

Minutes for the Snyder Building Standards Commission Meeting  
October 3, 2016

Members attending: Luann Burleson, Steve Highfield, Steve Rich, Vernon Clay, and Rodney Dupree  
Also in attendance: Attorney Bryan Guymon, Mayor Tony Wofford, and City Manager Merle Taylor  
Members absent: Tom Strayhorn

Chairperson Steve Rich called the meeting to order at 4:30 p.m.

ITEM I. PUBLIC HEARING: Substandard building located at 220 34<sup>th</sup> Street.

1. Open. Time: 4:30 p.m.
2. Discussion: City Inspector Dan Hicks provided the commission with a report on the condition of the property and suggested the property be declared a nuisance and demolished. The property has multiple dangerous conditions including black mold, windows broken, porch falling in and the property is not secure from unauthorized entry. The property has outstanding taxes of \$1,388.57 from 2014 and 2015 and also has a lien of \$6,169.35 in City mowing and lot cleanup liens dating back to 2013. The property had been scheduled for demolition in March 2013, but the owner's daughter asked for time to correct problems, but the City has not heard from her since. The City receives complaints on this property every year.

3. Close. Time: 4:42 p.m.

4. Luann Burleson made the motion to declare the substandard building located at 220 34<sup>th</sup> Street a nuisance.

The motion was seconded by Tony Wofford.

Committee Members voting for the motion: Rodney Dupree, Steve Rich, Tony Wofford, Steve Highfield, and Luann Burleson.

Committee Members voting against the motion: Vernon Clay.

5. Rodney Dupree made the motion to approve Order No. 161003A allowing the property owner 30 days to remedy the nuisance, if not the City will take action to demolish the structure.

The motion was seconded by Tony Wofford.

Committee Members voting for the motion: Rodney Dupree, Steve Rich, Tony Wofford, Steve Highfield, and Luann Burleson.

Committee Members voting against the motion: Vernon Clay.

ITEM II. PUBLIC HEARING: Substandard building located at 1900 Avenue I.

1. Open. Time: Public hearing not held.
2. Discussion: City Inspector Dan Hicks stated the owner of the property had pulled a demolition permit and will demolish the structure.
3. Close. Time: Public hearing not held.
4. Consider and act on declaring the substandard building located at 1900 Avenue I a nuisance.

No Action Taken.

5. Consider and act on approval of Order No. 161003B.

No Action Taken.

ITEM III. PUBLIC HEARING: Substandard building located at 1007 21<sup>st</sup> Street.

1. Open. Time: 4:46 p.m.
2. Discussion: City Inspector Dan Hicks provided the commission with a report on the condition of the property and suggested the property be declared a nuisance and demolished. In January 2010, a mobile home on the lot was demolished and in January 2013, the property owner entered a payment agreement with the City and paid the lien of \$2800. Dan Hicks stated the current structure on the property was moved onto the lot without a permit. The property has structural and electrical hazards, windows are broken, no doors, and the floors are falling in. The property taxes have been paid and the current appraised value of the lot and home is \$2,859.
3. Close. Time: 4:55 p.m.
4. Rodney Dupree made the motion to declare the substandard building located at 1007 21<sup>st</sup> Street a nuisance.

The motion was seconded by Tony Wofford.

Committee Members voting for the motion: Rodney Dupree, Steve Rich, Tony Wofford, Steve Highfield, and Luann Burleson.

Committee Members voting against the motion: Vernon Clay.

6. Rodney Dupree made the motion to approve Order No. 161003C allowing the property owner 30 days to remedy the nuisance, if not the City will take action to demolish the structure.

The motion was seconded by Tony Wofford.

Committee Members voting for the motion: Rodney Dupree, Steve Rich, Tony Wofford, Steve Highfield, and Luann Burleson.

Committee Members voting against the motion: Vernon Clay.

ITEM IV. PUBLIC HEARING: Substandard building located at 906 30<sup>th</sup> Street.

1. Open. Time: 4:55 p.m.
2. Discussion: City Inspector Dan Hicks provided the commission with a report on the condition of the property and suggested the property be declared a nuisance and demolished. Dan Hicks stated neighbors have made multiple complaints about the property and house. The property is currently valued at \$0 on the tax rolls and \$4387 in taxes are due dating back to 2000. The property is not secure from unauthorized entry, roof is leaking, sheetrock falling off walls and almost all windows are broken.
3. Close. Time: 5:00 p.m.
4. Steve Highfield made the motion to declare the substandard building located at 906 30<sup>th</sup> Street a nuisance.

The motion was seconded by Tony Wofford.

Committee Members voting for the motion: Rodney Dupree, Steve Rich, Tony Wofford, Steve Highfield, and Luann Burleson.

Committee Members voting against the motion: Vernon Clay.

5. Rodney Dupree made the motion to approve Order No. 161003D allowing the property owner 30 days to remedy the nuisance, if not the City will take action to demolish the structure.

The motion was seconded by Tony Wofford.

Committee Members voting for the motion: Rodney Dupree, Steve Rich, Tony Wofford, Steve Highfield, and Luann Burleson.

Committee Members voting against the motion: Vernon Clay.

ITEM V. ADJOURNMENT:

1. Rodney Dupree made the motion to adjourn.

The motion was seconded by Steve Rich.

All members present voted yes.

The meeting was adjourned at 5:01 p.m.

  
Chairperson

  
Secretary