motioned to condemn 2831 Taft Avenue, and Councilmember McAdams seconded. The motion passed unanimously.

5931 Alabama Avenue: Code Enforcement Officer Adam Mayea informed the Council that this structure has already been demolished.

Mayor Borne called for Councilmember Comments and there were none.

There was no further business, and Mayor Borne adjourned the meeting at 6:45 p.m.



Mayor

ATTEST:



City Clerk