

A Council on Dangerous/Empty Structures (C.O.D.E.S.). A hearing was held on October 20, 2025, at 5:00 p.m. in the Groves City Council Chamber, with the following Council Members present: Mayor Chris Borne, Councilmember Mark McAdams, Councilmember Brandon Holmes, and Mayor Pro Tem Pete Konidis. Councilmember Rae Shauna Gay was absent. Councilmember Holmes then led the prayer and Pledge of Allegiance.

Mayor Borne asked for reports, and there were none.

Mayor Borne then asked for citizen comments, and Karim Isam Anabtawi of 4448 Roosevelt addressed the Council regarding the possible condemnation of his father's house. Mayor Borne reminded Mr. Anabtawi that these are citizen comments and that there will be no back-and-forth. Mr. Anabtawi also stated that the City Attorney represents his father's estate, and City Manager Kevin Carruth stated that Mr. Monk has already recused himself from this particular issue and is not a decision-making member of the body.

Ashley Higginbotham stated that she is a local real estate agent and asked whether the Council would call out each home. Mayor Borne stated that these are citizen comments. Ms. Higginbotham noted that she will wait until her house is called.

Mayor Borne then read the Notice of Public Meeting as follows: "The properties that will be discussed 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 at 5:00 p.m. for a Public Hearing to be held on October 20, 2025."

Mr. Pedraza addressed the locations individually as follows:

Building Official Don Pedraza addressed the Council, stating that he is requesting condemnation for each of the houses on the list and that he has spoken to only a few of the owners, so he is not sure who is here to represent all of these homes.

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, each by regular mail and by certified mail. In addition, in order to keep the community informed, ads have been run in the newspaper twice, placards have been placed on the structure, and signs have been placed in the yards.

6394 32nd Street: Building Official Don Pedraza stated that taxes owed are \$9,193.76. City utilities were closed as of May 1, 2024, with a balance of \$171.00. There are no City liens. This location is substandard, and the owner was using a generator illegally to provide power to the home. There are roaches, termites, trash, debris, junk vehicles, and high grass/weeds. Mr. Carruth stated that the owner has appeared in municipal court three times regarding the accumulation of junk, but it appears that he continues to bring in more. Mayor Borne inquired whether this home could be salvaged, and Code Enforcement Officer Adam Mayea responded that it might be, but it would require a substantial amount of work. Mr. Pedraza noted that his recommendation is a condemnation. Mayor Pro Tem Konidis made a motion to deem this property unsalvageable and condemn it. Councilmember McAdams seconded. The motion passed unanimously.

Mayor Borne wanted to remind everyone that the next step for the City will be to send out the final letter, informing them that their property has been condemned and that they have 30 days to remove any items they wish from the structure.

4845 Beaumont Avenue: Building Official Don Pedraza stated that there are no taxes owed, the city utilities account was closed on December 4, 2018, with a zero balance, and there are no City liens. Mr. Pedraza stated that this structure was actually brought down this past week. The first demolition company left the slab, but a subsequent company removed it. Mr. Monk stated that if we are not 100% sure we will not need to return to the property for anything else, he would recommend condemning it, even though it had already been torn down. Mayor Pro Tem Konidis made a motion to condemn 4845 Beaumont Avenue, and Councilmember Holmes seconded. The motion passed unanimously.

2820 Berry Avenue: Mr. Pedraza stated that taxes owed are \$4,641.46, utilities were closed on April 19, 2021, with a balance of \$783.16, and liens amount to \$4,571.99. Mr. Pedraza then stated that this structure has more than 50% damage/deterioration of non-supporting members, and greater than 33% damage/deterioration of supporting members. Mr. Pedraza also stated that this structure is substandard, with termite damage, and is not suitable for rehabilitation. Councilmember McAdams asked Mr. Carruth to explain how the liens work, and Mr. Carruth stated that whenever the City files a lien on the property, it remains and continues to accrue interest. When that property is sold, the City recoups the liens. Councilmember McAdams then asked what the liens could be for, and Mr. Carruth stated that they could be for mowing or demolition expenses. Councilmember McAdams made a motion to condemn 2820 Berry Avenue, and Councilmember Holmes seconded. The motion passed unanimously.

6579 Howe Street: Mr. Pedraza stated that there are no delinquent taxes, utilities were closed on May 24, 2022, with a balance of \$407.00, and there are no City liens. Mr. Pedraza noted that there is termite damage and that the condition is substandard. Mr. Pedraza then stated that Ms. Sawyer is the property's owner and is selling it to Mr. Mike Pena, who wants to obtain permits to repair it. Ashley Higginbotham spoke on behalf of this address. Ms. Higginbotham explained the process and what they need to do to sell this property to Mr. Pena. Mayor Borne stated his recommendation is to grant a 120-day extension and to ensure Mr. Pedraza is kept updated on the process. Mayor Pro Tem Konidis made a motion to condemn 6579 Howe Street, allowing a 120-day extension, and Councilmember Holmes seconded. The motion passed unanimously.

7240 Howe Street: Mr. Pedraza stated that there are no delinquent taxes, utilities are active as of June 17, 2025, with a balance of \$52.93, and no City liens. Mr. Pedraza then stated that this structure has more than 50% damage/deterioration of non-supporting members and greater than 33% damage/deterioration of supporting members. Mr. Pedraza also deemed this structure to be substandard and unsuitable for rehabilitation. Mr. Pedraza stated that this house is probably one of the worst in the bunch. The owner provided him with a scope of work in June, and the engineer sent a report on the structure. On the application, the owner listed Discount Plumbing as the plumber, but they are no longer in business. The owner also had illegal plumbing done at this location. The owner explained that he was unaware that the plumber had left Discount Plumbing and had moved to a new plumbing business. Mayor Borne asked if anyone had attempted to obtain the general building permit, and Mr. Pedraza stated that he had come in the previous Monday and provided him with the application and the scope of work. Mayor Borne asked whether the scope of

work covered what needed to be done to rehab the house, and Mr. Pedraza stated that he would say no. Mayor Borne then stated that Mr. Pedraza can adjust the scope of work to what needs to be done. Mayor Pro Tem Konidis asked whether the owner had rehabbed any other houses in Groves, and he stated he had previously rehabbed one on Maple Street. Mayor Pro Tem Konidis then asked Mr. Pedraza if he was familiar with that one and what the quality of work was. Mr. Pedraza stated that he had issued a stop-work order at that location because no permits had been pulled. After obtaining the permits, things went smoothly thereafter. James A. Babb was the engineer who wrote the report. Mr. Babb then addressed the Council, stating that he believes the house is livable and the only problems he located were in the garage. Mr. Babb also noted that someone mentioned the house isn't 1,200 square feet, but that in 1962, it wasn't required to be. Mr. Pedraza then asked Mr. Babb about how the house is sitting almost entirely on the ground, so there can be no airflow. Mr. Pedraza stated that there is a deflection on one side of the roof. Councilmember Holmes asked whether Mr. Pedraza and Mr. Mayea have training through the State regarding the standards, and Mr. Pedraza stated that he holds an International C.O.D.E. Certification for one- and two-family dwellings. This certification encompasses structural, electrical, plumbing, gas, and mechanical components. Councilmember Holmes made a motion for the condemnation of 7240 Howe Street with a 30-day grace period, and Councilmember McAdams seconded. The motion passed with Mayor Borne, Councilmember Holmes, and Councilmember McAdams in favor of the motion. Mayor Pro Tem Konidis opposed the motion.

6444 Jefferson Boulevard: Mr. Pedraza stated that he has had no contact with the owner since the hand-delivery of the letter. The property is not delinquent on taxes, has an active water account but is on hold with a balance of \$521.75, and has liens totaling \$301.06. Mr. Pedraza stated that the water was shut off because the owner cannot afford to pay a plumber to fix the break under the house. Mayor Pro Tem Konidis asked if the owner was living in the house, and Mr. Pedraza stated he was not sure, but she should not be. Mr. Pedraza noted that this location has greater than 30% damage/deteriorated supporting members, is substandard, and not suitable for rehabilitation. Mayor Pro Tem Konidis asked if we condemn this home, what actions are in place to remove the occupant, and City Marshal Christopher Robin stated that she is not allowed to stay overnight. If we find her there, then we would have to remove her from the premises. Mr. Carruth asked City Attorney Brandon P. Monk if, by evicting her through condemnation and demolition, we would incur any relocation expense obligations, and Mr. Monk stated that we do not. Mr. Monk then noted that the condemnation also addresses this issue by eliminating the need for an eviction proceeding. Mayor Pro Tem Konidis made a motion to condemn 6444 Jefferson Boulevard, and Councilmember McAdams seconded. The motion passed with Mayor Borne, Mayor Pro Tem Konidis, and Councilmember McAdams in favor of the motion. Councilmember Holmes abstained from voting.

6556 Madison Boulevard: Mr. Pedraza stated that the taxes owed on this property are \$4,639.90. City utilities were closed on February 22, 2023, with a balance of \$139.68, and there are liens totaling \$930.38. Mr. Pedraza stated he hasn't had any contact with the owner but thinks he might have spoken to the sister. Mr. Pedraza noted that the house could be remodeled, but would require adding square footage to bring it up to code. Edward B. Chatelain, the representative of Stacy Hebert, the sister of the late owner, Kevin Hebert, spoke on Ms. Hebert's behalf. The house is deeded in Mr. Hebert's name, and Ms. Stacy Hebert is the sole sibling heir. The ownership of the house will pass through heirship, and it has been determined that Ms. Hebert, along with a son of another deceased sibling, is the heir. They have not been able to locate the other heir.

Councilmember McAdams inquired about the timeframe for completing the heirship application, and Mr. Chatelain responded that it would hopefully be within 30 days. Mayor Pro Tem Konidis made a motion to condemn 6556 Madison Boulevard with a 120-day grace period, and Councilmember Holmes seconded. Motion passed unanimously.

6632 Madison Boulevard: Mr. Pedraza stated that when this process began, Mr. Riley owned the property, but has since sold it. This location has no delinquent taxes. City utilities were closed out on January 26, 2023, with a balance of \$95.70. Additionally, it has liens totaling \$406.06. Mr. Riley stated that at the closing, the lien balance was paid off. The new owner is aware that he has to bring everything up to code. This location has greater than 50% damage/deteriorated non-supporting members and also greater than 33% damage/deteriorated supporting members. Councilmember McAdams made a motion to condemn 6632 Madison Boulevard with a 90-day grace period, and Mayor Pro Tem Konidis seconded. Motion passed unanimously.

2932 Oak Avenue: Mr. Pedraza stated that the taxes owed on this property are \$5,628.87. The water account was closed on October 17, 2023, with a balance of \$1,667.96. Additionally, the property has liens totaling \$1,911.52. Mayor Pro Tem Konidis made a motion to condemn 2932 Oak Avenue, and Councilmember McAdams seconded. Motion passed unanimously.

3111 Oak Avenue: Mr. Pedraza stated that the taxes owed on this property are \$12,691.55. The water account was closed on March 4, 2025, with no balance remaining, and the property has no outstanding liens. This property is substandard and is also below the required square footage. Mayor Pro Tem Konidis made a motion to condemn 3111 Oak Avenue, and Councilmember Holmes seconded. Motion passed unanimously.

3240 Oak Avenue: Mr. Pedraza stated that there are no taxes owed on this property. The water account was closed on March 21, 2023, with a balance of \$25.60, and has liens totaling \$1,033.86. Mayor Pro Tem Konidis asked if anyone had spoken to the owner, and Mr. Pedraza stated that no one had contacted the city. Mr. Pedraza then informed the Council that there are termites all around the house. Councilmember Holmes made a motion to condemn 3240 Oak Avenue, and Mayor Pro Tem Konidis seconded. Motion passed unanimously.

4201 Taft Avenue: Mr. Pedraza stated that this property is \$387,649.26 delinquent on taxes. The water account was closed on February 10, 2025, with a balance of \$241.41, and has liens totaling \$526.10. Mr. Pedraza then stated that the owner of this property is now Jefferson County. Mayor Pro Tem Konidis inquired whether the County was aware of this location being up for condemnation. Code Enforcement Officer Adam Mayea stated that they had received letters, but no one from the County had contacted him. Mr. Anabtawi noted that he did not receive any letters regarding this hearing, and Mayor Borne stated that if you are not listed as the owner, then you wouldn't get any letters. Councilmember Holmes asked if we use a title search company when verifying the owners to whom we send letters, and City Manager Kevin Carruth stated that we do use a title company. Mayor Borne asked about the structure, and Mr. Pedraza noted that he didn't see anything structurally. Mayor Pro Tem Konidis requested that the City Manager investigate the ownership of this property. If it is the County, can it be condemned? Mayor Pro Tem Konidis made a motion to condemn 4201 Taft Avenue, allowing Mr. Carruth 60 days to determine who owns the property and whether it can be condemned. If it can be condemned, the property would be

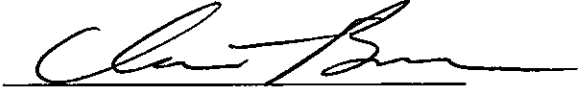
condemned after those 60 days. Councilmember McAdams seconded. Motion passed unanimously.

6150 Washington Street: Mr. Pedraza stated that he has been in contact with the owner and has provided him with a scope of work. This property has no delinquent taxes, water account balance, or liens. Mr. Pedraza then stated that there is over 50% damage/deteriorated non-supporting members and 33% damage/deteriorated supporting members. Mr. Pedraza stated that this structure is substandard. The owner, Mr. Vasquez, now resides in California but has maintained regular contact with Mr. Pedraza. Mr. Santos, the representative for Mr. Vasquez, stated that he would like to renovate the house so that his family can live in it when they move back to Texas. Mr. Vasquez will not be able to come to Texas until the first of the year. Mayor Pro Tem Konidis asked when Mr. Vasquez had purchased this property, and he was informed that it had been purchased a couple of months ago. Mayor Pro Tem Konidis made a motion to condemn 6150 Washington Boulevard, but allowing a 120-day grace period, and Councilmember McAdams seconded. Motion passed unanimously.

4445 Wilson Avenue: Mr. Pedraza stated that this property has \$15,381.57 in delinquent taxes. The water account was closed on November 8, 2022, with no balance. There are no liens on this property. Mayor Pro Tem Konidis asked the owner what her plans were for the house, and she stated that she had inherited it. She then stated that her stepbrother is the executor of the will, and she is having problems with him finalizing everything. Mayor Pro Tem Konidis asked what she would like to do with this house, and she stated she would like to sell it. Mayor Borne asked if it could be rehabbed, and Mr. Pedraza stated it could. Councilmember Holmes made a motion to condemn 4445 Wilson Avenue with a 90-day grace period, and Mayor Pro Tem Konidis seconded. Motion passed unanimously.

Mayor Borne called for Councilmember Comments, and Councilmember Holmes thanked the property owners and the Council for considering each situation separately. Mayor Pro Tem Konidis thanked those who want to reinvest in these homes to get people living in them. Councilmember McAdams reiterated to everyone interested in rehabilitating these homes to stay in touch with Mr. Pedraza. Mayor Borne thanked Mr. Pedraza, Mr. Mayea, Mr. Monk, and Mr. Carruth for all of the work they put into this hearing. Mayor Borne stated that the piece and dignity program has helped take down close to 400 homes, and the land has been repurposed.

There was no further business, and Mayor Borne adjourned the meeting at 6:37 p.m.


Mayor

ATTEST:


City Clerk

