

**MINUTES OF THE REGULAR MEETING
OF THE SUBSTANDARD BUILDING BOARD
OF THE CITY OF NORTH RICHLAND HILLS, TEXAS,
HELD AT THE COUNCIL WORKROOM, 4301 CITY POINT DRIVE
JULY 10, 2018**

The Substandard Building Board of the City of North Richland Hills, Texas met on the 10th day of July 2018 at 6:00 p.m. in the Council Workroom.

Present:	Brian Crowson	Chairman, Place 6
	Lynn Motheral	Place 1
	Bill Wait	Place 2
	Deryl Brown	Place 3
	Billy Parks	Place 5
	Robert McCary	Place 7
Staff Members:	Stefanie Martinez	Director of Neighborhood Services
	Audrey Cappallo	Executive Secretary
	Kellie Brady	Assistant City Attorney
	Dave Pendley	Chief Building Official
	Dena Milner	Code Compliance Officer

1. CALL TO ORDER

Chairman Crowson called the meeting to order at 6:00 p.m.

Chairman Crowson introduced the new Board member Bill Wait, Place 2, to the Board.

2. APPROVAL OF MINUTES OF THE JUNE 12, 2018 SUBSTANDARD BUILDING BOARD MEETING.

MR. ROBERT MCCARY MOVED TO APPROVE THE MINUTES OF THE JUNE 12, 2018 SUBSTANDARD BUILDING BOARD MEETING. MR. BILL WAIT SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 6-0.

3. SBB 2018-64 PUBLIC HEARING AND CONSIDERATION WHETHER THE STRUCTURE ON THE PROPERTY LOCATED AT 8008 OAK KNOLL DRIVE KNOWN AS BLOCK 4, LOT 6, FOREST GLENN WEST PHASE II AN ADDITION IN THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS REMAINS SUBSTANDARD WITHIN THE MEANING OF THE CITY'S ORDINANCES AS WELL AS NON-COMPLIANCE WITH THE PREVIOUS ORDERS OF THE CITY OF NORTH RICHLAND HILLS SUBSTANDARD BUILDING BOARD.

APPROVED

Chairman Crowson called on Dena Milner, Code Compliance Officer, to present the case.

Ms. Milner informed the Board that the current owners of the property per tax records are MuRai Homes, LLC. and My Flipping Family, LLC. The lienholder is Independent Oaks Capital Funding, LLC. The owner, as shown on the county tax records, were notified by certified mail of this hearing on June 25, 2018 and the return receipt of delivery is dated June 27, 2018. At this time, North Richland Hills has issued all required building permits. The photos included in this presentation are true and accurate photos.

Ms. Milner presented an aerial photo of the property located at 8008 Oak Knoll Drive. Ms. Milner stated that the property is zoned R-2. The property is currently vacant.

Ms. Milner provided the Board with an overview of action taken to date for the structure located at 8008 Oak Knoll Drive.

- February 26, 2018 – Notice of Hearing was filed with the county clerk and posted on the structure. Photo presented.
- February 27, 2018 – The Notice of Hearing was mailed certified and regular.
- February 28, 2018 – Notice of Hearing was advertised in the Star Telegram.
- March 7, 2018 – A Residential, Remodel/Repair building permit was issued.
- March 13, 2018 – The Substandard Building Board heard the case, determined the structure to be substandard and ordered the property owners to obtain required permits within 15 days and bring the structure up to minimum standards within 90 days. Photo presented of the Order and the Scope of work provided by the owners.
- March 15, 2018 – All required sub permits had been obtained.
- March 8, 2018 to July 3, 2018 – 12 inspections were completed by NRH Building Inspectors.
- June 11, 2018 – The deadline for the owners to comply with the order of the SBB issued on March 13, 2018.
- June 25, 2018 – An inspection of the structure was completed. The repairs to the fire damaged structure had not been completed.
- June 25, 2018 – The Notice of Hearing was mailed, filed with the county clerk and posted on the structure.
- June 27, 2018 – The Notice of Hearing was advertised in the Star Telegram.

Ms. Milner presented the following photos:

- Photograph 1 was taken on June 25, 2018 and shows the Notice of Hearing posted on the front door of the structure.
- Photograph 2 was taken on March 12, 2018 and shows the front façade prior to the initial Substandard Building Board Hearing.
- Photograph 3 was taken on July 9, 2018 and shows the front façade. The roofing has been completed, but the required corrections to the roof structure were not made.
- Photograph 4 was taken on March 12, 2018 and shows the balcony floor. At that time, it was apparent that the column was sinking into the floor.
- Photograph 5 was taken on July 9, 2018 and shows that the floor has been repaired. This repair has not been inspected and approved by a NRH Building Inspector.
- Photograph 6 was taken on July 9, 2018 and shows wiring that appears to be complete, without installed fixtures. NRH Building Inspections has completed a rough electrical inspection and approved the work.
- Photograph 7 was taken on July 9, 2018 and shows plumbing work that appears to be almost complete. NRH Building Inspections has approved the plumbing.
- Photograph 8 was taken on June 25, 2018 and shows mechanical equipment and air ducts. NRH Building Inspections has completed a rough mechanical inspection and approved the work.
- Photographs 9 and 10 were taken on March 13, 2018 and June 25, 2018, which shows similar views of the interior of the structure. The repairs to the fire damaged structure are not complete.
- Photograph 11 was taken on July 9, 2018 and shows construction debris in the driveway.
- Photograph 12 was taken on June 25, 2018 and shows construction debris in the yard.

Ms. Milner advised the Board that it is the opinion of staff that the structure located at 8008 Oak Knoll remains substandard as this board found it to be on March 13, 2018. Staff recommends that the Substandard Building Board find the property owners to be in violation of the Board Order and order that:

- The owner be issued a civil penalty in accordance with Chapter 98, Sec. 98-470 in an amount not to exceed \$1,000.00 a day for each violation. The property owner was notified of the requirements of the ordinance and the owner's need to comply with the requirements per the Substandard Building Board Order issued on March 13, 2018. After notification, the property owner committed an act in

violation of the ordinance and the property remains substandard. The Code Compliance Division of the City of North Richland Hills recommends that the property owner be assessed a civil penalty in the amount of \$28,000.00, which is \$1,000.00 for each day the property has remained in violation of the Ordinances of the City of North Richland Hills.

Chairman Crowson asked Ms. Milner based on the scope of work provided by the owners at the previous meeting, what date they stated that the work would be completed by. Ms. Milner replied May 11, 2018.

Chairman Crowson asked if there was a reason why the property had not been demolished already. Ms. Martinez replied that the owners have put in a substantial amount of money into property and we have elected not to demolish the house but to bring the case back to the Board to seek civil penalties to see if that will motivate them to get this completed faster. Chairman Crowson asked Ms. Martinez why the Board's Order was disregarded. Martinez responded that the Order actually said to demolish and gave them a warning that if they failed to comply and civil penalties could be assessed.

Mr. Motheral asked what is causing the delay to get this property completed. Ms. Milner replied that she isn't sure what is causing the delay but she knows they are getting work done and have had inspections done but those inspections are not getting approved. Mr. Motheral asked Mr. Dave Pendley, Chief Building Official, the inspections that are not being approved, are they big issues or are they the small technical issues. Mr. Pendley responded it's slow going and part of it might be a learning curve. They are also most to the point to insulated. This is a very difficult project. This is a fire damage house. The most recent delay was the back patio. They found some of the repairs they could not approve and the work had to be redone which is almost completed.

Chairman Crowson opened the public hearing and asked for anyone wishing to speak on the item to come forward.

Mustafa Jawadwala stepped forward and stated he is the co-owner of the property located at 8008 Oak Knoll and Tracy Bennett is the other co-owner who was not present. Mustafa Jawadwala stated they have finished most of the work but have issues with inspections. He said they could have the house completed within the next two months. They have had issues with the inspections department as when the inspector would come out if he found any items wrong in an area he will say the inspection is over and leave. They do not inspect the rest of the house.

Chairman Crowson asked Mr. Jawadwala if all these inspections have slowed him down from getting the work completed. Mr. Jawadwala replied it mainly the miscommunication with the Building Inspection Department. Here are all the inspection reports done and trying to figure out what needs to be done with electrical, plumbing, HVAC, framing, basically all of it. Chairman Crowson asked if he was having problems with the contractors or with the City. Mr. Jawadwala stated it was both. There are some items that both himself and the contractor could not figure out so they had to call the inspections department and they would have to wait until an inspector came out to talk to them one on one so they could move forward. There are only small things now to be

done. we are motivated to get this done, and we have \$100,000 and more invested in this project including interest. We are ready to get this completed. Adding more fines and penalties is not really going to help us to move forward.

Chairman Crowson asked Mr. Jawadwala what he is going to do to bring this property up to standards and a timeframe. Mr. Jawadwala responded that he visited the property today and has been dealing with issues from the previous builder. We have been fixing those issues as well. The issue with the patio was 10 years ago and we are being asked to fix it. In addition, they said the windows on the second floor were too low and that was out of our control. The window were installed by the original builder and was not even affected by the fire. We did install the subfloors as Mr. Pendley requested. These additional repairs are adding to the delay. Chairman Crowson asked Mr. Jawadwala to provide dates when the work would be completed by and brought up to standards. Mr. Jawadwala replied what would be consider up to standards. The HVAC, electrical, plumbing, framing is 99% done, except for the outside patio. The only things left are the insulation, drywall, flooring and cosmetic stuff so two months max.

Chairman Crowson asked Mr. Pendley if he has a checklist of what they need to do to bring the property up to standards other than cosmetic stuff. Mr. Pendley replied that they have left them multiple inspection reports, as the Board can tell, and they are working on their last one. All this delay is really due to inexperience and not knowing the right terminology. He has gone out there trying to make things work better. The issue with the windows is that a current code was being applied to an older home. The windows were not removed so I made the call to allow those to stay. However, if the windows had been removed they would have been changing out those windows. Chairman Crowson asked if the codes on the windows had changed since the house was original built. Mr. Pendley replied the codes on the windows have changed since the house was original built. There was an issue that Mr. Jawadwala didn't understand where the framer had to triple the rafters because they were going to hold brick on top of it and requirement of that is to have them put treated lumber in those areas but they didn't use treated lumber so I went out there and told them to treat them the best they could and showed Tracy the areas that needed to be treated and we went back out a few days later and they had treated the wrong areas and had to deny that and they had to make the corrections on that. Issues like this have caused the delays. Chairman Crowson asked Mr. Pendley whom he has mainly been meeting with at the property. He replied it has mainly been Tracy Bennett. She was at the prior hearing. She is the person I have seen at the site mostly besides the subcontractors. We are getting there is just has taken some time.

Mr. Jawadwala asked what point does the house stop being substandard. Mr. Pendley replied when it is livable. It is needs to be waterproof, sheet rocked, and flooring installed. It substandard right now as it is not livable in its current condition. Even though the electrical and plumbing has been inspected, it is not useable at this time. You do not have fixtures installed yet so technically it is still substandard.

Chairman Crowson asked if there was anyone else wishing to speak on the item to come forward.

Eugene Oller with Independent Oaks Capital Funding, LLC stepped forward. We are the lending company for Murai homes and My Flipping Family LLC. They have made progress on the repairs. As the lender, we are comfortable with how the project is progressing and the work that has been done. Two months is reasonable amount of time to make the property safe and livable. I would ask that the Board please consider not assessing civil penalties and ask if the Board would allow an additional 2 months to complete the repairs.

Chairman Crowson closed the public hearing.

The Board discussed different timeframes and civil penalties.

MR. ROBERT McCARY MOVED TO ENTER THE FOLLOWING ORDER FOR SBB 2018-64 DETERMINING THAT PROPERTY LOCATED AT 8008 OAK KNOLL DRIVE KNOWN AS BLOCK 4, LOT 6, FOREST GLENN WEST PHASE II AN ADDITION IN THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, REMAINS SUBSTANDARD; AND ORDERED THAT ANY AND ALL CONDITIONS EXISTING ON THE PROPERTY THAT WOULD CAUSE THE PROPERTY TO BE CONSIDERED SUBSTANDARD UNDER THE NORTH RICHLAND HILLS CITY CODE SHALL BE REPAIRED OR ABATED WITH SIXTY (60) DAYS; AND IT IS FURTHER ORDER THAT FAILURE TO COMPLY WITH THE ORDER MAY RESULT IN THE SCHEDULING AND CONDUCTING OF A CIVIL PENALTY HEARING IN ORDER TO DETERMINE THE AMOUNT OF PENALTY TO BE PAID. THE CODE OF THE CITY OF NORTH RICHLAND HILLS, SEC. 98-470, ALLOWS THE ASSESSMENT OF A CIVIL PENALTY AMOUNT NOT TO EXCEED \$1,000.00 PER DAY PER VIOLATION UNLESS THE PROPERTY IS THE OWNER'S LAWFUL HOMESTEAD IN WHICH CASE THE CIVIL PENALTY AMOUNT NOT TO EXCEED \$10.00 PER DAY PER VIOLATION. MR. LYNN MOTHERAL SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 6-0.

- 4. SBB 2018-67 PUBLIC HEARING AND CONSIDERATION WHETHER THE PROPERTY LOCATED AT 4916 ELDORADO DRIVE KNOWN AS BLOCK D, LOT 22, RICHLAND OAKS AN ADDITION IN THE CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS IS IN VIOLATION OF CITY'S ORINANCES AND ORDER TO ABATE AND/OR ISSUE CIVIL PENALTIES.**

APPROVED

Chairman Crowson called on Stefanie Martinez, Director of Neighborhood Services, to present the case.

Ms. Martinez presented an aerial photo of the property located at 4916 Eldorado Drive. Ms. Martinez stated that the property is zoned R-1. The property is currently occupied.

Ms. Martinez provided the Board with an overview of action taken to date for the property located at 4916 Eldorado Drive.

- May 18, 2017 – Case Initiated & notice issued to Lafonda Dixon, property owner, for accumulation and outside storage.
- June 13, 2017 – Subsequent notice issued to Lafonda Dixon for accumulation and outside storage.
- July 1, 2017 – Probable Cause Affidavit issued to Lafonda Dixon for accumulation and outside storage.
- October 3, 2017 – Notices of Violation hand delivered and signed for by Lafonda Dixon regarding the stagnant water in the swimming pool.
- November 8, 2017 – Probable Cause Affidavit issued to Lafonda Dixon for accumulation and outside storage and stagnant water in the swimming pool.
- December 12, 2017 – The City prosecutor met with Ms. Dixon and allowed the property owner until December 15, 2017 to comply with the city's ordinances.
- December 18, 2017 – The property at 4916 Eldorado remained in violation.
- January 11, 2018 – An administrative search warrant was executed to inspect the property to confirm the conditions of the accumulation and swimming pool. The pool was actively being drained and the accumulation remained.
- January 17, 2018 – Notice of Violation outlining Chapter 54 and the city ordinances were mailed certified and regular to Ms. Dixon and Mr. Ponder at the Eldorado property establishing a 7 day deadline to comply.
- March 26, 2018 – Issued written notice of violation letter via mail to the property owner directed the property owner to abate the violations by April 5, 2018.
- April 26, 2018 – Administrative Search Warrant executed at the property by S. Martinez. An exterior inspection was conducted and the property was identified in violation of Chapter 34 regarding accumulation and stagnant water. The wood fence surrounding the yard and pool was also identified to be inadequate and damaged which could allow unauthorized access to the yard and the pool.
- May 23, 2018 - Administrative Search Warrant executed at the property by S. Martinez. An exterior inspection was conducted at the property. Stagnant water remained in the swimming pool. A City contractor was hired to drain the swimming pool at that date and time.
- June 6, 2018 – Notice and Order was issued to Ms. Lafonda Dixon for the inadequate fence, accumulation, and public nuisance at the location. Notice was mailed both certified and regular and hand delivered to the property. Ms. Dixon signed the notice as acknowledgement of the notice. Photo presented.

- June 13, 2018 – Officer Rayneice Jones visited the location after receiving additional calls about the conditions of the property. Pallets and debris were identified in the front yard and street.
- June 14, 2018 – Republic Waste Services was contacted by S Martinez to remove the excessive amount of debris at the curb and in the street.
- June 25, 2018 – Notice to Appear at the July 10, 2018 hearing was issued to the property owner via certified mail and regular mail.
- June 26, 2018 – Notice to Appear was posted on the property by Code Compliance Officer Rayneice Jones. Photo presented.
- July 9, 2018 – Director Martinez attempted to inspect the property. Mr. Ponder was outside when Ms. Martinez arrived but had walked inside or behind the fence. No one answered the front door. Director Martinez left the property.
- July 10, 2018 - Administrative Search Warrant executed at the property by S. Martinez. An exterior inspection was conducted at the property.

Ms. Martinez presented several photos of the property. Photos included:

- Front of the property taken from the street;
- Photo taken on May 23, 2018 of the pool with green stagnant water;
- Damaged furniture, Christmas tree in the middle of the yard, lumber and office chairs;
- A view from across the yard shows green pool, and additional building materials;
- Wood pallets in the yard, more wood pallets leaning against the fence, indoor furniture and lavatory items;
- Wood pallets;
- More building materials and children toys stacked up;
- Accumulation of appliances and other miscellaneous items;
- Household items;
- View of the back patio full of furniture and other items;
- Close up view of the back patio full of interior furniture, boxes and appliances;
- Photo taken on June 26, 2018 of the front yard with a sofa;
- Front yard with boxes and other items stored in the driveway;
- Camper and more materials stored in the planters on the west side of the house;
- Pallets had been brought to the street;
- Debris in the street that was removed by the city contractor by the city request;
- View of the gate broken with items on the trailer;
- Another photo of the debris that was removed by the city contractor;
- Trash bags, boards, and mirrors in the driveway;
- Bicycle, and same sofa sitting in the front yard on July 9, 2018;
- Photo of the gate repaired with new latching device;

- Another view of the front yard taken on July 10, 2018 showing the sofa remains in yard;
- View of the driveway with furniture being stored and a ceiling fan without blades taken on July 10, 2018;
- More items in the driveway bicycles, boxes, trash containers, bags, and carpet taken on July 10, 2018;
- Close up picture of the same area in the driveway;
- Entrance to the backyard showing wood fenced area with accumulation of items and discard wood behind it;
- Another view of that area in the backyard showing more items as mattresses, wood, chairs and other miscellaneous household items taken on July 10, 2018;
- Additional pallets in the backyard taken on July 10, 2018;
- Pots and other items that can hold water;
- More furniture in the driveway;
- Area in the backyard that has been cleaned but debris of pallets, wood and other items remain in that area;
- Backyard with buckets, crates and other building materials;
- More building material, pallets, furniture and plastic containers;
- Ice chest just open;
- Green stagnant water in the pool taken on July 10, 2018;
- Pool equipment. The pool pump does not look operational. There is not a power source available to the pool pump as it is severely damaged.

Ms. Martinez advised the Board that the property located at 4916 Eldorado Drive is in violation of each portion of the NRH Code of Ordinances referenced in this presentation and is a public nuisance. Staff recommends that the Substandard Building Board find the property to be a nuisance and order that:

- The items and conditions identified in violation of Chapter 34, Section 34-33 be removed within 30 days.
- If the owner fails to comply with such order authorize the City to enter on to the property, abate the nuisance, and remove the debris with costs to be assessed against the property owner. The City will place a lien on the property for the amount owed plus any accrued interest.
- A civil penalty be assessed against the property for failure to remove the accumulation from the property in accordance with Chapter 98, Sec 98-470 in the amount of \$340.00 which is \$10.00 per day that the property remained in violation of the Ordinances of the City of North Richland Hills since the Notice and Order was issued on June 6, 2018.

Chairman Crowson asked Ms. Martinez if the property was homestead. Ms. Martinez replied the property is owner occupied but did not know for a fact if the property was homestead through Tarrant County. Chairman Crowson asked if there was evidence of

rodents. Ms. Martinez replied that she had not observed any when she had been out at the property to inspect. However, she did see two cats today in the backyard during her inspection of the property. Chairman Crowson asked Ms. Martinez if any citations had been issued. Ms. Martinez responded yes, there have been several citations issued. Chairman Crowson asked if the citations had been paid. Ms. Martinez replied yes they had either been paid or Ms. Dixon had sat them out in jail. Chairman Crowson asked Ms. Martinez when that was. Ms. Martinez responded that the most recent citation issued was in April or May but is not sure of the exact date.

Mr. Brown asked Ms. Martinez to clarify the fees the City is requesting. Ms. Martinez responded that the first fee would be the contractor fee plus administrative and interest if the City had to hire a contractor to clean up the debris. The second fee would be the civil penalty that would issue by this Board specifically that the property owner in violation of the Notice and Order that was issued to the property owner on June 6, 2018. Mr. Brown asked Ms. Martinez to summarize the items that are in violation at the property. Ms. Martinez responded that all the accumulation and debris, the fence was repaired as of today, July 10, 2018 and the stagnant water in the pool. The city contractor drained the pool on May 23, 2018. Chairman Crowson asked completed drained. Ms. Martinez replied yes completely drained except for the minimal water that the pump could not get out which then was treated with mosquito dunks.

Chairman Crowson asked what the citations were issued for. Ms. Martinez replied that some of the citations were issued for accumulation/outdoor storage and stagnant water. Chairman Crowson asked if there was a violation for not having a fence around the pool and what would that ordinance be in violation. Ms. Martinez replied that would be a fencing violation, which is a zoning violation. I do not believe any of the citations issued were issued for that violation.

Chairman Crowson opened the public hearing and asked for anyone wishing to speak on the item to come forward.

Lafonda Dixon stepped forward and stated she is the owner of the property located at 4916 Eldorado Drive. Ms. Dixon informed the Board that she bought the house in 2006 and works evenings as a driver for Domino's. Her husband has mental health issues. The issue with the pool right now is that the pool pump is not working. Ms. Dixon stated she bought solar panels to connect the pool pump so that it would not cost her so much money for electricity but has not gotten the work done on that yet.

Chairman Crowson asked Ms. Dixon why fill the pool when the pool pump does not work. Ms. Dixon replied every time the pool is drained, it rains and causes the pool wall to separate.

Chairman Crowson asked if the accumulation started back in 2006. Ms. Dixon replied no, it started before that as she bought the house from her mother. The accumulation consist of items from her grandmother, mother, daughter, grandkids and deceased husband.

Chairman Crowson asked Ms. Dixon how she plans to remove all the accumulation within the timeframe the Board gives her. The property appears to be in bad shape. Ms. Dixon replied it is not as in bad shape as the picture shows it to be. Things just are moved around and gets wet and they are moved back to backyard. Ms. Dixon stated she did have many things at the curb but the trash people would not pick it up. They would not even pick up all the trash in the trash containers. Chairman Crowson suggested she should put little things at a time at the curb so the trash company will pick it up and not a bunch of things all at once which the trash people will not pick up. Ms. Dixon stated she received a bill from Republic Service for \$58 and does not know what that was about. She spent 5 days in jail for citations issued. She does not want to spend any more days in jail. She will put a little trash at a time at the curb on her trash days so it will get picked up.

Ms. Dixon stated the accumulation of the pallets were accumulated due to her working at the Food Bank. Chairman Crowson asked Ms. Dixon why at her house. Ms. Dixon replied that the pallets were left in her trailer.

Mr. McCary asked Ms. Dixon if an organization or company offered to help remove all the accumulation from her property for no charge, would you accept the help. Ms. Dixon replied yes she would absolutely accept the help. She has people helping her now.

Chairman Crowson asked Ms. Dixon if she is mowing the yard. Ms. Dixon replied yes.

Chairman Crowson closed the public hearing.

The Board discussed different timeframes and other options.

Ms. Martinez informed the Board that she visited with Ms. Dixon several times and even today, she made the recommendation to the younger gentleman here about downloading the landfill voucher from the city website that allows property owners to take a trailer full of debris down to the landfill free of charge. Ms. Martinez also delivered, on many visits, the application for our Neighborhood Initiative Program, which would allow us to bring out organizations that would be helpful to remove the items. Ms. Dixon has not completed the application or followed up on that program. Ms. Martinez wants to make it clear that the attempts have been made by the City to do everything we can aside from citations and this Board.

Chairman Crowson asked Ms. Dixon to please come back up to the front. Chairman Crowson asked Ms. Dixon if there are any reason why she does not want to get the landfill voucher or apply for NIP. Ms. Dixon replied no particular reason. She is asleep most of the times when Ms. Martinez comes over.

Mr. Parks moved that the board enter the following order concerning the property located at 4916 Eldorado Drive legally described as Block D, Lot 22 Richland Oaks in North Richland Hills; Tarrant County, Texas is in violation of City's Ordinances. Remove

all unlawful accumulations within thirty (30) days. If the property owner fails to comply fully to this order, the City is authorize to enter onto the property and abate the nuisance, remove the debris with cost being assessed against the property without any further notice given to the owner. The City will place a lien on the property on the amount owed plus any incurred interest. A civil penalty be assessed against the property for failure to remove the accumulation from the property in accordance with Chapter 98, Sec. 98-470 in the amount of \$340.00 which is \$10.00 per day that the property remained in violation of the Ordinances of the City of North Richland Hills since the Notice and Order was issued on June 6, 2018.

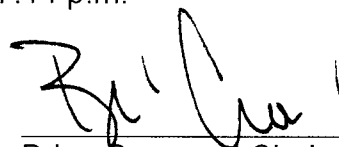
The Board discussed the current motion and amending to include draining the stagnant water.

MR. BILLY PARKS MOVED TO ENTER THE FOLLOWING AMENDED ORDER FOR SBB 2018-67 DETERMINING THAT PROPERTY LOCATED AT 4916 ELDORADO DRIVE KNOWN AS BLOCK D, LOT 22, RICHLAND OAKS AN ADDITION IN THE CITY OF NORTH RICHLAND HILLS IS IN VIOLATION OF CITY'S ORDINANCES; AND ORDERED THAT ALL UNLAWFUL ACCUMULATIONS BE REMOVED AND STAGNANT WATER BE DRAINED WITHIN THIRTY (30) DAYS TO COMPLY WITH THE STANDARDS SET FORTH IN THE CITY OF NORTH RICHLAND HILLS CODE OF ORDINANCES; IF THE OWNER FAILS TO REMOVE ALL UNLAWFUL ACCUMULATION AND DRAIN THE STAGNANT WATER DURING THE TIMEFRAME ALLOWED, THE CITY IS AUTHORIZED TO ENTER ONTO THE PROPERTY AND ABATE THE NUISANCE; REMOVE THE DEBRIS AND DRAIN THE STAGNANT WATER WITH COSTS BEING ASSESSED AGAINST THE PROPERTY OWNER INCLUDING INTEREST; AND IT IS FURTHER ORDERED THAT THE PROPERTY OWNER BE ASSESSED A CIVIL PENALTY AGAINST THE PROPERTY IN THE AMOUNT OF \$340.00. MR. LYNN MOTHERAL SECONDED THE MOTION.

MOTION TO APPROVE CARRIED 6-0.

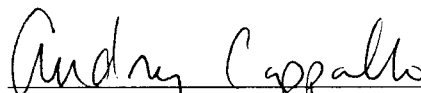
5. ADJOURNMENT

Chairman Crowson adjourned the meeting at 7:14 p.m.



Brian Crowson, Chairman

ATTEST:



Audrey Cappallo, Executive Secretary