



Building and Standards Commission

Thursday, February 4, 2016 - 5:30

City Hall - Council Chambers

201 E. Nash, Terrell, TX 75160



City of Terrell
Building and Standards Commission
Thursday, February 4, 2016 ~ 5:30
City Hall ~ Council Chambers
201 E. Nash, Terrell, TX 75160

AGENDA

Vacant – Chairman
Ricky Jordan
Michael Lowe
Stephen P. Austin

Chris Simpson – Vice Chairman
Robert Brown
Larry Riffin
Cary Harwell

1. Call to order.
2. Welcome and swear in new Board Member
3. Discuss and Consider appointment of new Chairman and Vice Chairman
4. Discuss and Consider approval of minutes of the Building and Standards Commission meeting of September 29, 2015.

OLD BUSINESS

5. Conduct a Public Hearing regarding the condition of the following properties:
 1. 107 Chappell; Lot 4, Block B, Spray-5
 2. 817 N. Virginia; Lot 8, Block 527, Anthony Place
 3. 606 West End; Lot 16 Pt, Block 3, Newton & Howell
 4. 311 Tenth Street; Lots 1A-4A Replat, Block 2, Terrell Terrace
 5. 1125 N. Frances; Lot 11, Block 1, Griffith & Griffith
 6. 907 S. Frances; Lot 1D & 3 Pt, Block 183 & 184 Irvine
6. Discuss and Consider if the properties described below are substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:
 1. 107 Chappell; Lot 4, Block B, Spray-5
 2. 817 N. Virginia; Lot 8, Block 527, Anthony Place
 3. 606 West End; Lot 16 Pt, Block 3, Newton & Howell
 4. 311 Tenth Street; Lots 1A-4A Replat, Block 2, Terrell Terrace
 5. 1125 N. Frances; Lot 11, Block 1, Griffith & Griffith
 6. 907 S. Frances; Lot 1D & 3 Pt, Block 183 & 184 Irvine

NEW BUSINESS

7. Conduct a Public Hearing regarding the condition of the following properties:
 1. 1134 S HWY 34.; Lot 1, Cooper Addition
 2. 1706 S HWY 34.; Christopher Subdivision
 3. 1800 N. Frances.; Tract 1, Gene Kelly Subdivision
 4. 1800 N. Frances.; 2.856 Acre tract, Gene Kelly Subdivision
 5. 812 Griffith Ave.; 0.8708 Acre Lot 3 Block 600, Revised Town

8. Discuss and Consider if the properties described below are substandard and determine what action if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:
 1. 1134 S HWY 34.; Lot 1, Cooper Addition
 2. 1706 S HWY 34.; Christopher Subdivision
 3. 1800 N. Frances.; Tract 1, Gene Kelly Subdivision
 4. 1800 N. Frances.; 2.856 Acre tract, Gene Kelly Subdivision
 5. 812 Griffith Ave.; 0.8708 Acre Lot 3 Block 600, Revised Town

9. Staff Report.

10. Hear Remarks from Visitors.

EXECUTIVE SESSION

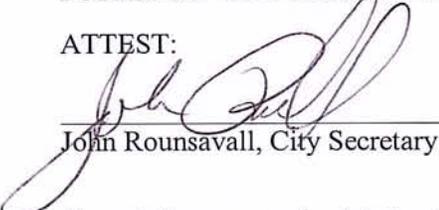
11. Adjourn into Executive Session in Accordance with Section 551 of the Texas Government Code to Discuss the following:
 1. Section 551.071 - Consultation with Attorney - Pending or Contemplated Litigation.

12. Reconvene into Regular Session and Consider Action, if any, on Items Discussed in Executive Session

13. Adjourn.

POSTED AT CITY HALL BULLETIN BOARD – Friday, January 29, 2016 at 5:00 p.m.

ATTEST:


John Rounsavall, City Secretary



Commission reserves the right to adjourn into Executive Session to seek legal counsel on a matter which the Canon of Legal Ethics demands to preserve the Attorney-Client privilege pursuant to Section 551.07(2) of the Texas Government Code.

**City of Terrell
Boards and Commissions**

Member	Contact Information	Term Count	Appointed Re-Appointed	Term Expiration	Attendance Record	
					Present	Absent
					1/1/2012	12/31/2012
Building Standards Commission						
Cary Harwell Original Appt. Date - Jan. 19, 2016 to replace Danny Stephens who resigned effective 12/03/2015	106 Leighton Terrell, Texas 75160 T: 972-563-0548 C: 214-957-2862 EM: caryharwell@ymail.com	1	1/19/2016	Jan-18	0	0
Ricky Jordan Original Appointment: 06/03/2014 Replacing Robert Lee, who RESIGNED 06/03/2014	408 Kings Creek Terrell, Texas 75161 T: 972-563-3521 C: 972-834-0118 EM: rickybjordan@yahoo.com EM2: ricky.jordan@dshs.state.tx.us	1	6/3/2014	Jun-16	0	0
Stephen P. Austin Appointed 12/2/2014 to replace Carolyn Fairley who termed out 03/2014	115 Poinsettia Circle Terrell, TX 75160 C: 214-310-3600 EM: couzin.austin@live.com	1	12/2/2014	Dec-16	0	0
Robert Brown Appointed 12/1/09	412 Mineral Wells Terrell, TX 75160 H: 972-524-3185 C: 469-474-1860 EM: rdb1brown@cebridge.net	3 FINAL	6/3/2014	Jun-16	1	0
Larry Riggan Appointed 5/7/2013 to replace Patricia Simpson who expired 03/2013	109 Denali Court Terrell, TX 75160 H: 972-563-0829 M: 972-571-9455 EM: riggin0829@gmail.com	2	5/5/2015	May-17	0	0
Chris Simpson Appointed 6/18/13 to replace David Rigney, who termed out effective 6/2013	406 Laurel Trail N Terrell, TX 75160 H: 972-533-7848 O: 214-863-6558 C: 972-533-7848 EM: csimpson99@yahoo.com	2	6/2/2015	Jun-17	0	0
Michael Lowe Appointed 05/07/2013 to replace Contrella Dixon, who termed out 03/2013	106 Denali Court Terrell, Texas 75160 H: 214-641-7311 W: 972-551-6393 M: 214-641-7311 EM: mlowe@oldcastlebe.com	2	5/5/2015	May-17	0	0
(3) Terms: 2 years Quorum: 4 members Ordinance 2344						
Request Reappointment						
Needs Replacement						

ORDINANCE NO. 2344

AN ORDINANCE OF THE CITY OF TERRELL, TEXAS, CREATING A BUILDING AND STANDARDS COMMISSION; CREATING A NEW SECTION 30, CHAPTER 4 OF THE CODE OF ORDINANCES OF THE CITY OF TERRELL; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TERRELL, TEXAS THAT:

SECTION I.

That a new Chapter 4, Section 30, Building and Standards Commission of the Terrell City Code is hereby adopted to read as follows, in all other respect, said Code to remain in full force and effect:

“BUILDING AND STANDARDS COMMISSION

A. Implementation of state statute

The City Council of the City of Terrell, Texas, by this adoptive ordinance, hereby implements chapter 54, and any amendments thereto, Local Government Code of the State of Texas by appointing a building and standards commission to hear and determine cases involving the alleged violation of city ordinances.

B. Creation of building and standards commission

1. *City of Terrell Building and Standards Commission.* A City of Terrell Building and Standards Commission is hereby established in accordance with the provisions of Chapter 54, and any amendments thereto, of the Local Government Code of the State of Texas. The commission is established to hear and determine cases concerning alleged violations of the ordinances of the City of Terrell relating to:
 - a. The preservation of public safety, relating to the materials or methods used to construct a building or improvement, including the foundation, structural elements, electrical wiring or apparatus, plumbing and fixtures, entrances, or exits;
 - b. The fire safety of building or improvement, including provisions relating to materials, types of construction or design, warning devices, sprinklers

- or other fire suppression devices, availability of water supply for extinguishing fires, or location, design, or width of entrances or exits;
- c. Relating to dangerously damaged or deteriorated buildings or improvements; or
 - d. Relating to conditions caused by accumulation of refuse, vegetation, or other matter that creates breeding and living places for insects and rodents.
2. *Appointment.* The commission shall consist of seven members appointed by the City Council of the City of Terrell. The City Council may remove a commission member for cause on a written charge. Before a decision regarding removal is made, the City Council must hold a public hearing on the matter if requested by the commission member subject to the removal action.
 3. *Terms of members.* The terms of four members of the commission shall expire on January 1, 2010; the terms of three members of the commission shall expire on January 1, 2011. Thereafter, all members appointed to the commission shall serve a two-year term. No person shall serve more than three (3) consecutive terms.
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4. *Vacancy.* A vacancy shall be filled for the unexpired term.
 5. *Meetings.* The commission shall hold its meetings on the call of the chairman and at other times as determined by the commission. All meetings shall be open to the public.
 6. *Quorum.* All cases to be heard by the commission must be heard by at least four members.
 7. *Chairman and vice chairman.* A chairman and a vice chairman shall be selected by the members of the commission. After the initial selection of chairman and vice chairman, such selection shall be conducted following the annual appointment of new members.
 8. *Authority of chairman.* The chairman, or in the chairman's absence the acting chairman, may administer oaths and compel the attendance of witnesses.
 9. *Secretary.* The city manager or his designee shall furnish a person who shall serve as the secretary of the building and standards commission, but such appointee shall not be a member thereof. The secretary shall keep a record of the cases, activities, and actions of the commission and its determinations, give notice of the date and time of hearings, and perform such other duties as are consistent with or may be necessary for the enforcement of this article, as required by the commission.
 10.
 - a. *Vote.* The concurring vote of three members of the commission shall be necessary for the adoption of any motion, the issuance of any order or the determination of the amount and duration of any civil penalty.
 - b. *Abstention.* Should any member of the building and standards commission choose to abstain from voting on any question before the building and standards commission, where no declared conflict of interest exists, the abstention shall be recorded as an affirmative vote in favor of the motion pending before the building and standards commission in the official minutes of the City of Terrell.

11. *Rules and regulations.* The commission shall adopt rules in accordance with this article and pursuant to section 54.034, Chapter 54, Local Government Code of the State of Texas. The rules shall establish procedures for use in hearings, providing ample opportunity for presentation of evidence and testimony by respondents or persons opposing charges brought by the municipality or its building officials relating to alleged violations of ordinances.

C. Jurisdiction and authority

1. *Jurisdiction.* The building and standards commission shall have the quasi judicial authority authorized by said Local Government Code to enforce the health and safety ordinances of the City of Terrell, Texas.
2. *Authority and functions.* The building and standards commission may:
 - a. Order the repair, within a fixed period, of buildings found to be in violation of a city ordinance;
 - b. Declare a building substandard in accordance with the powers granted by Chapter 54, and any amendments thereto, Local Government Code of the State of Texas;
 - c. Order, in an appropriate case, the immediate removal of persons or property found on private property, enter on private property to secure the removal if it is determined that conditions exist on the property that constitute a violation of a city ordinance, and order action to be taken as necessary to remedy, alleviate, or remove any substandard building found to exist;
 - d. Issue orders or directives to any peace officer of the state, including a sheriff or constable or the chief of police of the city, to enforce and carry out the lawful orders or directives of the commission;
 - e. Determine the amount and duration of the civil penalty the city may recover against the owner or owner's representative with control over the premises on proof that such party was actually notified of the provisions of the ordinance, and after receiving notice of the ordinance provisions, said party committed acts in violation of the ordinance or failed to take action necessary for compliance with the ordinance, such civil penalty not to exceed \$1,000.00 a day for violation of such ordinance, all as provided by Chapter 54, and any amendments thereto, Local Government Code of the State of Texas.
3. If the building and standards commission declares a building substandard or requires repairs to be made to the building, the repair work or demolition, including removal of all demolition debris from the property shall be completed not more than 90 days from the date of the order. The building and standards commission may extend the required completion date of the repair or demolition beyond 90 days from the date of the order under the following conditions:

- a. The owner, lienholder or mortgagee submits a detailed plan and time schedule for the work; and
- b. The owner, lienholder or mortgagee establishes tha the work can not be reasonably completed within 90 days.
- c. The owner, lienholder or mortgagee must submit monthly reports demonstrating compliance with the time schedule approved. Failure to submit monthly reports or comply with the approved schedule will cause the time limitation for completion to revert to 90 days from the date of the order.
- d. Approval of the time limitation for completions of work beyond 90 days will require concurrent approval of the city council.

D. Presentation of cases

The chief building official of the city shall present all cases before the commission.

E. Notice

Notice of all proceedings before the commission must be given by:

1. Certified mail, return receipt requested, to the record owner of the affected property, and each holder of a recorded lien against the affected property, as shown by the records of the office of the county clerk of Kaufman County if the address of the lienholder can be ascertained from the deed of trust establishing the lien or other applicable instruments on file in the office of the county clerk;
2. and to all unknown owners, by posting a copy of the notice on the front door of each improvement situated on the affected property or as close to the front door as practicable.
3. The notice shall be posted and mailed on or before the tenth day before the date of the hearing before the commission and must state the date, time, and place of the hearing. In addition, the notice must be published in newspaper of general circulation in the City of Terrell on one occasion before the tenth day before the date fixed for the hearing.
4. When a notice is mailed via certified mail, return receipt requested, to a property owner or lienholder and the United States Postal Service returns the notice as "refused" or "unclaimed," the validity of the notice is not affected, and the notice is considered delivered.

F. Determination of identity and address of property owners and lienholders

To determine the identity and address of a property owner or lienholder, the city shall search the following records:

- a. County real property records of Kaufman County;
- b. appraisal district records of Kaufman County;

- c. records of the secretary of state, if the property owner or lienholder is a corporation, partnership, or other business association;
- d. assumed name records of Kaufman County;
- e. tax records of the City of Terrell; and
- f. utility records of the City of Terrell.

G. The hearing

The commission shall keep minutes of its proceedings showing the vote of each member on each question or the fact that a member is absent or fails to vote. The commission shall keep records of its examinations and other official actions. The minutes and records shall be filed immediately in the office of the commission as public records.

H. Recording of civil penalty

A determination by the commission which involves the establishment of an amount and duration of a civil penalty shall be final and binding and constitute prima facie evidence of the penalty in any court of competent jurisdiction in a civil suit brought by the city for final judgment in accordance with the established penalty.

I. Duty of city secretary

The city secretary shall file with the district clerk of Kaufman County, a certified copy of the order of the commission establishing the amount and duration of any civil penalty. Thereafter, pursuant to Chapter 54, and any amendments thereto, Local Government Code of the State of Texas, no other proof shall be required for a district court to enter final judgment on the penalty.

J. Judicial review

Any owner, lienholder, or mortgagee of record jointly or severally aggrieved by any decision of the commission may present a petition to a district court, duly verified, setting forth that the decision is illegal, in whole or in part, and specifying the grounds of the legality. The petition must be presented to the court within 30 calendar days after the date a copy of the final decision of the commission is mailed by first class mail, certified, return receipt requested, to all persons to whom notice is required to be sent. The commission shall mail such copy promptly after the decision becomes final. In addition, an abbreviated copy shall be published one time in a newspaper of general circulation in the city within ten calendar days after the date of the delivery or mailing of the copy as herein provided, including the street address or legal description of the property; the date of the hearing, a brief statement indicating the results of the order, and instruction stating where a complete copy of the order may be obtained, and a copy shall be filed in the office of the city secretary. On presentation of the petition, the court may allow a writ of

certiorari pursuant to said Chapter 54, and any amendments thereto, Local Government Code of the State of Texas. If no appeals are taken from the decision of the commission within the required period, the decision of the commission shall, in all things, be final and binding.

K. Municipal court proceedings not affected

Action taken by the city under this article shall not affect the ability of the city to proceed under the jurisdiction of the city's municipal court."

SECTION II

A. Severability

If any section or part of any section or paragraph of this ordinance is declared invalid or unconstitutional for any reason, it shall not invalidate or impair the validity, for or effect of any section or sections or part of a section or paragraph of this ordinance.

B. Violations

It shall be unlawful for any person, corporation or other entity to rent, offer for rent, or permit occupancy by human beings of any building having been declared substandard under this section, and anyone found guilty of such an offense shall be punished by a fine, and each and ever day's violation shall constitute a separate and distinct offense.

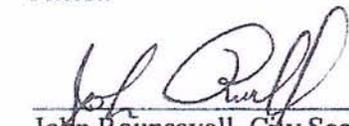
PASSED on the first reading on the 2nd day of October, 2007.

PASSED on the second reading on the 16th day of October, 2007.



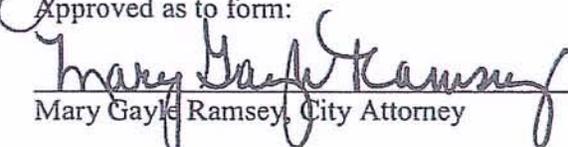
Hal Richards, Mayor

Attest:



John Rounsavall, City Secretary

Approved as to form:



Mary Gayle Ramsey, City Attorney

City of Terrell
Building and Standards Commission
Tuesday, September 29, 2015 ~ 5:30 p.m.
City Hall ~ Council Chambers
201 East Nash
Terrell, TX 75160

Minutes

Present: Danny Stevens, Chris Simpson, Ricky Jordan, Robert Brown and Stephen P. Austin

Absent: Larry Riggin (Excused), Michael Lowe (Excused)

Staff: Melody Backus, Bobby Phillips, Ricky Mendez and Terry Capehart

1. Call to order.

Danny Stephens, Chairman, called the Building and Standards Commission meeting to order at 5:30 p.m.

2. Approve minutes of last meeting of Building and Standards Commission.

3. Terry Capehart requested the following items to be tabled for ninety (90) days or until the next scheduled meeting, whichever comes first. Motions were made and seconded to table the properties described below for ninety (90) days or until the next scheduled meeting, whichever comes first.

- a. **Lot 4, Block B, Spray 5 Addition; 107 Chappel**
- b. **Lot 1D & 3Pt, Block 183 & 184 Irvine Addition; 907 South Frances**
- c. **Lots 1A-4A Replat, Block 2, Terrell Terrace Addition; 311 Tenth Street**
- d. **Lot 11, Block 1, Griffith & Griffith Addition; 1125 North Frances**

4. New Business

- a. **Conduct a public hearing to deliberate and determine if the property located at 114 Gordon Drive and being described as Lot 3, Block B, Gordon First Addition is substandard and determine what action if any, must be taken by the property owner to comply with the City of Terrell Neighborhood Integrity Code.**

Bobby Phillips reported to the Commission that the property located at 114 Gordon Drive violates the standards of the Neighborhood Integrity Code. Staff presented factual evidence and testimony indicating the structure located on the property is dilapidated, substandard, unfit for human habitation and a hazard to the public health, safety and welfare.

Pamela Velasquez was present to represent the property owner.

Danny Stevens made a motion and Robert Brown seconded the motion to declare the structure dilapidated, substandard, unfit for human habitation and a hazard to the public health, safety and welfare.

Motion carried unanimously.

Robert Brown made a motion and Stephen P. Austin seconded the motion to order the Owner of the property to comply with the conditions as stated in Building and Standards Commission Order with the following stipulations: the Owner must comply within ninety (90) days of the publication of the Order and if they fail to do so, they will be subject to civil penalties in the amount of \$50.00 per day and the City may exercise its right to demolish the property at any time without further notice and place a lien on the property for all costs incurred.

Motion carried unanimously.

- b. Conduct a public hearing to deliberate and determine if the property located at 1212 South Rockwall being described as Lot 48 and 49, Block 3, Phagan Addition, is substandard and determine what action if any, must be taken by the property owner to comply with the City of Terrell Neighborhood Integrity Code.**

Bobby Phillips reported to the Commission that the property located at 1212 South Rockwall Street violates the standards of the Neighborhood Integrity Code. Staff presented factual evidence and testimony indicating the structure located on the property is dilapidated, substandard, unfit for human habitation and a hazard to the public health, safety and welfare.

No one was present to represent the property owner.

Danny Stevens made a motion and Robert Brown seconded the motion to declare the structure located on the property to be dilapidated, substandard, unfit for human habitation and a hazard to the public health, safety and welfare.

Motion carried unanimously.

Stephen P. Austin made a motion and Robert Brown seconded the motion to order the Owner of the property to comply with the conditions as stated in Order of the Building and Standards Commission with the following stipulations: the Owner must comply within thirty (30) days of the publication of the Order and if they fail to do so, they will be subject to civil penalties in the amount of \$100.00 per day and the City may exercise its right to demolish the property at any time without further notice and place a lien on the property for all costs incurred.

Motion carried unanimously.

- c. Conduct a public hearing to deliberate and determine if the property located at 817 North Virginia being described as Lot 8, Block 527, Anthony Place Addition, is substandard and determine what action if any, must be taken by the property owner to comply with the City of Terrell Neighborhood Integrity Code.**

Bobby Phillips reported to the Commission that the property located at 817 North Virginia Street violates the standards of the Neighborhood Integrity Code. Staff presented factual evidence and testimony indicating the structure located on the property is dilapidated, substandard, unfit for human habitation and a hazard to the public health, safety and welfare.

Judith A. Carey and her husband were present to represent the property owner.

Danny Stevens made a motion and Stephen P. Austin seconded the motion to declare the structure located on the property dilapidated, substandard, unfit for human habitation and a hazard to the public health, safety and welfare.

Motion carried unanimously.

Danny Stevens made a motion and Stephen P. Austin seconded the motion to order the Owner of the property to comply with the conditions as stated in the Order of the Building and Standards Commission with the following stipulations: the Owner must comply within five (5) months of the publication of the Order and if they fail to do so, they will be subject to civil penalties in the amount of \$100.00 per day and the City may exercise its right to demolish the property at any time without further notice and place a lien on the property for all costs incurred, Additionally:

1. Secure Structure within 24 hours
2. Demolish the Dilapidated accessory Building within 30 days
3. Demolish Back porch within 30 days
4. Submit detailed work plan
5. Progress Reports every 2 weeks

Motion carried unanimously.

- d. Conduct a public hearing to deliberate and determine if the property located at 606 West End and being described as Lot 16Pt, Block 3, Newton & Howell Addition, is substandard and determine what action if any, must be taken by the property owner to comply with the City of Terrell Neighborhood Integrity Code.**

Bobby Phillips reported to the Commission that the property violates the standards of the Neighborhood Integrity Code. Staff presented factual evidence and testimony indicating the structure located on the property is dilapidated, substandard, unfit for human habitation and a hazard to the public health, safety and welfare.

Johnnie E. Holmes was present to represent the property owner.

Chris Simpson made a motion and Stephen P. Austin seconded the motion to declare the structure dilapidated, substandard, unfit for human habitation and a hazard to the public health, safety and welfare.

Motion carried unanimously.

Ricky Jordan made a motion and Stephen P. Austin seconded the motion to order the Owner of the property to comply with the conditions stated in Order of the Building and Standards Commission with the following stipulations: the Owner must comply within ninety (90) days of the publications of the Order and if they fail to do so, they will be subject to civil penalties in the amount of \$100.00 per day and the City may exercise its right to demolish the property at any time without further notice and place a lien on the property for all costs incurred.

Motion carried unanimously.

- e. Conduct a public hearing to deliberate and determine if the property located at 305 Lee and being described as Lots 3B & 4B, Block 14, Warren Addition, is substandard and determine what action if any, must be taken by the property owner to comply with the City of Terrell Neighborhood Integrity Code.**

Bobby Phillips reported to the Commission that the property located at 305 Lee violates the standards of the Neighborhood Integrity Code. Staff presented factual evidence and testimony of

such violations indicating the structure is dilapidated, substandard, unfit for human habitation and a hazard to the public health, safety and welfare.

No one was present to represent the property owner.

Robert Brown made a motion and Stephen P. Austin seconded the motion to order the Owner of the property to comply with the conditions stated in the Order of the Building and Standards Commission with the following stipulations: the Owner must comply within thirty (30) days of the publication of the Order and if they fail to do so they will be subject to civil penalties in the amount of \$100.00 per day and the City may exercise its right to demolish the property at any time without further notice and place a lien on the property for all costs incurred.

Motion carried unanimously.

5. Staff Report

Staff updated the Commission on status of previous Orders. The Commission asked that Terry Capehart update the Commission at the next meeting regarding the Furlough property.

6. Hear Remarks from Visitors.

Council Member Sandra Wilson was present. No other visitors.

7. Adjourn.

Meeting adjourned at 6:15 p.m.

Approved as presented:

Chairman

old Item 1.

**107 CHAPPEL
LOT 4 BLOCK B
SPRAY 5**

Property Owner: CALL INVESTMENT CORP

Other Interested Parties: None

Notification Results: Letter Signed For -Returned

Attachments: Dangerous Building Checklist
Substandard Building Assessment Form
Photos of the structure

DANGEROUS BUILDING CHECKLIST

Address: 107 CHAPPEL

Legal Description: LOT 4, BLOCK B, SPRAY 5

Property Owner: CALL INVESTMENT CORP

Date	Initial	
<u>7-31-15</u> <u>1-23-15</u>	<u>BP</u>	Identify structure as dangerous. (Building Assessment Form) Add photos to file.
<u>1-23</u>	<u>BP</u>	Check for permits. Add copy to file, if current. <i>Last issued permit:</i> <u>11/14</u>
<u>1-23</u>	<u>BP</u>	Structure Occupied. Y <input checked="" type="radio"/> (Owner or vagrants)
<u>1-23</u>	<u>BP</u>	Utilities Active. Y <input checked="" type="radio"/> (Gas/Electric) <u>9-2015</u>
<u>1-23</u>	<u>BP</u>	Water Active. Y <input checked="" type="radio"/> <i>Last active date:</i> <u>1-2014</u>
<u>1/29/16</u>	<u>GD</u>	Finalize Agenda - approved by Director.
<u>7-31-15</u>	<u>BP</u>	Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005) <i>Date Mailed:</i> _____
_____	_____	Post "Dangerous Building" placard thirty (30) days prior to meeting. Add photo to file. <i>Date Placard Posted:</i> _____
<u>1/14/16</u>	<u>GD</u>	Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). <i>Publication Date:</i> <u>1/17/16</u>
<u>1/22/16</u>	<u>GD</u>	Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested). <i>Date Mailed:</i> <u>1/22/16</u>
<u>9-18-15</u> <u>1-23-16</u>	<u>BP</u>	Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. <i>Date Posted:</i> _____
<u>1/29/16</u>	<u>GD</u>	Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web.
<u>1/29/16</u>	<u>GD</u>	Post agenda , on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting.
_____	_____	Within 24 hours prior to meeting, Building Official visually verifies status of structure.
_____	_____	Conduct hearing with the Building and Standards Commission. <i>Date of Hearing:</i> _____
_____	_____	Prepare and have Chairman sign BSC Orders .
_____	_____	Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.
_____	_____	Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published).
_____	_____	After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.
_____	_____	If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a "Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

SUBSTANDARD BUILDING ASSESSMENT FORM

Address: 107 CHAPPEL Lot: 4 Block: B

Subdivision: SPRAY-5

Are there interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base? NO

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? ✓

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? ✓

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? ✓

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? ✓

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? ✓

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? ✓

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? ✓

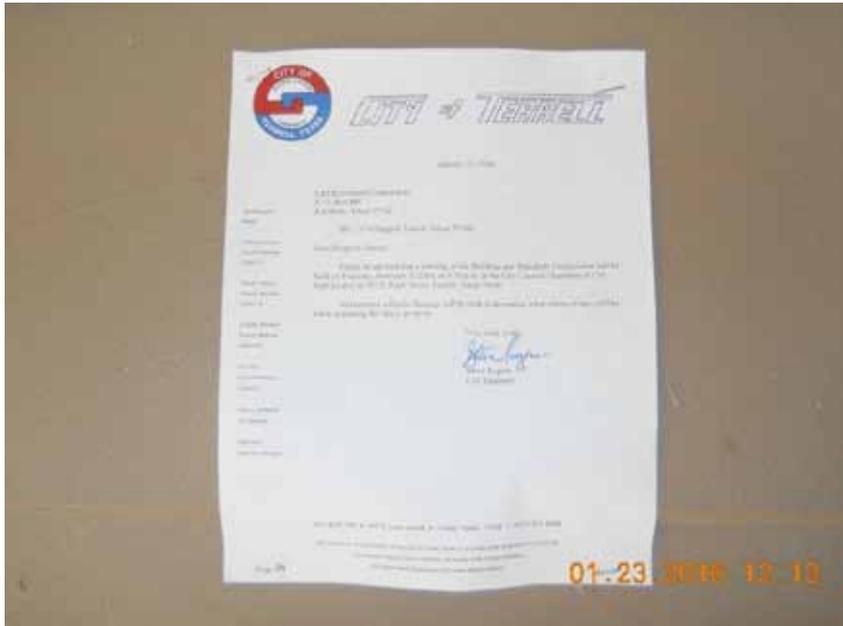
If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? ✓

Additional Conditions/Comments: Foundation issues, roof is dilapidated, siding is rotted, broken windows, broken plumbing pipes, electrical hazards, dilapidated storage building

Inspected by: Phillips

Date: 1-23-16

107 CHAPPEL



107 CHAPPEL



107 CHAPPEL



107 CHAPPEL



107 CHAPPEL



107 CHAPPEL



old Item 2.

**817 N. VIRGINIA
LOT 8 BLOCK 527
ANTHONY PLACE**

Property Owner: JUDITH A HOUSTON CAREY

Other Interested Parties: None

Notification Results: Letter Neither Signed For Nor Returned

Attachments: Dangerous Building Checklist
Substandard Building Assessment Form
Photos of the structure

DANGEROUS BUILDING CHECKLIST

Address: 817 N. VIRGINIA

Legal Description: LOT 8, BLOCK 527, ANTHONY PLACE

Property Owner: JUDITH A HOUSTON CAREY

- | <u>Date</u> | <u>Initial</u> | |
|-------------------------|----------------|--|
| <u>7.31.15 - 9.4.15</u> | | |
| <u>1-23-16</u> | <u>BP</u> | Identify structure as dangerous. (Building Assessment Form) Add photos to file. |
| <u>1-23</u> | <u>BP</u> | Check for permits. Add copy to file, if current. <i>Last issued permit:</i> <u>8-2014</u> |
| <u>1-23</u> | <u>BP</u> | Structure Occupied. Y <input checked="" type="radio"/> (Owner or vagrants) |
| <u>1-23</u> | <u>BP</u> | Utilities Active. Y <input checked="" type="radio"/> (Gas/Electric) <u>6-2014</u> |
| <u>1-23</u> | <u>BP</u> | Water Active. Y <input checked="" type="radio"/> <i>Last active date:</i> <u>11-2012</u> |
| <u>1/29/16</u> | <u>GD</u> | Finalize Agenda - approved by Director. |
| <u>7.31.15</u> | <u>BP</u> | Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005) |
| _____ | _____ | <i>Date Mailed:</i> _____ |
| _____ | _____ | Post "Dangerous Building" placard thirty (30) days prior to meeting. Add photo to file. |
| _____ | _____ | <i>Date Placard Posted:</i> _____ |
| <u>1/14/16</u> | <u>GD</u> | Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). <i>Publication Date:</i> <u>1/17/16</u> |
| <u>1/22/16</u> | <u>GD</u> | Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested). |
| _____ | _____ | <i>Date Mailed:</i> <u>1/22/16</u> |
| <u>1-23-16</u> | <u>BP</u> | Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. <i>Date Posted:</i> _____ |
| <u>1/29/16</u> | <u>GD</u> | Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web. |
| <u>1/29/16</u> | <u>GD</u> | Post agenda , on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting. |
| _____ | _____ | Within 24 hours prior to meeting, Building Official visually verifies status of structure. |
| _____ | _____ | Conduct hearing with the Building and Standards Commission. <i>Date of Hearing:</i> _____ |
| _____ | _____ | Prepare and have Chairman sign BSC Orders . |
| _____ | _____ | Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file. |
| _____ | _____ | Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published). |
| _____ | _____ | After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days. |
| _____ | _____ | If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a "Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated. |

SUBSTANDARD BUILDING ASSESSMENT FORM

Address: 817 N. VIRGINIA Lot: 8 Block: 527

Subdivision: ANTHONY PLACE

Are there interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base? ✓

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? ✓

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? ✓

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? ✓

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? ✓

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? ✓

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? ✓

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? ✓

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? NO

Additional Conditions/Comments: Major deterioration to foundation, walls + roof. Dilapidated Accessory building. Owner has not complied with 9-29-15 agreement

Inspected by: Phillips

Date: 9-24-15
1-23-16

817 N. VIRGINIA



817 N. VIRGINIA



817 N. VIRGINIA



817 N. VIRGINIA



817 N. VIRGINIA



817 N. VIRGINIA



817 N. VIRGINIA



old Item 3.

**606 WEST END
LOT 16 PT BLOCK 3
NEWTON & HOWELL**

Property Owner: JOHNNIE HOLMES

Other Interested Parties: TARPON HUNTERS, LLC

Notification Results: Letter Neither Signed For Nor Returned

Attachments: Dangerous Building Checklist
 Substandard Building Assessment Form
 Photos of the structure

DANGEROUS BUILDING CHECKLIST

Address: 606 WEST END

Legal Description: LOT 16PT, BLOCK 3, NEWTON & HOWELL

Property Owner: JOHNNIE HOLMES ; TARPON HUNTERS, LLC

- | Date | Initial | |
|----------------|-----------|--|
| <u>7-31-15</u> | <u>JA</u> | Identify structure as dangerous. (Building Assessment Form) Add photos to file. |
| <u>7-31</u> | <u>JA</u> | Check for permits. Add copy to file, if current. <i>Last issued permit:</i> _____ |
| <u>1-23-16</u> | <u>JA</u> | Structure Occupied. Y <input checked="" type="radio"/> (Owner or vagrants) |
| <u>7-31</u> | <u>JA</u> | Utilities Active. Y <input checked="" type="radio"/> (Gas/Electric) <u>7-2014</u> |
| <u>7-31</u> | <u>JA</u> | Water Active. Y <input checked="" type="radio"/> <i>Last active date:</i> <u>7-2014</u> |
| <u>1/29/16</u> | <u>GD</u> | Finalize Agenda - approved by Director. |
| <u>7-31</u> | <u>JA</u> | Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)
<i>Date Mailed:</i> _____
Post " Dangerous Building " placard thirty (30) days prior to meeting. Add photo to file.
<i>Date Placard Posted:</i> _____ |
| <u>1/14/16</u> | <u>GD</u> | Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). <i>Publication Date:</i> <u>1/17/16</u> |
| <u>1/22/16</u> | <u>GD</u> | Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).
<i>Date Mailed:</i> <u>1/22/16</u> |
| <u>1-23-16</u> | <u>JA</u> | Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. <i>Date Posted:</i> _____ |
| <u>1/29/16</u> | <u>GD</u> | Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web. |
| <u>1/29/16</u> | <u>GD</u> | Post agenda , on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting. |
| _____ | _____ | Within 24 hours prior to meeting, Building Official visually verifies status of structure. |
| _____ | _____ | Conduct hearing with the Building and Standards Commission. <i>Date of Hearing:</i> _____ |
| _____ | _____ | Prepare and have Chairman sign BSC Orders . |
| _____ | _____ | Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file. |
| _____ | _____ | Within ten (10) days, run " Notice of Order(s) of the Commission " ad in newspaper (clock starts when order is published). |
| _____ | _____ | After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days. |
| _____ | _____ | If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a " Notice of Substantial Compliance " is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated. |

SUBSTANDARD BUILDING ASSESSMENT FORM

Address: 606 W. END Lot: 16PT Block: 3

Subdivision: NEWTON & HOWELL

Are there interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base? ✓

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? ✓

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? ✓

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? ✓

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? ✓

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? ✓

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? ✓

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? ✓

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? ✓

Additional Conditions/Comments: Roof + Foundation issues
No permits Applied For or issued

Inspected by: Phillips

Date: 9-24-15
1-23-16

606 WEST END



606 WEST END



606 WEST END



606 WEST END



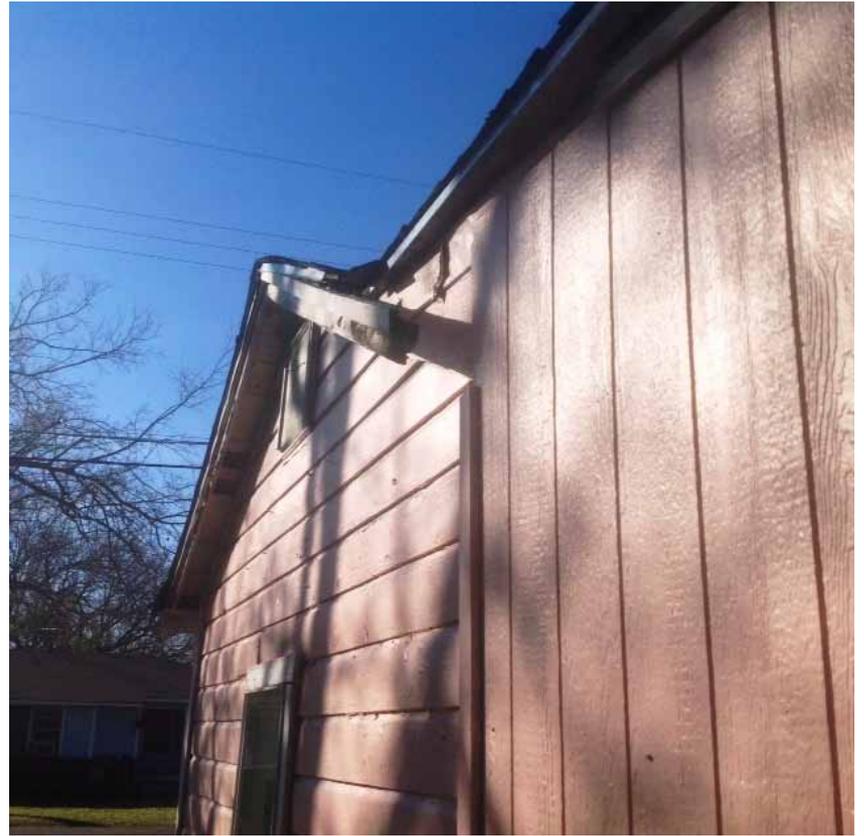
606 WEST END



606 WEST END



606 WEST END



606 WEST END



606 WEST END



606 WEST END



Living Room #1 Room A Repairs

1. PAINT AND REPAIR CRACKS IN WALLS OR SHEETROCK WHEREVER NEEDED
2. REPLACE IN LIVING ROOM A CO_2 ^{OR CARBON MONOXIDE} SMOKE DETECTOR
3. SEAL AND CAULK AROUND FRONT DOOR AND WINDOWS

Kitchen Room #2 Room B Repairs

1. REPLACE KITCHEN FAUCET
2. REPLACE SMOKE DETECTOR WITH NEW ONE
3. REPLACE WITH NEW STOVE AND REFRIGERATOR

Bathroom Room #3 Room C Repairs

1. REPLACE TILE ON FLOOR
2. PAINT AND REPAIR ANY SHEETROCK OR TEXTURE
3. REPLACE BATHROOM FAUCET
4. REPLACE SHELVING IN BATHROOM

Bedroom Room #4 Room D Repairs

1. TEXTURE AND PAINT WALLS AND CRACKS
2. REPAIR SHEETROCK AROUND WINDOWS OR THROUGHOUT ROOM WHEREVER NEEDED
3. REPLACE A NEW SMOKE DETECTOR
4. REPLACE

General Repairs Replace Any Rotted Siding or Boards

Throughout Structure wherever needed.
Electrician will check plugs throughout house to ensure proper working order. Plumber will do the same on all plumbing including GFI's

EXTERIOR WINDOW SCHEDULE

FRONT window	A	Size 23" W X 5' TALL
	B	24" W X 5' TALL
	C	24" W X 5' TALL
NORTH Side Wdw.	D	32" X 4' TALL
	E	24" X 5' TALL
REAR window	F	24" X 5' TALL
BATHROOM window	G	30" X 3' TALL
SOUTH Side window	H	32" X 3' TALL

EXTERIOR DOOR SCHEDULE

FRONT DOOR #1 3'0" X 6'

REAR DUMMY DOOR

EXTERIOR REPAIRS

Front Porch Posts and Frame on Porch will be replaced with new lumber

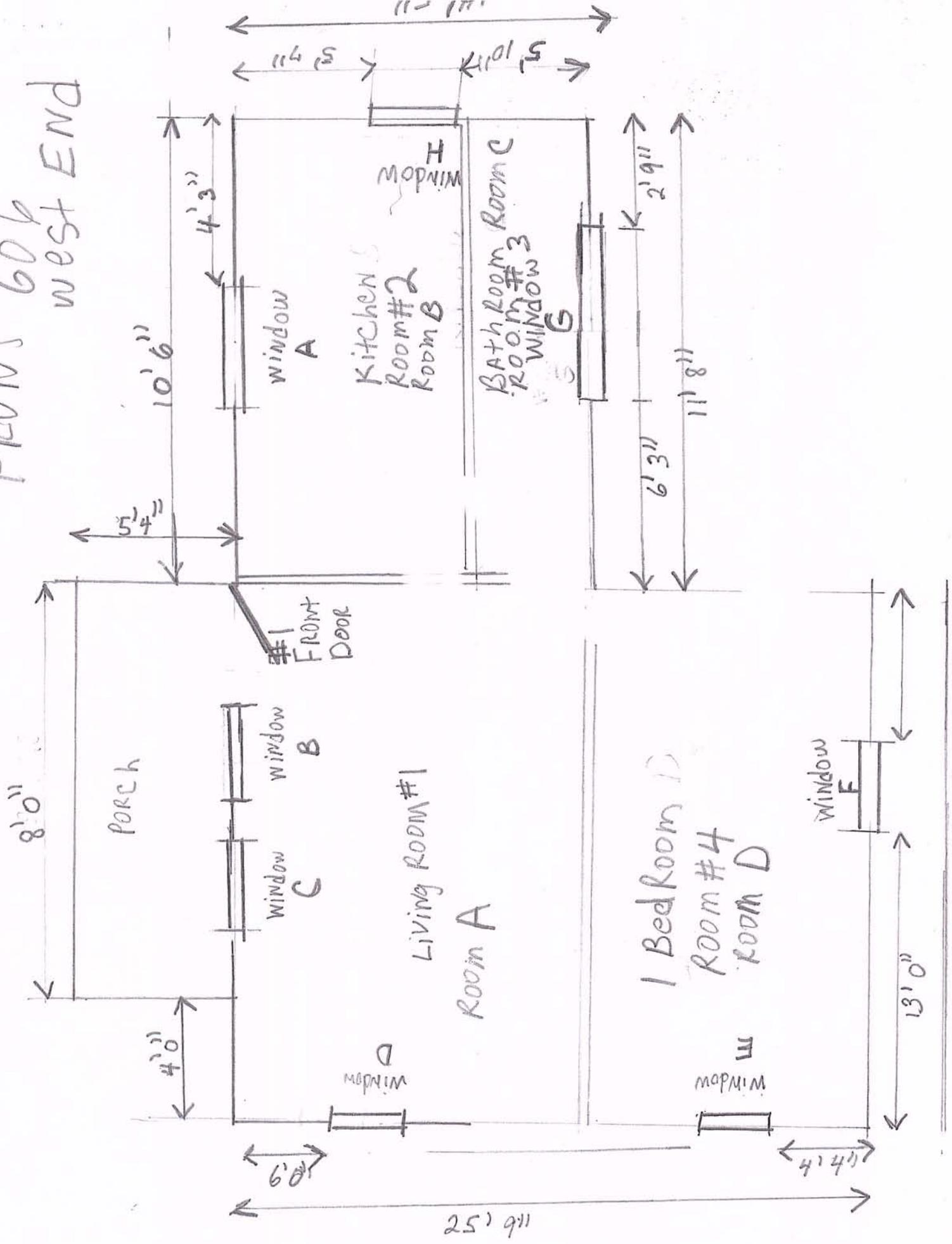
The Porch Decking will be replace where ever needed or where ever it is rotted.

The outside Siding on exterior of house as well as cornice ^{and eaves} will be replaced where ever needed siding approx 500 square feet or however much needed. Cornice approximately 300 ft

NO Roof Leaks found. At Time. If Any found they will be repair to preserve structure.

The Entire Structure will be painted throughout Both inside and outside one repairs have been made

FRONT 606
west END



old Item 4.

**311 TENTH STREET
LOT 1A-4A REPLAT
BLOCK 2
TERRELL TERRACE**

Property Owner: JOHN WOMBLE, JR

Other Interested Parties: None

Notification Results: Letter Neither Signed For Nor Returned

Attachments: Dangerous Building Checklist
Substandard Building Assessment Form
Photos of the structure

SUBSTANDARD BUILDING ASSESSMENT FORM

Address: 311 TENTH STREET Lot: 1A-4A REPLAT Block: 2

Subdivision: TERRELL TERRACE

Are there interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base? _____

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? _____

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? _____

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? _____

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? _____

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? _____

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? _____

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? _____

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? _____

Additional Conditions/Comments: House has been repaired

Inspected by: Phillips

Date: 1-23-16

311 TENTH STREET



old Item 5.

**1125 N. FRANCES
LOT 11 BLOCK 1
GRIFFITH & GRIFFITH**

Property Owner: KATHY BENNETT

Other Interested Parties: None

Notification Results: Letter Neither Signed For Nor Returned

Attachments: Dangerous Building Checklist
Substandard Building Assessment Form
Photos of the structure

SUBSTANDARD BUILDING ASSESSMENT FORM

Address: 1125 N FRANCES Lot: 11 Block: 1

Subdivision: GRIFFITH & GRIFFITH

Are there interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base? _____

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? _____

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? _____

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? _____

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? _____

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? _____

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? _____

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? _____

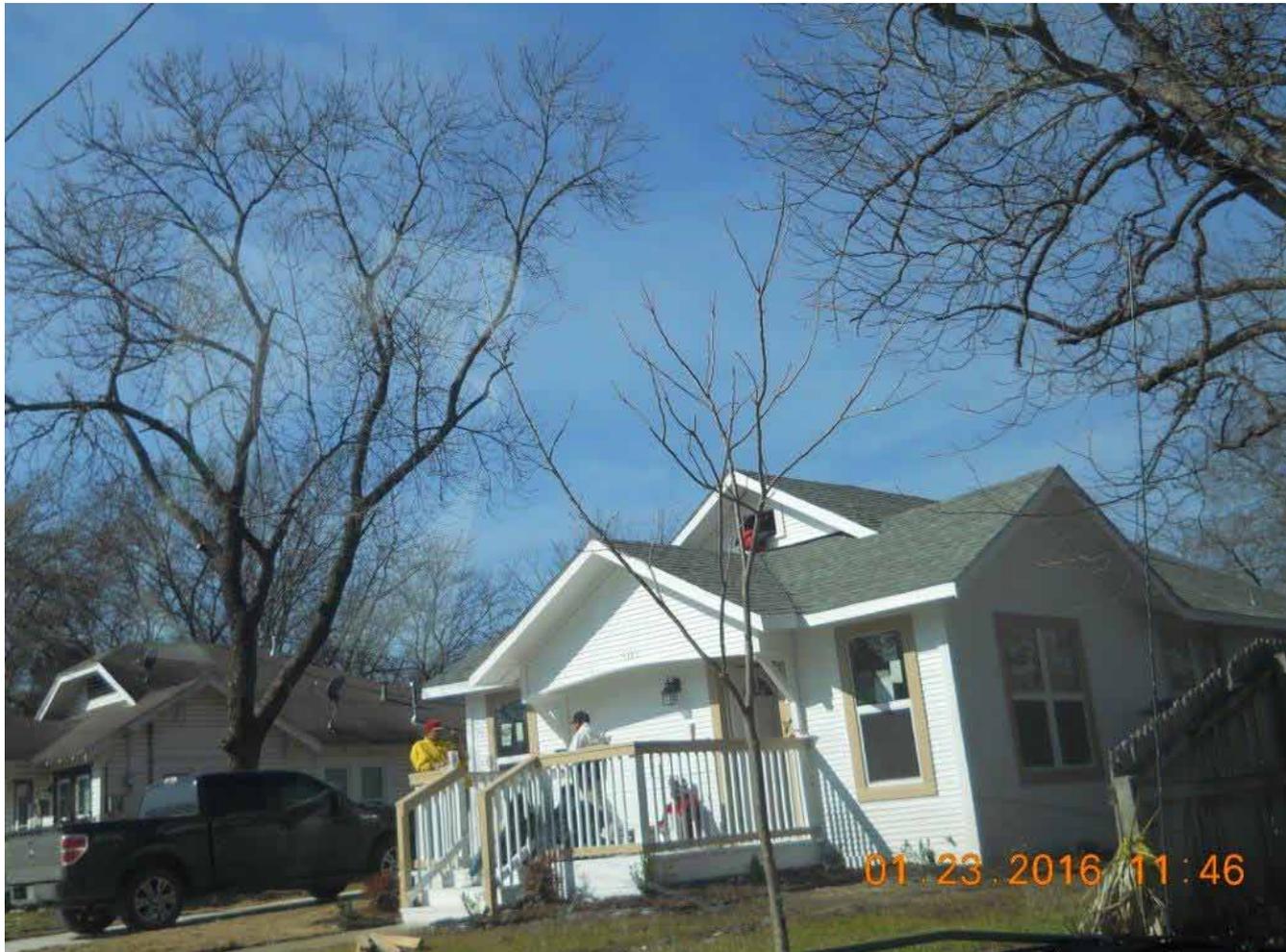
If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? _____

Additional Conditions/Comments: House has been repaired

Inspected by: Phillips

Date: 1-23-16

1125 N. FRANCES



old Item 6.

**907 S. FRANCES
LOT 1D & 3PT
BLOCK 183 & 184
IRVINE**

Property Owner: PHYLLIS WILLIAMS

Other Interested Parties: None

Notification Results: Letter Neither Signed For Nor Returned

Attachments: Dangerous Building Checklist
Substandard Building Assessment Form
Photos of the structure

SUBSTANDARD BUILDING ASSESSMENT FORM

Address: 907 S. FRANCES Lot: 1D & 3 PT Block: 183 & 184

Subdivision: IRVINE

Are there interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base? _____

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? _____

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? _____

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? _____

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? _____

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? _____

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? _____

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? _____

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? _____

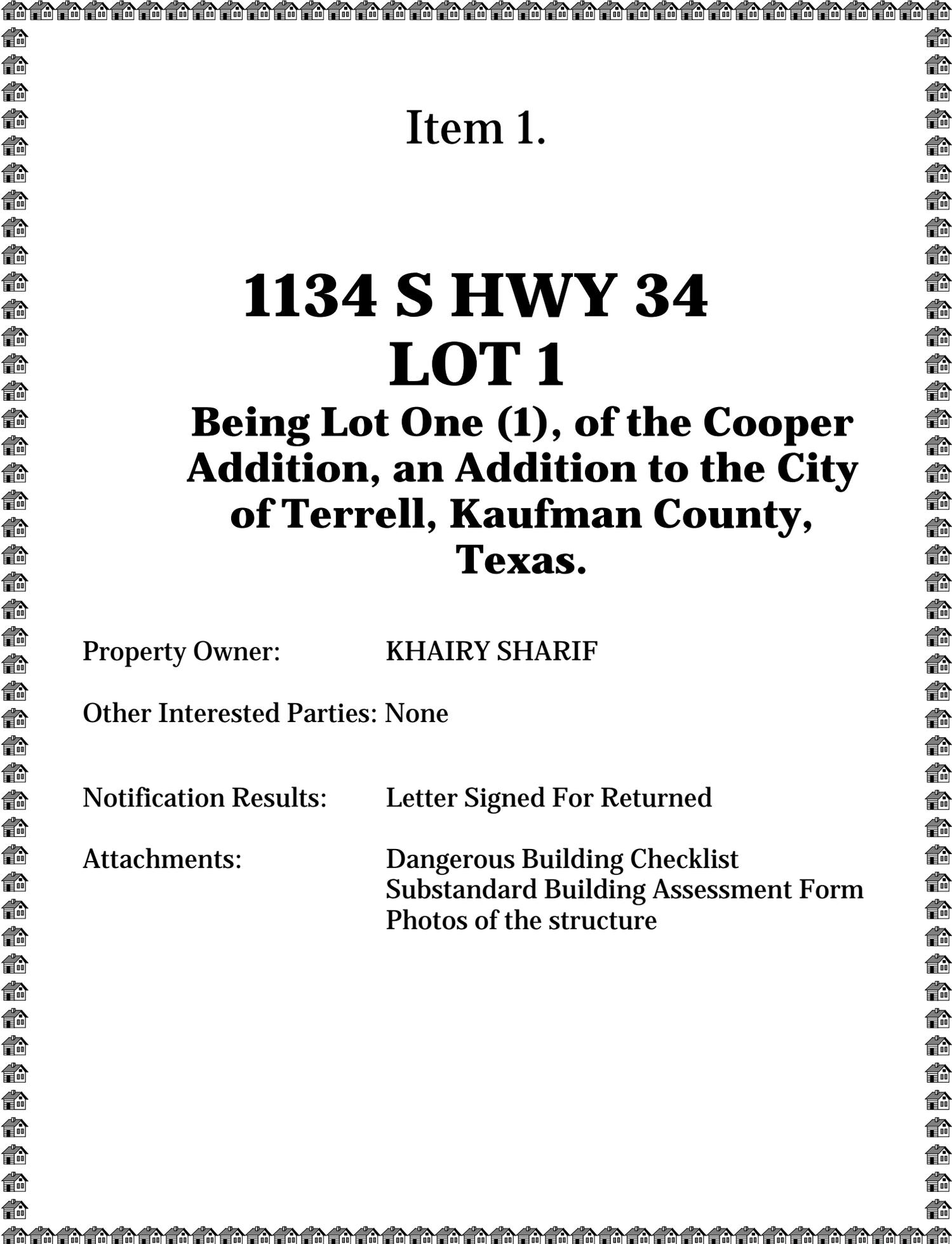
Additional Conditions/Comments: House has been demolished

Inspected by: Phillips

Date: 1-23-16

907 S. FRANCES





Item 1.

**1134 S HWY 34
LOT 1**

**Being Lot One (1), of the Cooper
Addition, an Addition to the City
of Terrell, Kaufman County,
Texas.**

Property Owner: KHAIRY SHARIF

Other Interested Parties: None

Notification Results: Letter Signed For Returned

Attachments: Dangerous Building Checklist
 Substandard Building Assessment Form
 Photos of the structure

SUBSTANDARD BUILDING ASSESSMENT FORM

Address: 1134 S HWY 34 Lot: 1 Block: _____

Subdivision: **Being Lot One (1), of the Cooper Addition, an Addition to the City of Terrell, Kaufman County, Texas.**

Are there interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base? _____

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? _____

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? _____

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? _____

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? _____

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? _____

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? _____

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? _____

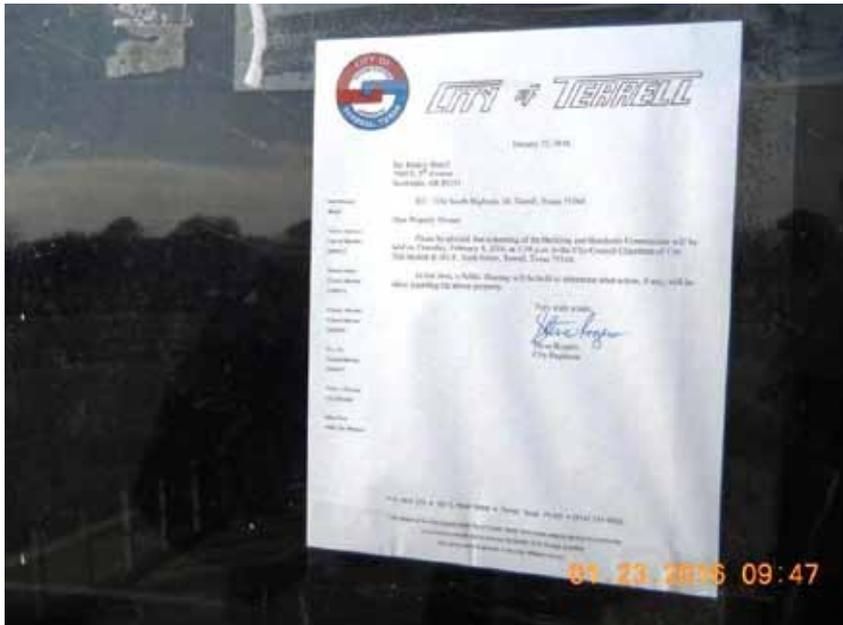
If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? _____

Additional Conditions/Comments: Building has been demolished

Inspected by: 1-25-16 Phillips

Date: 1-25-16

1134 S HWY 34



1134 S HWY 34



1134 S HWY 34



1134 S HWY 34

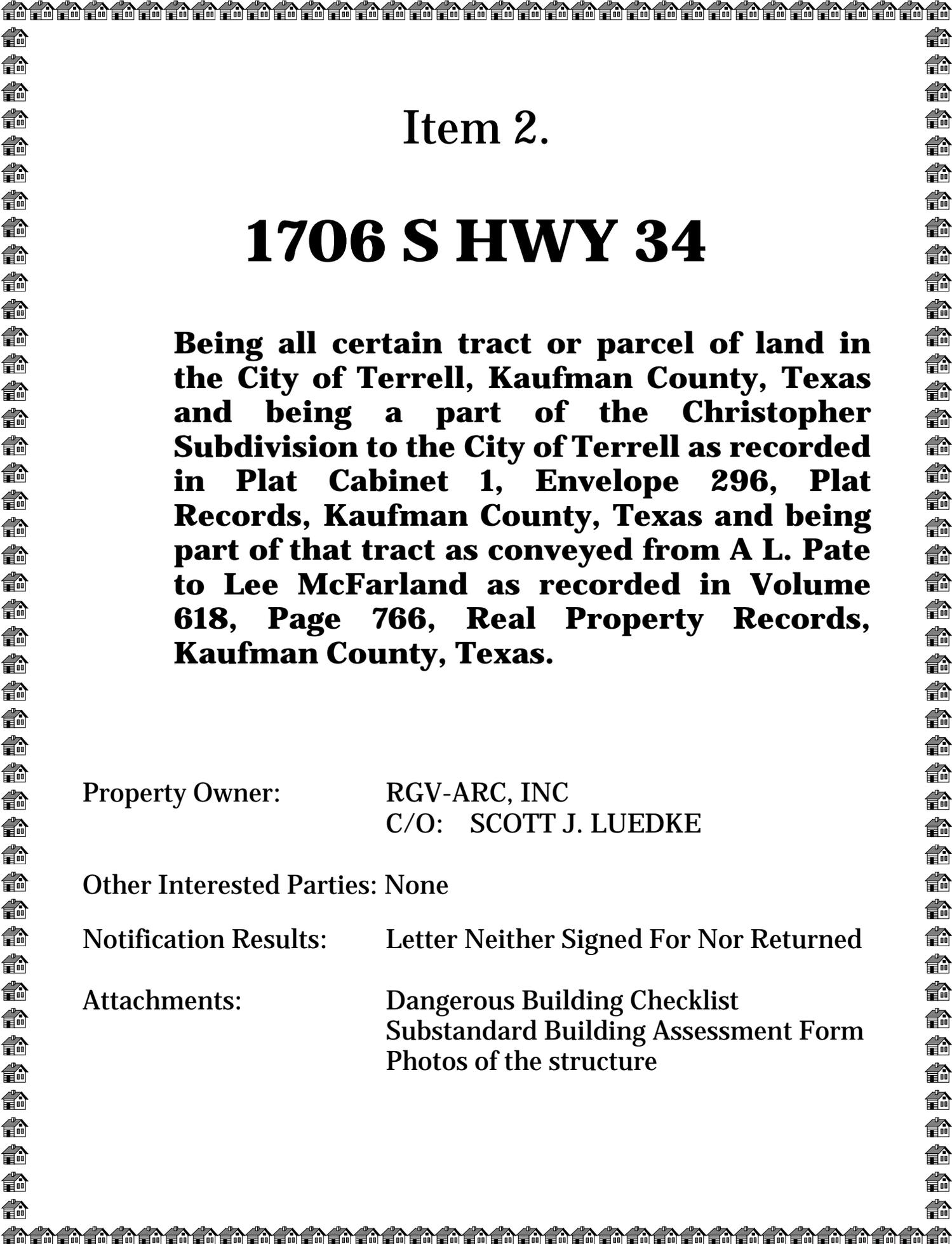


1134 S HWY 34



1134 S HWY 34





Item 2.

1706 S HWY 34

Being all certain tract or parcel of land in the City of Terrell, Kaufman County, Texas and being a part of the Christopher Subdivision to the City of Terrell as recorded in Plat Cabinet 1, Envelope 296, Plat Records, Kaufman County, Texas and being part of that tract as conveyed from A L. Pate to Lee McFarland as recorded in Volume 618, Page 766, Real Property Records, Kaufman County, Texas.

Property Owner: RGV-ARC, INC
C/O: SCOTT J. LUEDKE

Other Interested Parties: None

Notification Results: Letter Neither Signed For Nor Returned

Attachments: Dangerous Building Checklist
Substandard Building Assessment Form
Photos of the structure

DANGEROUS BUILDING CHECKLIST

Address: 1706 S. HWY 34

Legal Description: CHRISTOPHER SUBDIVISION

Property Owner: RGV-ARC, INC - C/O: SCOTT J. LUEDKE

Date	Initial	
<u>1-23</u>	<u>BD</u>	Identify structure as dangerous. (Building Assessment Form) Add photos to file.
<u>1-23</u>	<u>BD</u>	Check for permits. Add copy to file, if current. <i>Last issued permit:</i> <u>12/12</u>
<u>1-23</u>	<u>BD</u>	Structure Occupied. Y <input checked="" type="radio"/> (Owner or vagrants)
<u>1-23</u>	<u>BD</u>	Utilities Active. Y <input checked="" type="radio"/> (Gas/Electric)
<u>1-23</u>	<u>BD</u>	Water Active. Y <input checked="" type="radio"/> <i>Last active date:</i> _____
<u>1/29/16</u>	<u>GD</u>	Finalize Agenda - approved by Director.
<u>1/16/15</u>	<u>GD</u>	Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005) <i>Date Mailed:</i> <u>1/16/15</u>
<u>7-8-15</u>	<u>BD</u>	Post "Dangerous Building" placard thirty (30) days prior to meeting. Add photo to file. <i>Date Placard Posted:</i> _____
<u>1/14/16</u>	<u>GD</u>	Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). <i>Publication Date:</i> <u>1/17/16</u>
<u>1/22/16</u>	<u>GD</u>	Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested). <i>Date Mailed:</i> <u>1/22/16</u>
<u>1-23-16</u>	<u>BD</u>	Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. <i>Date Posted:</i> _____
<u>1/29/16</u>	<u>GD</u>	Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web.
<u>1/29/16</u>	<u>GD</u>	Post agenda , on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting. Within 24 hours prior to meeting, Building Official visually verifies status of structure.
_____	_____	Conduct hearing with the Building and Standards Commission. <i>Date of Hearing:</i> _____
_____	_____	Prepare and have Chairman sign BSC Orders .
_____	_____	Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.
_____	_____	Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published).
_____	_____	After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.
_____	_____	If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a "Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

SUBSTANDARD BUILDING ASSESSMENT FORM

Address: 1706 S HWY 34 Lot: Block:

Subdivision: **Being all certain tract or parcel of land in the City of Terrell, Kaufman County, Texas and being a part of the Christopher Subdivision to the City of Terrell as recorded in Plat Cabinet 1, Envelope 296, Plat Records, Kaufman County, Texas and being part of that tract as conveyed from A L. Pate to Lee McFarland as recorded in Volume 618, Page 766, Real Property Records, Kaufman County, Texas.**

Are there interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base? yes

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? no

Additional Conditions/Comments: Roof has collapsed in several spots

Inspected by: Phillips

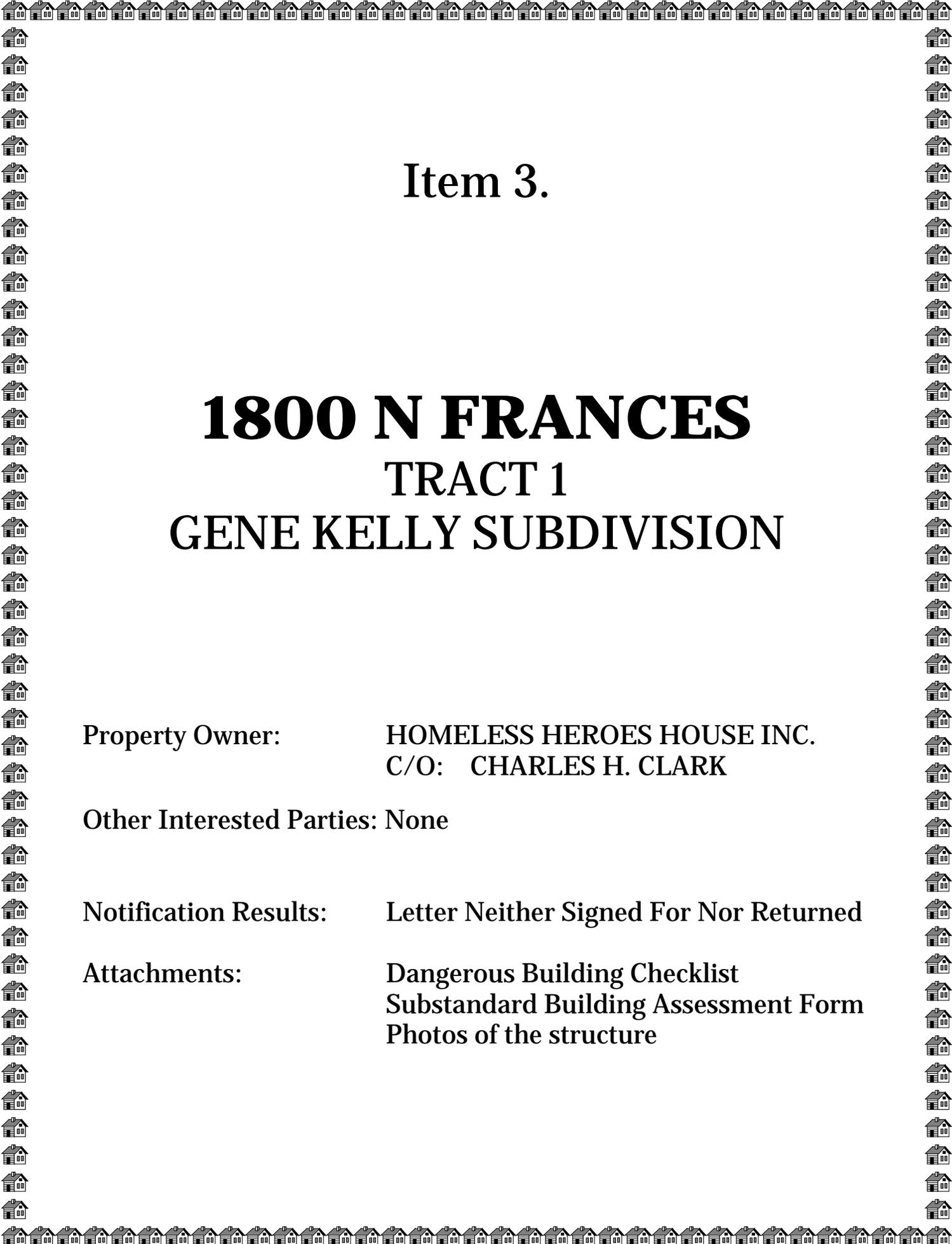
Date: 1-23-16

1706 S HWY 34



1706 S HWY 34





Item 3.

**1800 N FRANCES
TRACT 1
GENE KELLY SUBDIVISION**

Property Owner: HOMELESS HEROES HOUSE INC.
C/O: CHARLES H. CLARK

Other Interested Parties: None

Notification Results: Letter Neither Signed For Nor Returned

Attachments: Dangerous Building Checklist
Substandard Building Assessment Form
Photos of the structure

DANGEROUS BUILDING CHECKLIST

Address: 1800 N. FRANCES

Legal Description: TRACT 1 - GENE KELLY SUBDIVISION

Property Owner: HOMELESS HEROES HOUSE INC. - C/O: CHARLES H. CLARK

Date	Initial	
<u>1-23-16</u>	<u>BC</u>	Identify structure as dangerous. (Building Assessment Form) Add photos to file.
<u>1-23</u>	<u>BD</u>	Check for permits. Add copy to file, if current. <i>Last issued permit:</i> _____
<u>1-23</u>	<u>BN</u>	Structure Occupied. Y <input checked="" type="checkbox"/> (Owner or vagrants)
<u>1-23</u>	<u>BD</u>	Utilities Active. Y <input checked="" type="checkbox"/> (Gas/Electric)
<u>1-23</u>	<u>BD</u>	Water Active. Y <input checked="" type="checkbox"/> <i>Last active date:</i> _____
<u>1-29/16</u>	<u>GD</u>	Finalize Agenda - approved by Director.
<u>11/6/15</u>	<u>GD</u>	Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005) <i>Date Mailed:</i> <u>11/6/15</u>
<u>11/17/15</u>	<u>TC</u>	Post " Dangerous Building " placard thirty (30) days prior to meeting. Add photo to file. <i>Date Placard Posted:</i> <u>11/17/15</u>
<u>11/14/16</u>	<u>GD</u>	Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). <i>Publication Date:</i> <u>11/17/16</u>
<u>1/22/16</u>	<u>GD</u>	Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested). <i>Date Mailed:</i> <u>1/22/16</u>
<u>1-23</u>	<u>BD</u>	Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. <i>Date Posted:</i> _____
<u>1/29/14</u>	<u>GD</u>	Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web.
<u>1/29/14</u>	<u>GD</u>	Post agenda , on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting.
_____	_____	Within 24 hours prior to meeting, Building Official visually verifies status of structure.
_____	_____	Conduct hearing with the Building and Standards Commission. <i>Date of Hearing:</i> _____
_____	_____	Prepare and have Chairman sign BSC Orders .
_____	_____	Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.
_____	_____	Within ten (10) days, run " Notice of Order(s) of the Commission " ad in newspaper (clock starts when order is published).
_____	_____	After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.
_____	_____	If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a " Notice of Substantial Compliance " is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

SUBSTANDARD BUILDING ASSESSMENT FORM

Address: 1800 N FRANCES Lot: 1 Block: _____

Subdivision: TRACT 1-GENE KELLY SUBDIVISION

Are there interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base? No

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? Yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? Yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? Yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? Yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? Yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? Yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? Yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? No

Additional Conditions/Comments: vacant for 10 years, severely deteriorated interior, frequented by vagrants, electrical + plumbing ~~partly~~ stripped

Inspected by: Phillips

Date: 1-23-10

1800 N. FRANCES – TRACT 1

ITEM 3



1800 N. FRANCES – TRACT 1

ITEM 3



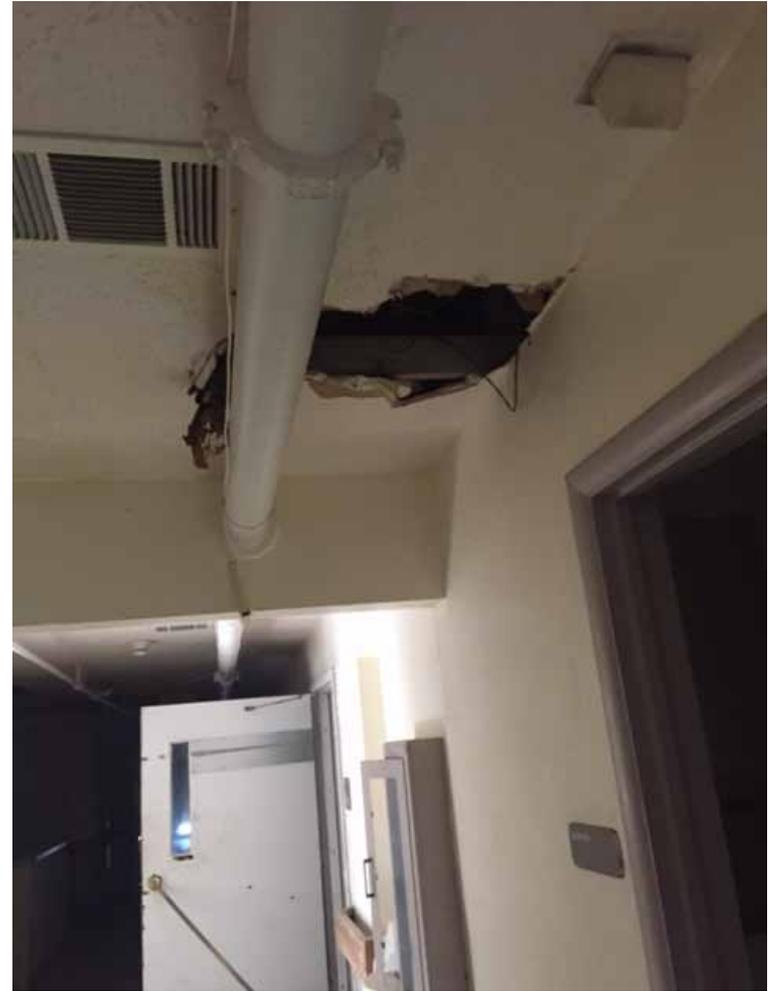
1800 N. FRANCES – TRACT 1

ITEM 3



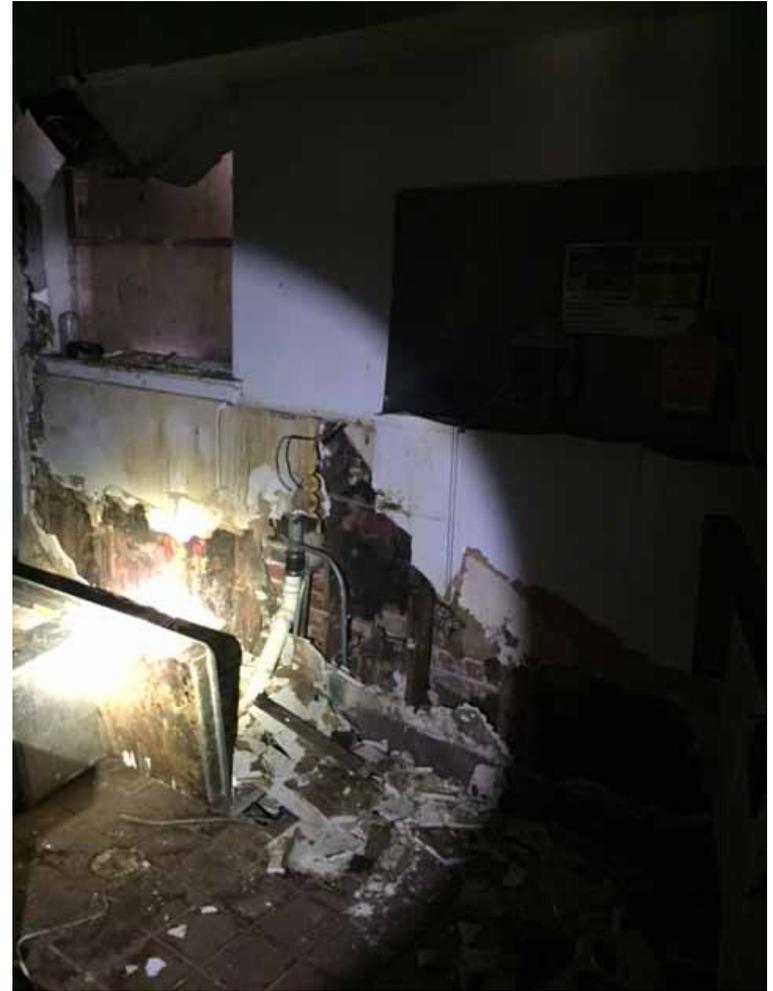
1800 N. FRANCES – TRACT 1

ITEM 3



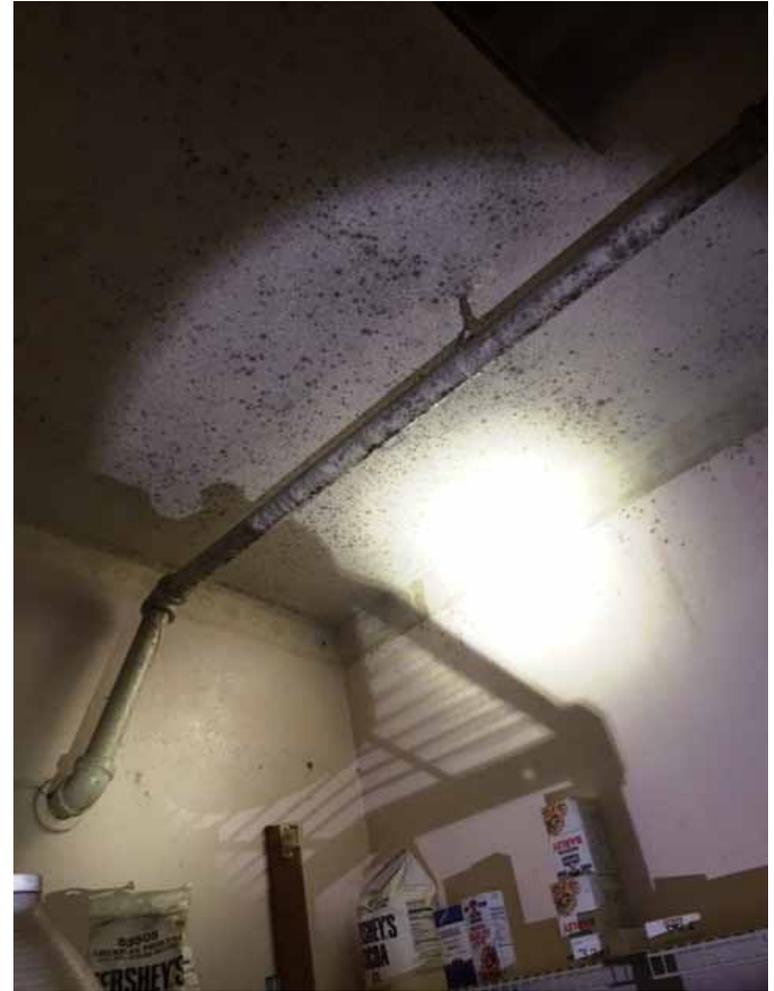
1800 N. FRANCES – TRACT 1

ITEM 3



1800 N. FRANCES – TRACT 1

ITEM 3



1800 N. FRANCES – TRACT 1

ITEM 3



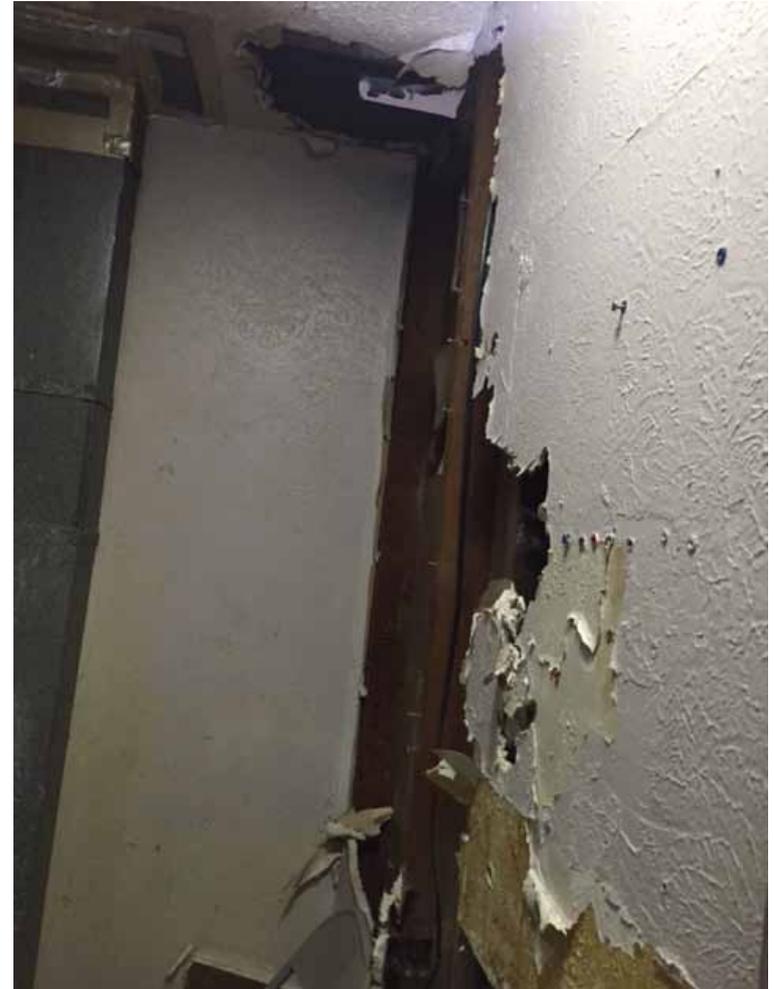
1800 N. FRANCES – TRACT 1

ITEM 3



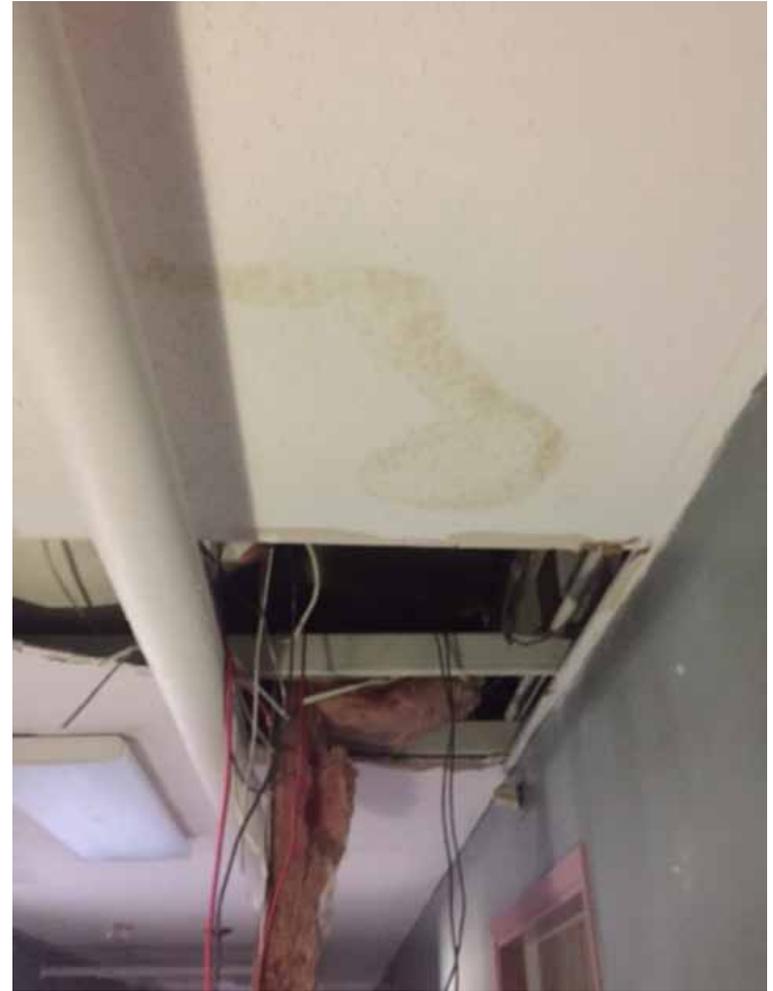
1800 N. FRANCES – TRACT 1

ITEM 3



1800 N. FRANCES – TRACT 1

ITEM 3



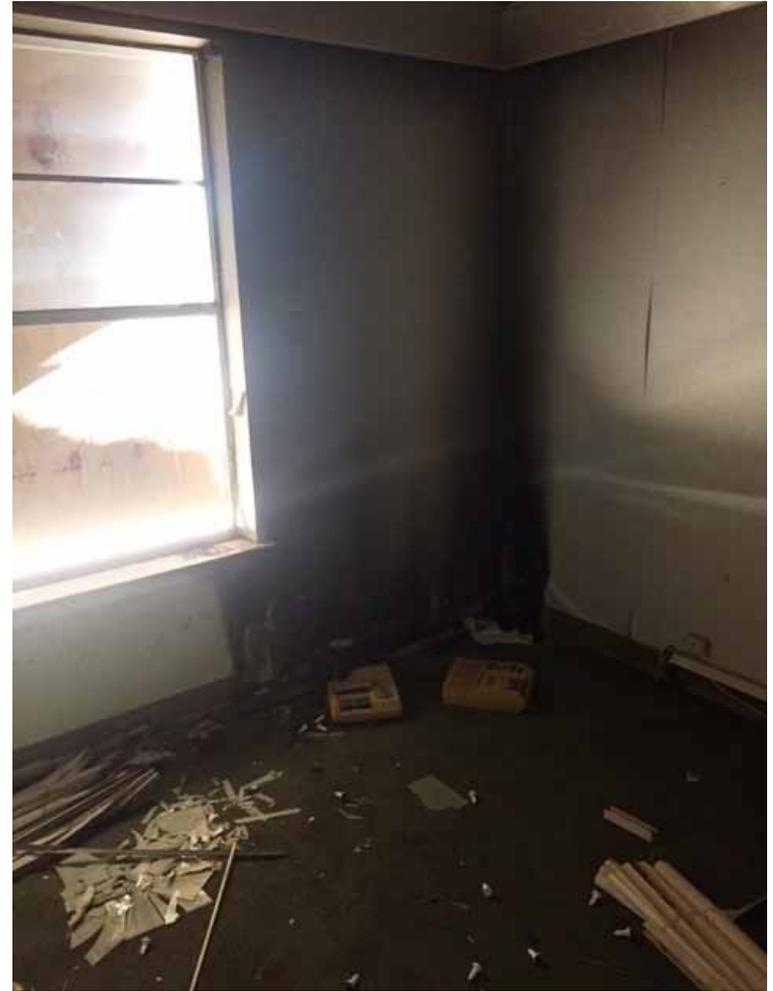
1800 N. FRANCES – TRACT 1

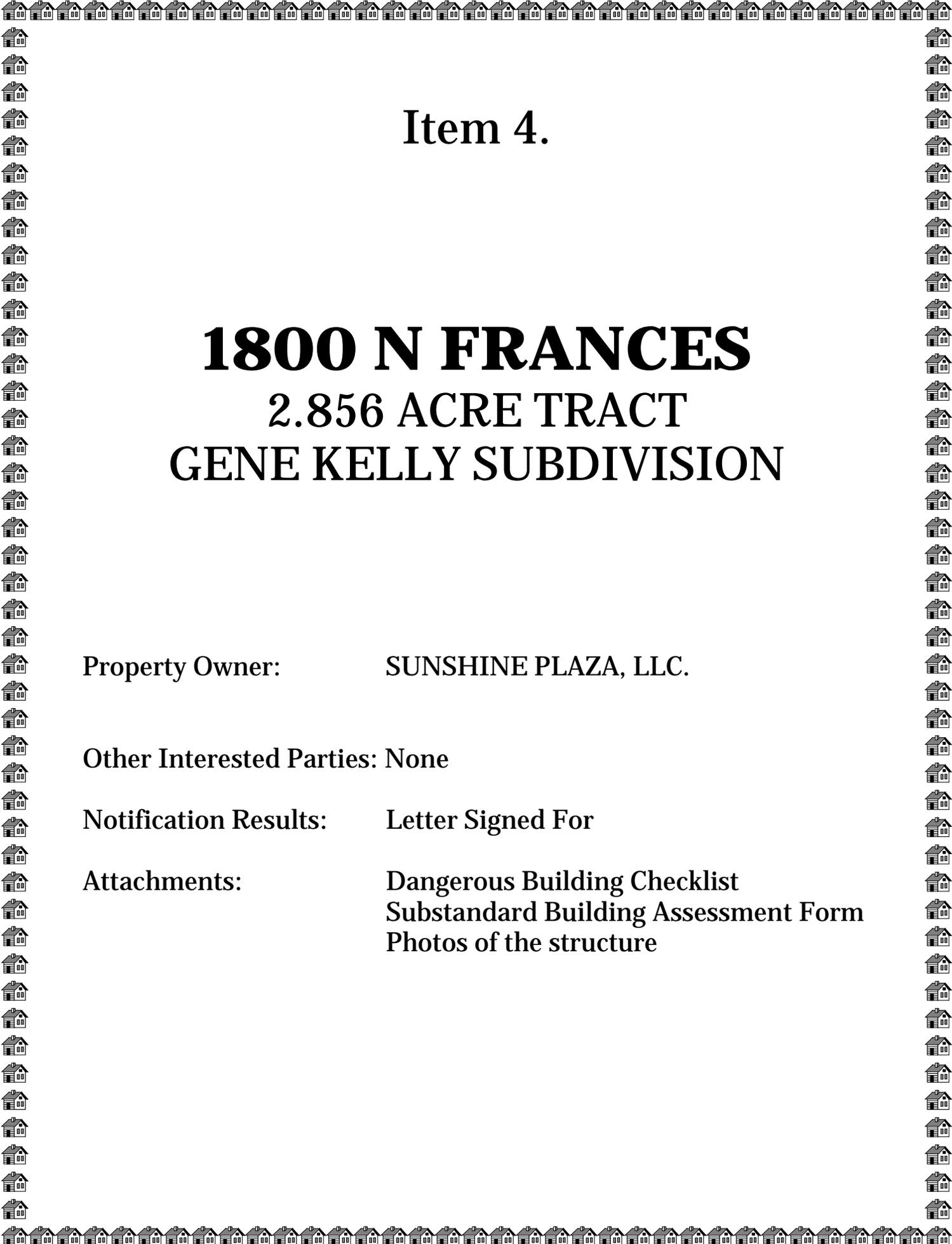
ITEM 3



1800 N. FRANCES – TRACT 1

ITEM 3





Item 4.

1800 N FRANCES
2.856 ACRE TRACT
GENE KELLY SUBDIVISION

Property Owner: SUNSHINE PLAZA, LLC.

Other Interested Parties: None

Notification Results: Letter Signed For

Attachments: Dangerous Building Checklist
Substandard Building Assessment Form
Photos of the structure

SUBSTANDARD BUILDING ASSESSMENT FORM

Address: 1800 N FRANCES Lot: _____ Block: _____

Subdivision: 2.856 ACRE TRACT GENE KELLY SUBDIVISION

Are there interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base? No

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? No

Additional Conditions/Comments: Damaged Roof, deteriorated interior walls, rotted eaves & fascia, frequented by vagrants

Inspected by: Phillips

Date: 1-23-16

1800 N. FRANCES – 2.856 ACRE LOT

ITEM 4



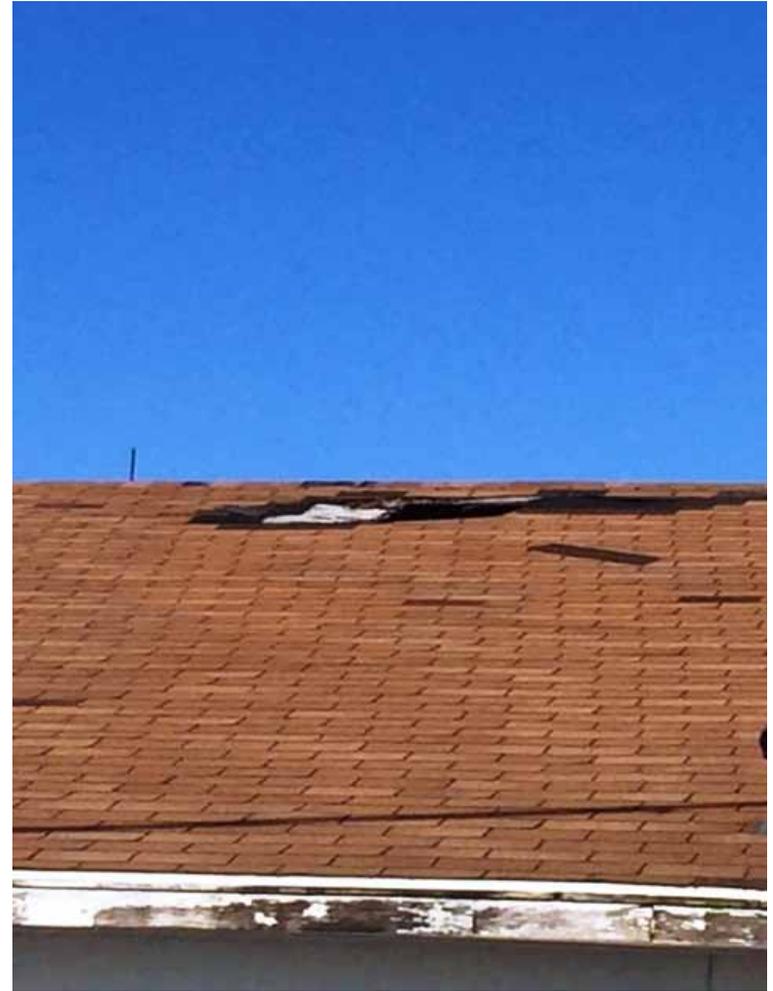
1800 N. FRANCES – 2.856 ACRE LOT

ITEM 4



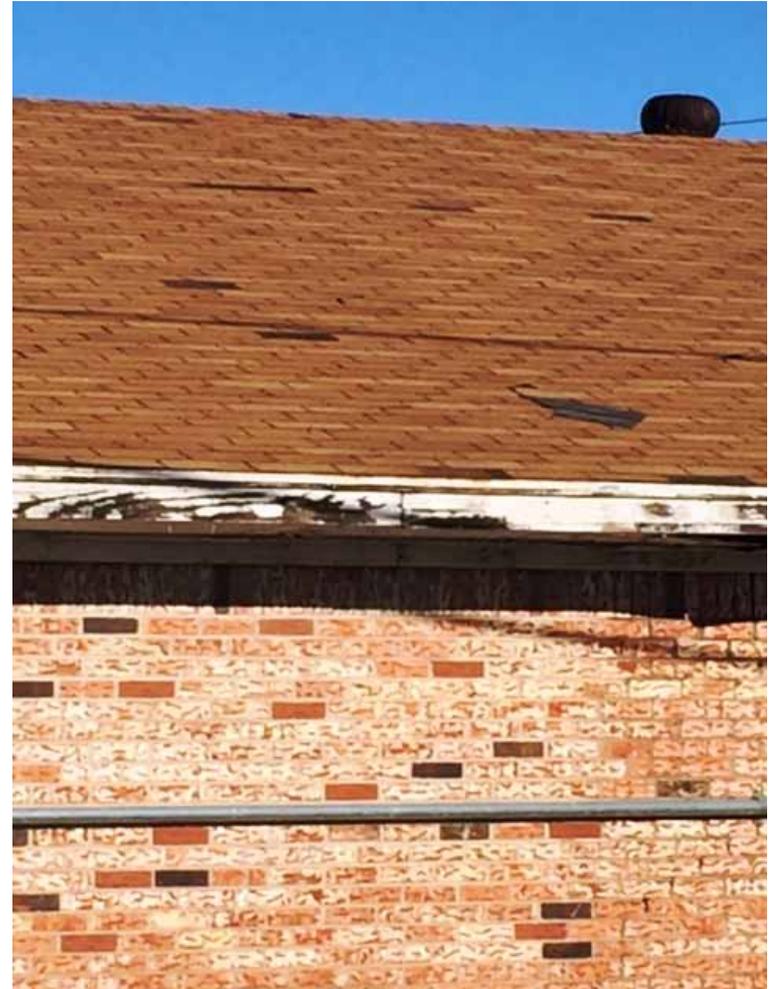
1800 N. FRANCES – 2.856 ACRE LOT

ITEM 4



1800 N. FRANCES – 2.856 ACRE LOT

ITEM 4



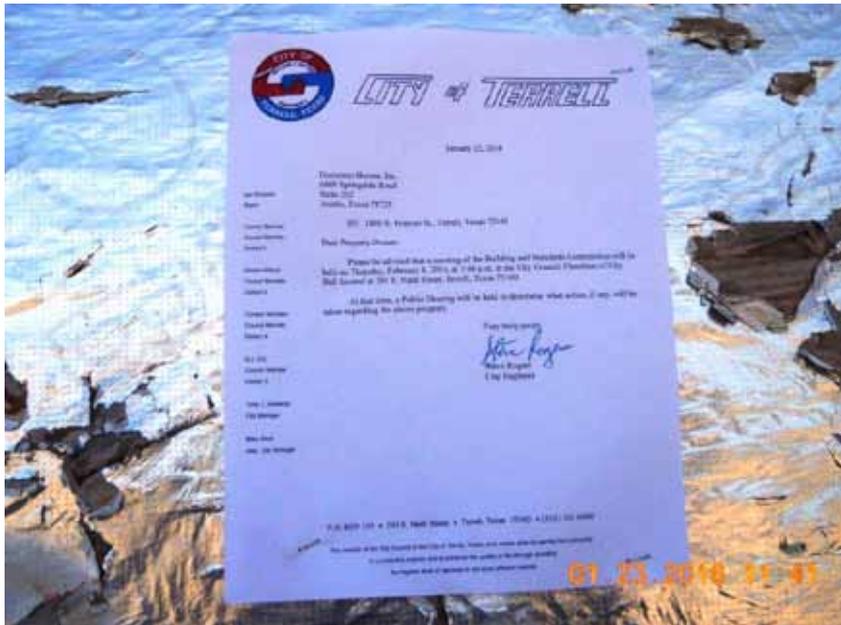
1800 N. FRANCES – 2.856 ACRE LOT

ITEM 4



1800 N. FRANCES – 2.856 ACRE LOT

ITEM 4



1800 N. FRANCES – 2.856 ACRE LOT

ITEM 4



1800 N. FRANCES – 2.856 ACRE LOT

ITEM 4



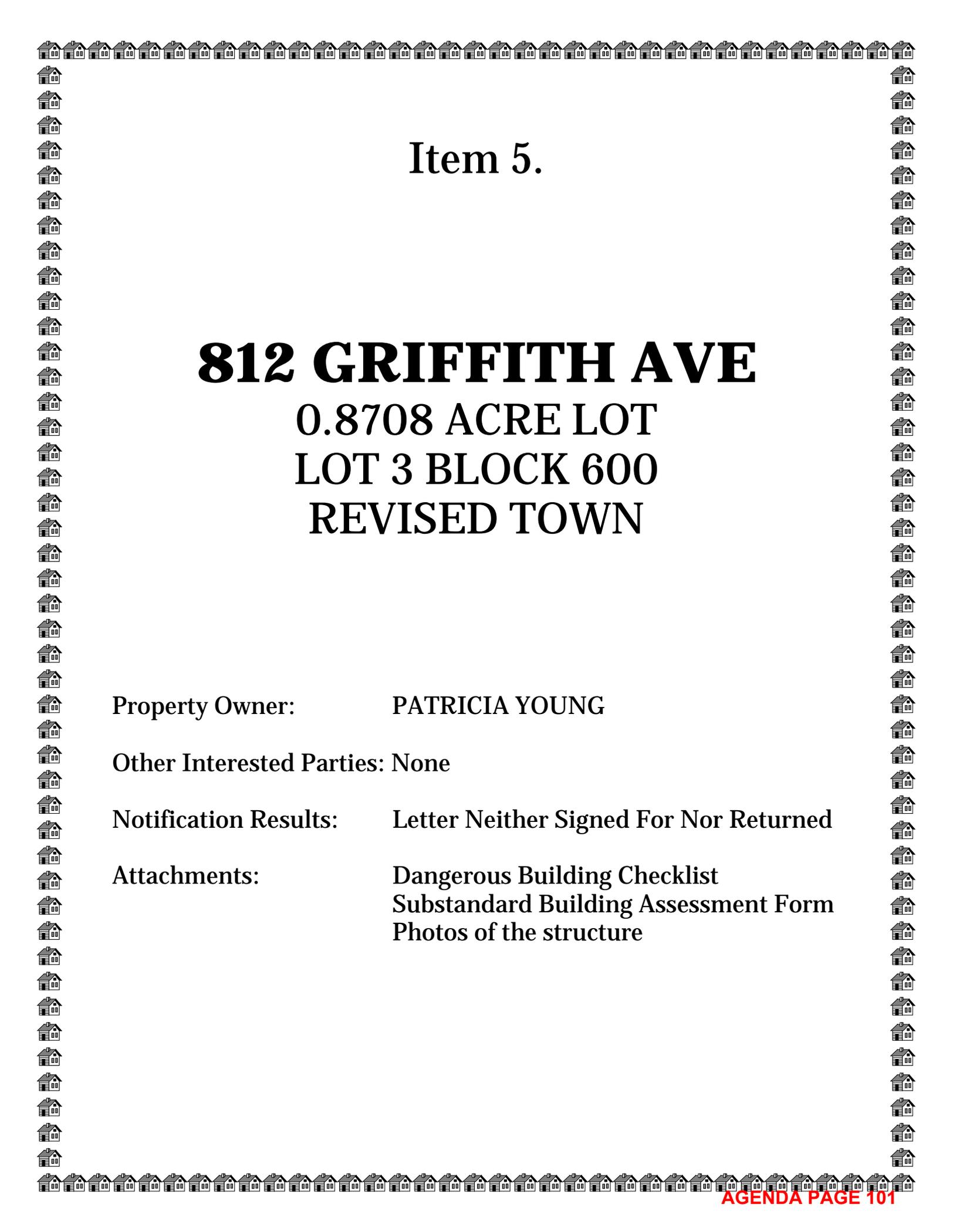
1800 N. FRANCES – 2.856 ACRE LOT ITEM 4



1800 N. FRANCES – 2.856 ACRE LOT

ITEM 4





Item 5.

812 GRIFFITH AVE
0.8708 ACRE LOT
LOT 3 BLOCK 600
REVISED TOWN

Property Owner: PATRICIA YOUNG

Other Interested Parties: None

Notification Results: Letter Neither Signed For Nor Returned

Attachments: Dangerous Building Checklist
Substandard Building Assessment Form
Photos of the structure

DANGEROUS BUILDING CHECKLIST

Address: 812 GRIFFITH AVE

Legal Description: 0.8708 ACRE LOT 3 BLOCK 600 - REVISED TOWN

Property Owner: PATRICIA YOUNG

Date	Initial	
<u>10-25-15</u>	<u>BP</u>	Identify structure as dangerous. (Building Assessment Form) Add photos to file.
<u>10-25</u>	<u>BP</u>	Check for permits. Add copy to file, if current. <i>Last issued permit:</i> <u>H/A</u>
<u>10-25</u>	<u>BP</u>	Structure Occupied. Y <input checked="" type="radio"/> N (Owner or vagrants)
<u>10-25</u>	<u>BP</u>	Utilities Active. Y <input checked="" type="radio"/> N (Gas/Electric)
<u>10-25</u>	<u>BP</u>	Water Active. Y <input checked="" type="radio"/> N <i>Last active date:</i> _____
<u>1/29/14</u>	<u>GD</u>	Finalize Agenda - approved by Director.
<u>1/6/15</u>	<u>GD</u>	Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005) <i>Date Mailed:</i> <u>1/6/15</u>
<u>10-25</u>	<u>BP</u>	Post "Dangerous Building" placard thirty (30) days prior to meeting. Add photo to file. <i>Date Placard Posted:</i> <u>10-25-15</u>
<u>1/14/14</u>	<u>GD</u>	Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). <i>Publication Date:</i> <u>1/17/14</u>
<u>1/22/14</u>	<u>GD</u>	Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested). <i>Date Mailed:</i> <u>1/22/14</u>
<u>1-28-16</u>	<u>BP</u>	Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. <i>Date Posted:</i> _____
<u>1/29/14</u>	<u>GD</u>	Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web.
<u>1/29/14</u>	<u>GD</u>	Post agenda , on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting.
_____	_____	Within 24 hours prior to meeting, Building Official visually verifies status of structure.
_____	_____	Conduct hearing with the Building and Standards Commission. <i>Date of Hearing:</i> _____
_____	_____	Prepare and have Chairman sign BSC Orders .
_____	_____	Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.
_____	_____	Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published).
_____	_____	After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.
_____	_____	If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a "Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

SUBSTANDARD BUILDING ASSESSMENT FORM

Address: 812 GRIFFITH AVE Lot: 3 Block: 600

Subdivision: 0.8708 ACRE - REVISED TOWN

Are there interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base? _____

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? ✓

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? _____

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? ✓

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? ✓

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? ✓

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? ✓

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? ✓

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? NO

Additional Conditions/Comments: Plumbing, Electrical, HVAC has been stripped, interior walls destroyed, including load bearing walls, holes in ceiling, mold, water stains, rafters, house has been frequented by vagrants

Inspected by: Phillips

Date: 1-23-16



USPS Tracking®

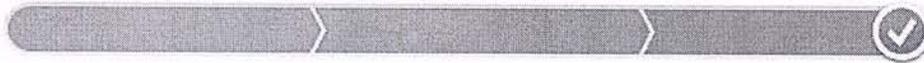


Customer Service ›
Have questions? We're here to help.



Get Easy Tracking Updates ›
Sign up for My USPS.

Tracking Number: 70123050000234807383



Delivered

Product & Tracking Information

Postal Product:
First-Class Mail®

Features:
Certified Mail™ Return Receipt

See tracking for related item: 9590940214675329047077

Available Actions

Text Updates

Email Updates

DATE & TIME	STATUS OF ITEM	LOCATION
January 26, 2016 , 9:56 am	Delivered	TERRELL, TX 75160
Your item was delivered at 9:56 am on January 26, 2016 in TERRELL, TX 75160.		
January 25, 2016 , 10:16 am	Notice Left (No Authorized Recipient Available)	TERRELL, TX 75160
January 25, 2016 , 9:01 am	Out for Delivery	TERRELL, TX 75160
January 25, 2016 , 8:51 am	Sorting Complete	TERRELL, TX 75160
January 25, 2016 , 8:02 am	Arrived at Unit	TERRELL, TX 75160
January 24, 2016 , 5:48 am	Departed USPS Facility	DALLAS, TX 75260
January 23, 2016 , 7:57 am	Arrived at USPS Facility	DALLAS, TX 75260
January 23, 2016 , 5:50 am	Departed USPS Facility	NTX P&DC
January 22, 2016 , 11:49 pm	Arrived at USPS Facility	NTX P&DC
January 22, 2016 , 5:02 pm	Departed Post Office	TERRELL, TX 75160
January 22, 2016 , 4:33 pm	Acceptance	TERRELL, TX 75160

Track Another Package

Tracking (or receipt) number

70123050000234807383

Track It

Manage Incoming Packages

Track all your packages from a dashboard.
No tracking numbers necessary.

Sign up for My USPS ›



Terrell Police Department
201 E Nash Terrell , TX 75160

Call Taker Mary.Terry-327658	CFS Report CFS # - 15-005698
---------------------------------	---------------------------------

Base Information

Call When 02/26/2015 10:26:14 Create When 02/26/2015 10:26:29 Close When 02/26/2015 10:44:29 Disposition No Report

Location of Occurrence

Address 812 GRIFFITH AVE, TERRELL	Zip	County
Landmark	ESN 81	Map Grid
		Primary 6411

Location of Caller

Address	Caller Name 6411	Caller Phone	How Received	OFFICER INITIATED
---------	------------------	--------------	--------------	-------------------

Cross Street High WALNUT ST Cross Street Low GRIFFITH CT InProgress

From-To Directions Priority Low

EMS EAST TEXAS Fire TERRELL FD Law TERRELL PD

Law Tract	Area	BEAT 113	District DIST 11	Grid	Work Area
-----------	------	----------	------------------	------	-----------

EMS Dispatch Level Fire Dispatch Level Law Dispatch Level

Call Disciplines F,L, Assigned Disciplines L, Assigned Disciplines NP L,

Dispositions

Disposition	Assigned When	User
No Report	02/26/2015 10:44:29	Mary.Terry

Call Types

Call Type	Assigned When	User	InActive
Security Check	02/26/2015 10:26:29	Mary.Terry	<input type="checkbox"/>

Unit Times

Unit	Department	Unit Type	When	Status Notes	User
6411 (Johns, Steven Wayne)	_POLICE	Patrol	02/26/2015 10:26:29	At Scene	Mary.Terry
6413 (Sanchez, Miguel)	_POLICE	Patrol	02/26/2015 10:28:24	Dispatched	Mary.Terry
6413 (Sanchez, Miguel)	_POLICE	Patrol	02/26/2015 10:28:27	Enroute	Mary.Terry
6423 (Hauger, Nathan E)	_POLICE	Patrol	02/26/2015 10:31:47	Dispatched	Mary.Terry
6423 (Hauger, Nathan E)	_POLICE	Patrol	02/26/2015 10:31:49	At Scene	Mary.Terry
6413 (Sanchez, Miguel)	_POLICE	Patrol	02/26/2015 10:31:50	At Scene	Mary.Terry
6411 (Johns, Steven Wayne)	_POLICE	Patrol	02/26/2015 10:44:29	Clear	Mary.Terry
6413 (Sanchez, Miguel)	_POLICE	Patrol	02/26/2015 10:44:29	Clear	Mary.Terry
6423 (Hauger, Nathan E)	_POLICE	Patrol	02/26/2015 10:44:29	Clear	Mary.Terry

Incident Locations

Address: 812 GRIFFITH AVE, TERRELL User: Mary.Terry
 When: 02/26/2015 10:26:29 Latitude: 32.751096 Longitude: -96.289417 Source: MapPoint

Vehicle|Person Information

Call Taker

Mary.Terry-327658

CFS Report
CFS # - 15-005698

Name: OLN: State: TX Sex: Race: DOB:

Discipline: E,F,L,R,O, Type: OTHER Unit: Phone:

Person Description:

Tag: Tag State: TX Tag Year: Tag Type: Searched Consented When: 02/26/2015 10:26:29

Make/Model/Year/Color/VIN/Desc: / / / / /

Caller Names

Caller Name	When	User	Caller Name	When	User
6411	02/26/2015 10:26:29	Mary.Terry			

Initial Statement

Statement: abandoned house

Notes

Mary.Terry 02/26/2015 10:28:20 E,F,L,R,O,
6411 advised open back door

Mary.Terry 02/26/2015 10:29:31 E,F,L,R,O,
6411 advised to notify CE to secure the door

RELEASED BY
OPEN RECORD
REQUEST
TERRELL POLICE DEPT.

DATE

Terrell Police Department
201 E Nash Terrell , TX 75160

Call Taker CFS Report
 Lora.Morris-327568 CFS # - 15-006558

Base Information

Call When 03/07/2015 14:33:01 Create When 03/07/2015 14:33:08 Close When 03/07/2015 14:33:11 Disposition No Report

Location of Occurrence

Address 812 GRIFFITH AVE, TERRELL Zip County
 Landmark ESN 81 Map Grid Primary 6411

Location of Caller

Address
 Caller Name 6411 Caller Phone How Received OFFICER INITIATED

Cross Street High WALNUT ST Cross Street Low GRIFFITH CT InProgress
 From-To Directions Priority Low
 EMS EAST TEXAS Fire TERRELL FD Law TERRELL PD
 Law Tract Area BEAT 113 District DIST 11 Grid Work Area
 EMS Dispatch Level Fire Dispatch Level Law Dispatch Level
 Call Disciplines F,L, Assigned Disciplines L, Assigned Disciplines NP L,

Dispositions

Disposition	Assigned When	User
No Report	03/07/2015 14:33:11	Lora.Morris

Call Types

Call Type	Assigned When	User	InActive
Security Check	03/07/2015 14:33:08	Lora.Morris	<input type="checkbox"/>

Unit Times

Unit	Department	Unit Type	When	Status Notes	User
6411 (Johns, Steven Wayne)	_POLICE	Patrol	03/07/2015 14:33:08	At Scene	Lora.Morris
6411 (Johns, Steven Wayne)	_POLICE	Patrol	03/07/2015 14:33:11	Clear	Lora.Morris

Incident Locations

Address: 812 GRIFFITH AVE, TERRELL User: Lora.Morris
 When: 03/07/2015 14:33:08 Latitude: Longitude: Source: None_Unknown

Vehicle|Person Information

Name: OLN: State: TX Sex: Race: DOB:
 Discipline: E,F,L,R,O, Type: OTHER Unit: 6411 Phone:
 Person Description:
 Tag: Tag State: TX Tag Year: Tag Type: Searched Consented When: 03/07/2015 14:33:08
 Make/Model/Year/Color/VIN/Desc: / / / / /

Call Taker
Lora.Morris-327568

CFS Report
CFS # - 15-006558

Caller Names

Caller Name	When	User	Caller Name	When	User
6411	03/07/2015 14:33:08	Lora.Morris			

RELEASED BY
OPEN RECORD
REQUEST
TERRELL POLICE DEPT.

DATE

Terrell Police Department
201 E Nash Terrell , TX 75160

Call Taker Marcella.Cobb-321679	CFS Report CFS # - 15-028270
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Base Information

Call When 10/07/2015 12:11:39 Create When 10/07/2015 12:12:03 Close When 10/07/2015 12:20:13 Disposition No Report

Location of Occurrence

Address 812 GRIFFITH AVE, TERRELL	Zip	County
Landmark	ESN 81	Map Grid
		Primary 6411

Location of Caller

Address 812 GRIFFITH AVE, TERRELL			
Caller Name 6411	Caller Phone	How Received	OFFICER INITIATED

Cross Street High WALNUT ST	Cross Street Low GRIFFITH CT	InProgress <input type="checkbox"/>		
From-To Directions		Priority Low		
EMS EAST TEXAS	Fire TERRELL FD	Law TERRELL PD		
Law Tract	Area BEAT 113	District DIST 11	Grid	Work Area
EMS Dispatch Level	Fire Dispatch Level	Law Dispatch Level		
Call Disciplines F,L,	Assigned Disciplines L,	Assigned Disciplines NP L,		

Dispositions

Disposition	Assigned When	User
No Report	10/07/2015 12:20:13	Lora.Morris

Call Types

Call Type	Assigned When	User	InActive
Security Check	10/07/2015 12:12:03	Marcella.Cobb	<input type="checkbox"/>

Unit Times

Unit	Department	Unit Type	When	Status Notes	User
6411 (Johns, Steven Wayne)	_POLICE	Patrol	10/07/2015 12:12:03	At Scene	Marcella.Cobb
6411 (Johns, Steven Wayne)	_POLICE	Patrol	10/07/2015 12:18:14	Clear	MU

Incident Locations

Address: 812 GRIFFITH AVE, TERRELL	User: Marcella.Cobb		
When: 10/07/2015 12:12:03	Latitude: 32.751096	Longitude: -96.289417	Source: MapPoint

Vehicle|Person Information

Name:	OLN:	State: TX	Sex:	Race:	DOB:
	Discipline: E,F,L,R,O, Type: OTHER	Unit:			Phone:
Person Description:					
Tag:	Tag State: TX	Tag Year:	Tag Type:	Searched <input type="checkbox"/>	Consented <input type="checkbox"/>
When: 10/07/2015 12:12:03					
Make/Model/Year/Color/VIN/Desc: / / / / /					

Call Taker
Marcella.Cobb-321679

CFS Report
CFS # - 15-028270

Caller Names

Caller Name	When	User	Caller Name	When	User
6411	10/07/2015 12:12:03	Marcella.Cobb			

Notes

Marcella.Cobb 10/07/2015 12:14:25 E,F,L,R,O,
411 advised call code enforcement to let them know address is unsecure

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DATE

Terrell Police Department
201 E Nash Terrell , TX 75160

Call Taker Heather.Buttram-321465	CFS Report CFS # - 15-032121
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Base Information

Call When 11/20/2015 14:36:28 Create When 11/20/2015 14:36:38 Close When 11/20/2015 14:48:15 Disposition No Report

Location of Occurrence

Address 812 GRIFFITH AVE, TERRELL Zip County
 Landmark ESN 81 Map Grid Primary 801

Location of Caller

Address 812 GRIFFITH AVE, TERRELL
 Caller Name 801 Caller Phone How Received OFFICER INITIATED

Cross Street High WALNUT ST Cross Street Low GRIFFITH CT InProgress
 From-To Directions Priority Medium
 EMS EAST TEXAS Fire TERRELL FD Law TERRELL PD
 Law Tract Area BEAT 113 District DIST 11 Grid Work Area
 EMS Dispatch Level Fire Dispatch Level Law Dispatch Level
 Call Disciplines L, Assigned Disciplines L, Assigned Disciplines NP L,

Dispositions

Disposition	Assigned When	User
No Report	11/20/2015 14:48:15	Heather.Buttram

Call Types

Call Type	Assigned When	User	InActive
Suspicious Person	11/20/2015 14:36:38	Heather.Buttram	<input type="checkbox"/>

Unit Times

Unit	Department	Unit Type	When	Status Notes	User
801 (Cooper, Tom S)	_POLICE	Patrol	11/20/2015 14:36:38	At Scene	Heather. Buttram
801 (Cooper, Tom S)	_POLICE	Patrol	11/20/2015 14:48:15	Clear	Heather. Buttram

Incident Locations

Address: 812 GRIFFITH AVE, TERRELL User: Heather.Buttram
 When: 11/20/2015 14:36:38 Latitude: 32.751096 Longitude: -96.289417 Source: MapPoint

Vehicle|Person Information

Name: OLN: State: TX Sex: Race: DOB:
 Discipline: E,F,L,R,O, Type: OTHER Unit: 801 Phone:
 Person Description:
 Tag: Tag State: TX Tag Year: Tag Type: Searched Consented When: 11/20/2015 14:36:38
 Make/Model/Year/Color/VIN/Desc: / / / / /

Terrell Police Department
201 E Nash Terrell , TX 75160

Call Taker Tina.Smallwood-325261	CFS Report CFS # - 16-000280
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Base Information

Call When 01/04/2016 16:51:44 Create When 01/04/2016 16:53:51 Close When 01/04/2016 17:29:37 Disposition No Report

Location of Occurrence

Address 812 GRIFFITH AVE, TERRELL	Zip	County
Landmark	ESN 81	Map Grid
		Primary 6213

Location of Caller

Address 812 GRIFFITH AVE, TERRELL			
Caller Name Michael Smith	Caller Phone	How Received	PHONE

Cross Street High WALNUT ST	Cross Street Low GRIFFITH CT	InProgress <input type="checkbox"/>
From-To Directions		Priority Medium
EMS EAST TEXAS	Fire TERRELL FD	Law TERRELL PD
Law Tract	Area BEAT 113	District DIST 11
		Grid
		Work Area
EMS Dispatch Level	Fire Dispatch Level	Law Dispatch Level
Call Disciplines L,	Assigned Disciplines L,	Assigned Disciplines NP L,

Dispositions

Disposition	Assigned When	User
No Report	01/04/2016 17:29:37	Tina.Smallwood

Call Types

Call Type	Assigned When	User	InActive
Suspicious Activity	01/04/2016 16:53:51	Tina.Smallwood	<input type="checkbox"/>

Unit Times

Unit	Department	Unit Type	When	Status Notes	User
6213 (Tramel, Weston Chase)	_POLICE	Patrol	01/04/2016 16:54:54	Dispatched	Tina.Smallwood
6223C (Mack, Jeremy)	_POLICE	Corporal	01/04/2016 16:54:59	Dispatched	Tina.Smallwood
6213 (Tramel, Weston Chase)	_POLICE	Patrol	01/04/2016 16:55:06	Enroute	Tina.Smallwood
6223C (Mack, Jeremy)	_POLICE	Corporal	01/04/2016 16:55:08	Enroute	Tina.Smallwood
6223C (Mack, Jeremy)	_POLICE	Corporal	01/04/2016 17:18:37	At Scene	Tina.Smallwood
6213 (Tramel, Weston Chase)	_POLICE	Patrol	01/04/2016 17:18:38	At Scene	Tina.Smallwood
6223C (Mack, Jeremy)	_POLICE	Corporal	01/04/2016 17:29:37	Clear	Tina.Smallwood
6213 (Tramel, Weston Chase)	_POLICE	Patrol	01/04/2016 17:29:37	Clear	Tina.Smallwood

Incident Locations

Address: 812 GRIFFITH AVE, TERRELL	User: Tina.Smallwood
When: 01/04/2016 16:53:51	Latitude: 32.751096
Longitude: -96.289417	Source: Map

Call Taker
Tina.Smallwood-325261

CFS Report
CFS # - 16-000280

Vehicle|Person Information

Name: OLN: State: TX Sex: Race: DOB:
Discipline: E,F,L,R,O, Type: OTHER Unit: Phone:

Person Description:

Tag: Tag State: TX Tag Year: 2016 Tag Type: TK Searched Consented When: 01/04/2016 16:56:00

Make/Model/Year/Color/VIN/Desc: Chev / / 2001 / GRN / 2001 Chev 4d Grn /

Name: Woodard, Charles Dueane OLN: State: TX Sex: M Race: W DOB: 08/26/1963
Discipline: E,F,L,R,O, Type: OTHER Unit: Phone:

Person Description:

Tag: Tag State: TX Tag Year: Tag Type: Searched Consented When: 01/04/2016 17:08:09

Make/Model/Year/Color/VIN/Desc: / / / / /

Caller Names

Caller Name	When	User	Caller Name	When	User
Michael Smith	01/04/2016 16:53:51	Tina.Smallwood			

Initial Statement

Statement: judge's son called him stating there are people around this house, no further descriptions from third party caller

Notes

Tina.Smallwood 01/04/2016 17:08:20 E,F,L,R,O,

[REDACTED]

Wrecker(s)

When: 01/04/2016 16:56:16 User: Tina.Smallwood Company Name: First Choice

Tag: Responded Description:

Notes:

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TERRELL POLICE DEPT.

DATE

Terrell Police Department
201 E Nash Terrell , TX 75160

Call Taker TCR0772	CFS Report CFS # - 16-002035
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Base Information

Call When 01/23/2016 10:33:31 Create When 01/23/2016 10:33:31 Close When 01/23/2016 11:06:50 Disposition No Report

Location of Occurrence

Address 812 GRIFFITH AVE, TERRELL	Zip	County
Landmark	ESN 81	Map Grid
		Primary 801

Location of Caller

Address 812 GRIFFITH AVE, TERRELL			
Caller Name 801	Caller Phone	How Received	Officer Initiated

Cross Street High WALNUT ST	Cross Street Low GRIFFITH CT	InProgress <input type="checkbox"/>		
From-To Directions		Priority		
EMS EAST TEXAS	Fire TERRELL FD	Law TERRELL PD		
Law Tract	Area BEAT 113	District DIST 11	Grid	Work Area
EMS Dispatch Level	Fire Dispatch Level	Law Dispatch Level		
Call Disciplines L,	Assigned Disciplines L,O,	Assigned Disciplines NP L,O,		

Dispositions

Disposition	Assigned When	User
No Report	01/23/2016 11:06:50	Lora.Morris

Call Types

Call Type	Assigned When	User	InActive
Warrant Service	01/23/2016 10:33:31	TCR0772	<input type="checkbox"/>

Unit Times

Unit	Department	Unit Type	When	Status Notes	User
801 (Cooper, Tom S)	_POLICE	Patrol	01/23/2016 10:33:31	Enroute	TCR0772
801 (Cooper, Tom S)	_POLICE	Patrol	01/23/2016 10:33:39	At Scene	MU
687 (Mendez, Ricky)	_POLICE	Code Enf	01/23/2016 10:41:29	At Scene	Lora.Morris
687 (Mendez, Ricky)	_POLICE	Code Enf	01/23/2016 10:54:50	Clear	Lora.Morris
801 (Cooper, Tom S)	_POLICE	Patrol	01/23/2016 10:58:14	Clear	MU

Incident Locations

Address: 812 GRIFFITH AVE, TERRELL	User: TCR0772		
When: 01/23/2016 10:33:31	Latitude:	Longitude:	Source: Mobile

Caller Names

Caller Name	When	User	Caller Name	When	User
801	01/23/2016 10:33:31	TCR0772			

Call Taker

TCR0772

CFS Report
CFS # - 16-002035

Notes

TCR0772 01/23/2016 10:33:31 E,F,L,R,O,
admin warrant to photo sub standard structure for Sbc

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OPEN RECORD
REQUEST
TERRELL POLICE DEPT.

DATE

812 GRIFFITH AVE



812 GRIFFITH AVE



812 GRIFFITH AVE



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