

**City of West Orange
Monday, September 26, 2022
Public Hearing & Special Session**

**West Orange Community Center
2700 Western Avenue (rear entrance)
West Orange, Texas
5:00 P.M.**

COUNCIL MEMBERS PRESENT:

Randy Branch
Michael Shugart, Sr.

Meritta Kennedy
Lanie Brown

Jay Odom

COUNCIL MEMBER ABSENT:

Brent Dearing

APPOINTED OFFICIALS PRESENT:

Chris Leavins
Theresa Van Meter

Mike Stelly

Jon Sherwin

OTHERS PRESENT:

Michael Corbett

Tammy Major

Chelsea Skinner

Call to Order

Mayor Branch called the hearing to order at 5:00 p.m. Council Member Shugart gave the invocation. The mayor then led in the Pledges of Allegiance to the American and Texas flags.

He stated that the purpose of the hearing was to allow for the discussion of the substandard and hazardous conditions of five specific properties within the city, along with possible remedies to these conditions. He then asked Mr. Corbett to address each property individually.

As photographs of each property were presented, Mr. Corbett explained the conditions of the following properties:

1. **2314 Bonham** – He stated that this is a metal building. The property is vacant, abandoned and not maintained. There is a hole in the north wall and the east wall has allowed water to damage the interior ceiling. A previous flood has weakened the floor. He does not believe this property to be a candidate for repair. Mr. Corbett further stated that this property is dilapidated, substandard and constitutes a hazard to the health, safety and welfare for the citizens of the city.

2. **4219 Holland** – This is a single-story frame house. It is a vacant property maintained by the owner, Ms. Tammy Major. There is some roof damage and floor joist damage. There are water stains on the living room ceiling and walls, as well as buckled wooden flooring in the living room. There are weak floors in limited areas in the kitchen, dining and living rooms. He does believe, however, that this property is a candidate for repair. Ms. Major has been in contact with Mr. Corbett and has informed him that she has been attempting to sell the property and there is currently a contract for purchase on it. He did add, however, that in its current condition, this property is dilapidated, substandard and constitutes a hazard to the health, safety and welfare for the citizens of the city.

Ms. Major and her realtor both spoke to the status of the sale of the property. It will be a cash sale. Her realtor explained that she has spoken with the buyer, and he has all intentions of renovating the home and it will be a rental when he is finished. The problem at the moment is that the purchaser is in Minnesota. Chief Stelly asked the realtor if the buyer was aware of the proceedings regarding the property. She responded that he was. Mayor Branch stated that the city would work with Mr. Torres (the buyer), but could not let the house sit there for two years before anything is done to it. He further stated that Mr. Torres will need to come in and present Mr. Corbett with a 90-day plan for rehab of the property.

Council Member Brown asked how long they anticipated it to take to close on the property. The realtor responded that it was set to close on Thursday, but there are some legal issues that may delay it a few days.

3. **2715 Houston** – Mr. Corbett reported that this is single-story frame house. It is vacant, unsecured, not maintained and abandoned. The house is open to the elements from open doors and windows. There had been an attempt to repair rotting, damaged sills and floor joists. The

walls are compromised. There are pier and beam foundation issues, along with water damage. He does not believe this property to be a candidate for repair. Mr. Corbett further stated that this property is dilapidated, substandard and constitutes a hazard to the health, safety and welfare for the citizens of the city.

4. **807 Jasper** – This is a single-story frame house. The yard is severely overgrown. The house is vacant, unsecure, abandoned and not maintained. The front door is lying on the front porch. The floor has collapsed in the front room. There are collapsed ceilings. There is a large hole in the north exterior wall. The structure has roof damage and severe water damage. Mr. Corbett believes the structure to be unsafe to enter and not a candidate for repair. He further stated that the property is dilapidated, substandard and constitutes a hazard to the health, safety and welfare for the citizens of the city.

5. **112 Joyce** – This is a single-story frame house. It is vacant and not maintained. There is roof damage and previous flooding has allowed severe water damage. Rotting flooring and floor joists make it unsafe to enter. Ceiling joists and walls are also water damaged. Interior mold is present. This property is not a candidate for repair. Mr. Corbett further stated that this property is dilapidated, substandard and constitutes a hazard to the health, safety and welfare for the citizens of the city.

With there being no further discussion brought forth regarding these properties in the Public Hearing, it was adjourned by Mayor Branch at 5:12 p.m.

Special Session

Mayor Branch called the Special Session to order at 5:12 p.m. He then asked for Council’s consideration on the following properties:

1. **2314 Bonham** - Mayor Pro-Tem Kennedy made a motion that the structure be given a cure date of thirty (30) days to be repaired, removed or demolished. Council Member Odom seconded her motion. With there being no discussion, Mayor Branch called for a vote; motion carried.

2. **4219 Holland** - Council Member Brown made a motion to table action on this property for thirty (30) days, pending the sale of the property and rehabilitation plans being submitted to Mr. Corbett. Council Member Shugart seconded her motion. The mayor called for a vote. Motion carried.

3. **2715 Houston** - Mayor Pro-Tem Kennedy made a motion that structure be given a cure date of thirty (30) days to be repaired, removed or demolished. Council Member Brown seconded her motion. With there being no discussion, Mayor Branch called for a vote; motion carried.

4. **807 Jasper** - Council Member Brown made a motion that the structure be given a cure date of thirty (30) days to be repaired, removed or demolished. Mayor Pro-Tem Kennedy seconded her motion. With there being no discussion, the mayor called for a vote; motion carried.

5. **112 Joyce** - Council Member Odom made a motion that the structure be given a cure date of thirty (30) days to be repaired, removed or demolished. Council Member Shugart seconded his motion. With there being no discussion, Mayor Branch called for a vote; motion carried.

Announcements

Mayor Branch then announced that the next Council meeting will be held on Monday, October 10, 2022, beginning at 5:00 p.m.

Adjourn

With there being no further business before Council, Mayor Branch adjourned the meeting at 5:19 p.m.



R R Branch

Randy Branch, Mayor

ATTEST:

Theresa Van Meter

Theresa Van Meter, City Secretary