



BUILDING ADVISORY AND APPEALS BOARD
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, NOVEMBER 07, 2022 AT 6:00 PM

MINUTES

CALL TO ORDER

Chairperson Wendell Davidson called meeting to order at 6:00pm

PRESENT

Steve Collins
 Greg Wiggins
 Janie Mendez-Adhikari
 Starling Oliver
 Wendell Davidson
 Valerie Hernandez

ABSENT

Sharon Dehnert

EXECUTIVE SESSION

The Building Advisory and Appeals Board may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.076 "Deliberations Regarding Security Devices or Security Audits." - Board Evacuation Plan

AGENDA ITEMS

1. Minutes of the Monday August 1, 2022 BAAB

Motion made by Oliver, Seconded by Hernandez.

Voting Yea: Collins, Wiggins, Mendez-Adhikari, Oliver, Davidson, Hernandez

APPROVED

2. *Discussion of compliance with prior Board Orders related to the following properties:*

*4401 Sierra Dr., Grand Prairie, Texas
 1805 Willow Street, Grand Prairie, Texas
 602 NE 19th Street, Grand Prairie, Texas*

3. Hearing concerning the alleged Substandard/Dangerous Structure located at 2110 Montana Trail

Code Field Supervisor Allan Brown begins the power point presentation for this property. Issues include: broken rear window at the rear of the property and broken garage door stuck in the upright position and not secured.

Staff Recommendation Order includes the following: Ensure the structure is secured from entry until such time as the rehabilitation or demolition of the structure is completed. Ensure the structure is repaired within thirty (30) days of the date of this order in accordance with applicable law. It is provided by the Order that any person having an interest in said building or structure may demolish said dangerous structure at such person's own risk to prevent the acquiring of a lien against the land upon which said dangerous structure stands by the City. Should the owner fail to comply with the Order, the City is authorized, at its discretion, to demolish the structure and any accessory structure required to be demolished at the owner's expense or, in the alternate, assess a civil penalty in the amount of one thousand dollars (\$1,000) per day for each day that the structure continues to be in violation. Any expenses owed to the city by the owner will be billed to the owner. Failure to pay the charges will result in a lien placed on the property. Such costs, penalties, or expense shall accrue interest at a rate of ten percent (10%) per annum. The City shall have all remedies provided by law to recover money owed the City including the right to place a lien on the property unless it is a homestead protected by the Texas Constitution. Any subsequent purchaser of the property is required to comply with this Order. It is further ordered, and the owner of the property is notified, that in the event of an order of demolition, there is a right of appeal by filing suit in a court of appropriate jurisdiction within thirty (30) days of the date of this Order, with notice sent to the City of such suit; it is further ordered that notice of this order and of the action to be taken by the City of Grand Prairie is to be sent, certified mail, to the owners and interested parties of record of this property show in Exhibit "B" unless such party has filed an affidavit designating a specific address or denying interest in said property with the Secretary of the Building Advisory and Appeals Board. If a designation of address is filed, notice shall be sent to the address shown in the most recently filed affidavit for that person. If an affidavit denying interest is received, that party submitting the Affidavit shall be deemed to have waived receipt of any future notices related to the property.

Motion made by Mendez-Adhikari, Seconded by Oliver.

Voting Yea: Collins, Wiggins, Mendez-Adhikari, Oliver, Davidson, Hernandez

APPROVED

4. Hearing concerning the Nuisance Determination for the property located at 3644 Bluegrass Drive

Code Field Supervisor Allan Brown begins the power point presentation for this property. Issues include: trash, rubbish, brush, or debris on premises.

Staff Recommendation Order includes the following: Abate the nuisance by removing all accumulations of trash, rubbish, brush, or debris from the property within ten (10) days of the date of this order in accordance with all applicable laws. Should the owner fail to comply with the order and timely abate the

Motion made by Oliver, Seconded by Collins.

Voting Yea: Collins, Wiggins, Mendez-Adhikari, Oliver, Davidson, Hernandez

APPROVED

5. **Presentation: Open Meetings Act**

Assistant City Attorney Tiffany Bull presented Presentation: Open Meetings Act.

6. Presentation: Nuisance Abatement Process

Assistant City Attorney Tiffany Bull presented Presentation of Nuisance Abatement Process.

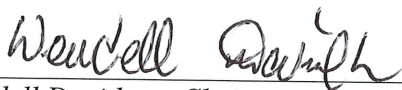
CITIZEN COMMENTS

There were no citizen comments.

ADJOURNMENT

Board Member Valerie Hernandez adjourned the meeting at 7:06 p.m., Janie Mendez-Adhikari seconded.

The foregoing minutes were approved at the November 6, 2023, Building Advisory & Appeals Board Meeting.



Wendell Davidson, Chairperson