

**CITY COUNCIL SITTING AS BOARD OF ADJUSTMENTS AND APPEALS CITY OF TRINIDAD**  
**Special Meeting**

Spe

**July 1, 2014**

A Special Meeting of the governing body of the City of Trinidad was held on the 1st day of July 2014 beginning at 6:30 p.m. at the City Hall in Trinidad, Texas, at which time the following subjects were discussed for consideration and possible action:

01. **Call to Order:** Chairman Larry D. Estes called the meeting to order at 6:30 p.m.

02. **Roll Call:** Members present were Larry D. Estes, Kay Hernandez, Beth Parker, Velma Womack and Roy Stanfield. Danny Ramsey was absent.

03. **Invocation:** The invocation was given by Roy Stanfield.

04. **Visitors/Citizen Inquiry:** Helen Covey spoke on public posting of any positions open for Economic Development.

05. **Public Hearing:**

1. Dangerous Building cases involving the following properties:

The building(s) or structure(s) on the property described below was declared to be a dangerous building under Ordinance Number 2012-008 and Chapter 214, Texas Local Government Code. Consider evidence regarding the status of the building(s) or structure(s) as a dangerous building and consider and possibly act upon an order to repair, vacate, remove, secure, and or demolish the building(s) or structure(s) located on the following property.

Juan Carl Perez and Sarah Dian Perez

604 McEntire, Trinidad, Texas 75163

Tax Identification No. R000056116; Instrument No. 2008-000-16891, Vol. 2914, Page 906,  
Official Public Records of Henderson County

David Smith, the City of Trinidad building inspector, inspected the property along with the Chief of Police. There has been a room addition to the front of this dwelling that may extend past the building line. This would require a survey to prove the building is in compliance. The building is vacant and has been boarded up. Fire damage has caused this building to become unfit for human habitation. Utilities have been disconnected. Repairs may exceed the value of the property. Repairs should not exceed 50% of the value of the property or otherwise the property should be condemned and scheduled for removal.

Erwin Perez arrived at the meeting at 6:50 p.m. He is a young relative of the owners. He didn't bring any documentation of planned repairs. He said that his family called him to come to the meeting and he didn't really know what was going on.

Stonecrest Income & Opportunity Fund LLC

906 McEntire, Trinidad, Texas 75163

Tax Identification No. R000070435; Instrument No. 2011-00014799, Official Public Records of  
Henderson County

David Smith, the City of Trinidad building inspector, inspected the property along with the Chief of Police. The home is vacant and has been abandoned. There is roof damage and needs major repairs. Utilities have been disconnected. International Residential Code requires means for permanent heat in all rooms up to 68 degrees three feet above finished floor. The dwelling must have hot and cold water and must be rodent proof. Repairs may exceed the value of the property. Electrical and plumbing would have to meet current codes. Any work done on the dwelling should be submitted by licensed contractors for proof that building can be repaired.

The owner of the property did not make an appearance.

06. Consider making findings regarding the status of the building(s) or structure(s) as a dangerous building and consider and possibly act upon an order to repair, vacate, remove, secure, and or demolish the building(s) or structure(s) located on the above-described property:

906 McEntire - Motion was made by Roy Stanfield to do a title search as a precaution and to regard the structure at 906 McEntire as a dangerous building and to give the homeowner 30 days to vacate the property and demolish the building(s) or structure(s) located on the property at the owner's expense. Kay Hernandez seconds the motion. Motion carried unanimously.

604 McEntire - Motion was made by Kay Hernandez to do a title search as a precaution and to regard the structure at 604 McEntire as a dangerous building and to give the homeowner 30 days to vacate the property and demolish the building(s) or structure(s) located on the property at the owner's expense. Beth Parker seconds the motion. Motion carried unanimously.

07. **Consent Agenda:** All matters listed under Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. If discussion is desired, that item will then be removed from the Consent Agenda and will be considered separately.

a. Approval of the following minutes:

- January 7, 2014 Special Meeting

The minutes were reviewed. Motion was made by Kay Hernandez to approve the minutes listed above. Velma Womack seconds the motion. Motion carried unanimously.

08. **Adjourn:** Motion was made by Kay Hernandez to adjourn. Velma Womack seconds the motion. Motion carried unanimously. The meeting adjourned at 7:20 p.m.

Signed: Larry Estes, Mayor

Attest: Terri R. Newhouse, City Secretary