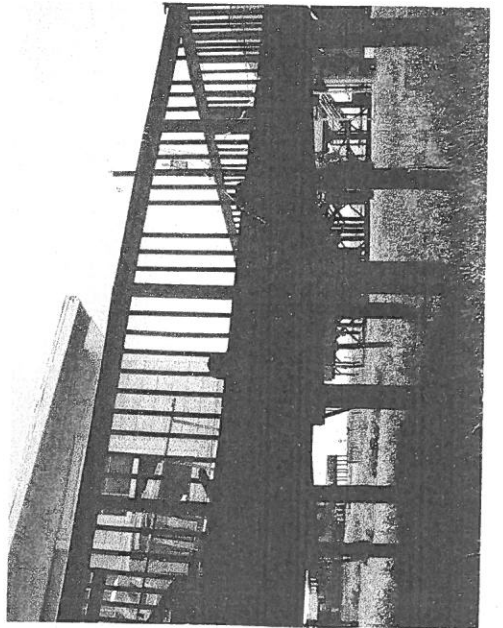
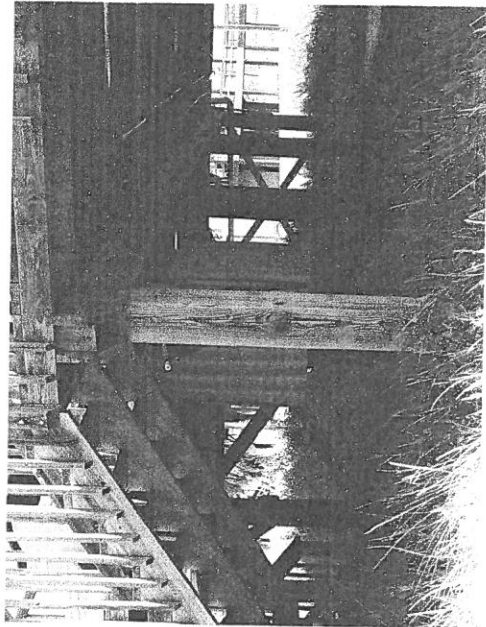
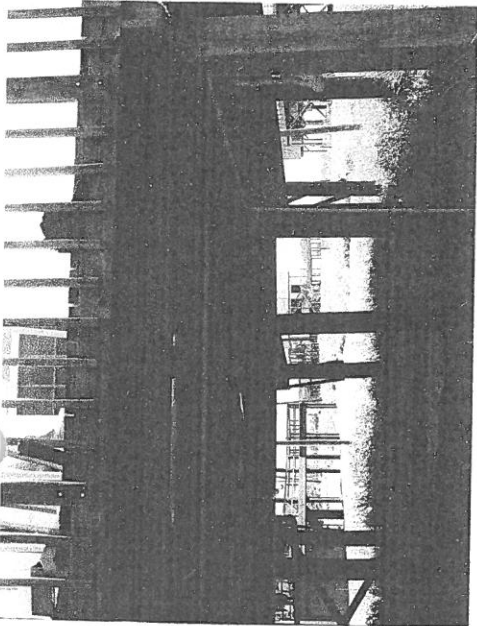


913 SEASHELL



**Sandra Miller**

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**From:** shabnam Vayani <shabnamvayani@hotmail.com>  
**Sent:** Saturday, June 28, 2014 12:50 PM  
**To:** sandra@surfsidetx.org  
**Cc:** steve cone  
**Subject:** Surfside Grocery 309 East Highway 332

Dear Sandra,

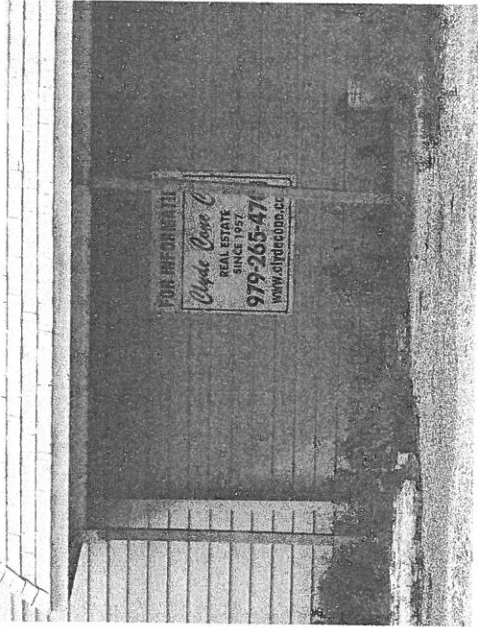
We received your notice dated May 29 on our return to Houston on June 17, 2014.

We have visited the building site, and met with Mayor Larry Davison and understood from him that the matter needs to be addressed urgently. We are in the process of securing bids for the demolition, and will make our final decision once we have received all bids and quotations. We are also in the process of getting an environmental assessment of the property.

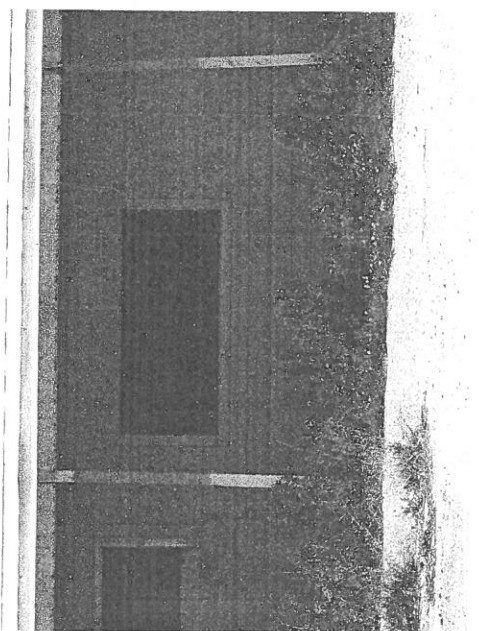
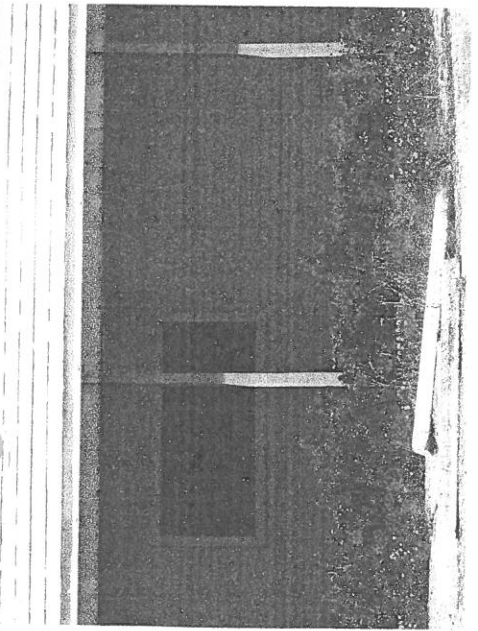
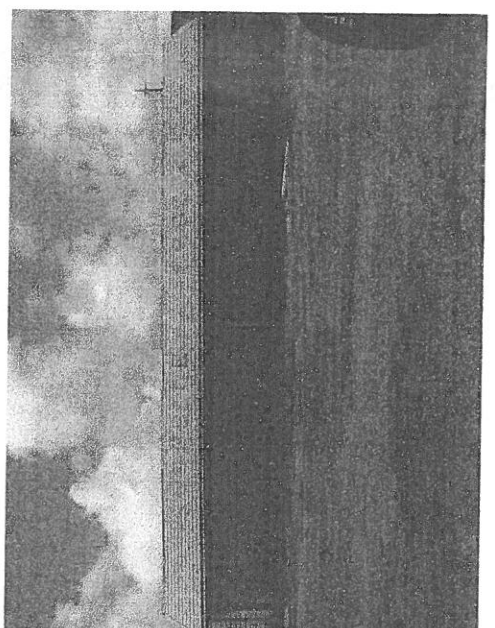
We are addressing the matter and will keep you informed. You will shortly be receiving a copy of this letter via certified mail as well.

Thanking you,  
Amin Vayani  
Decora Inc.

309 E Hwy  
332



309 EAST HIGHWAY  
332



Susan L. Courville  
893 West Lincoln Road  
Lake Charles, LA 70605

June 1, 2014

Dear Sandra Miller,

I am writing today in response to your letter dated May 15, 2014, and our follow-up phone conversation on May 19, 2014, in reference to the following property:

Physical Address: 323 OYSTER STREET

Property ID: 254432

BCAD GEO ID: 7875-0258-000

Since inheriting this property in 2010 after the passing of my father, Joe Dufner, I have paid the annual property taxes and hired Mark Miles to maintain the lawn.

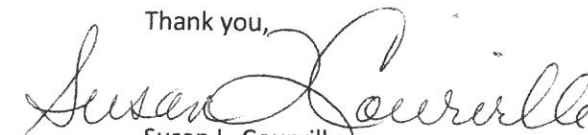
Unfortunately my circumstances have prevented me from doing further work on the house and property. I live 3 ½ hours away in Lake Charles, LA, where I have not been able to work since my cancer diagnosis in January 2013 and the extensive chest surgery in which half of my lung was removed. As a result of that surgery I have suffered from ongoing nerve damage, and doctors continue to run extensive medical tests and monitor nodules in my upper lungs for a recurrence of the cancer.

As a single mother taking care of two sons and my own disabled mother, I have been on long-term disability for a year now, and have filed requests for further government assistance. Obviously my financial resources are extremely limited. Therefore while my preference would be to keep and repair the house that my father loved so much, this is not a realistic goal until after such a time as I am hopefully diagnosed cancer-free.

If and when my health and economic status changes, I would be happy to comply with the requests you have made for the improvement of the property. However, it is much more likely that I will be forced to sell the property as-is. I am requesting that I be given the time necessary to sell the house and property, since I can certainly not afford the cost of having the house demolished.

I would greatly appreciate any leniency and understanding on this issue.

Thank you,

  
Susan L. Courville

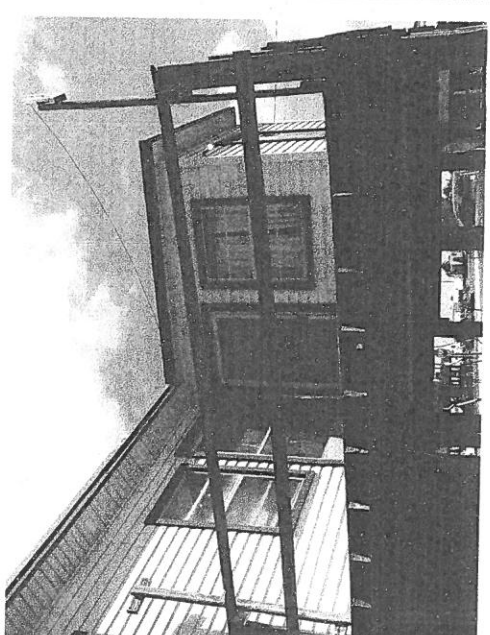
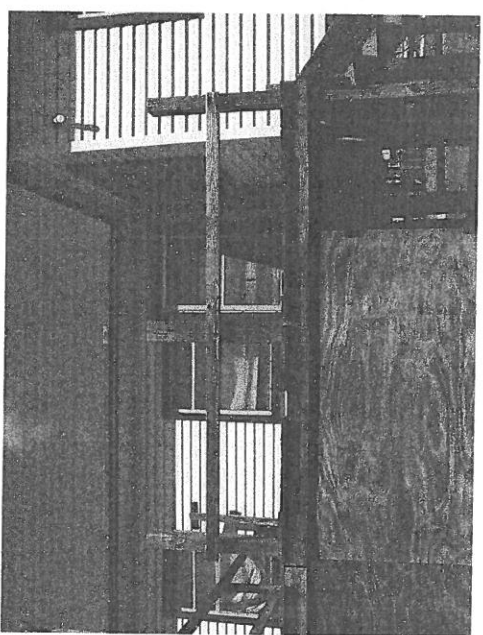
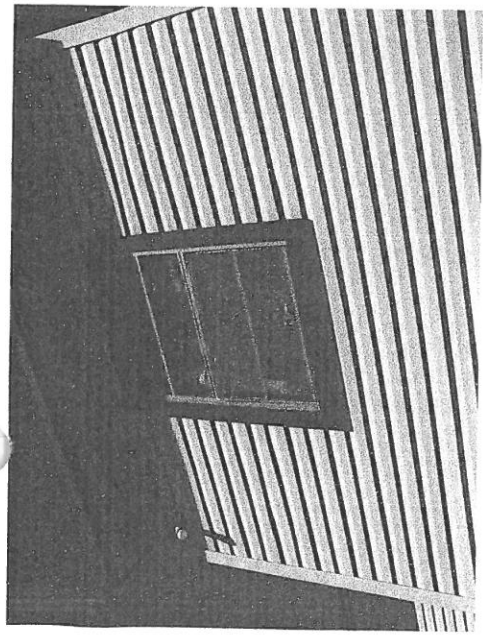
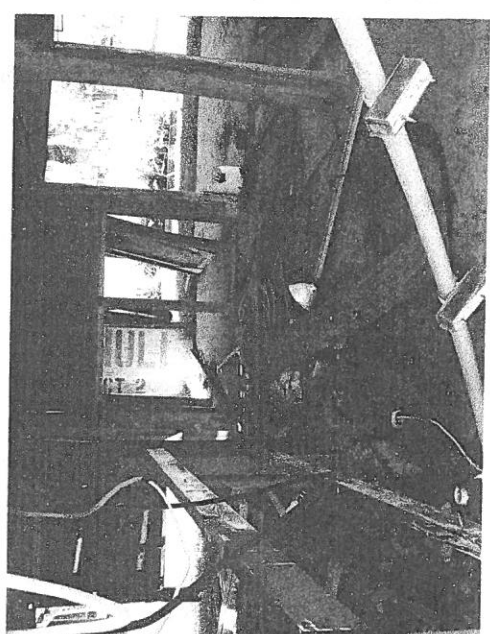
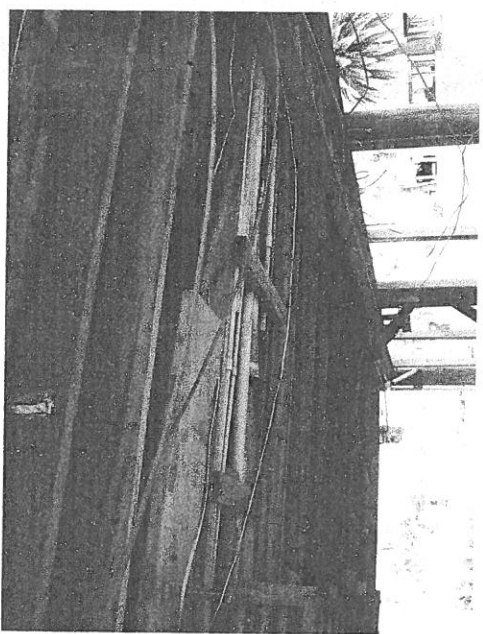
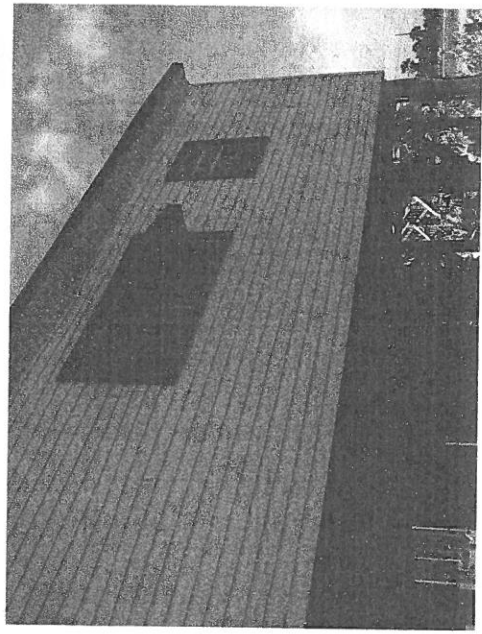
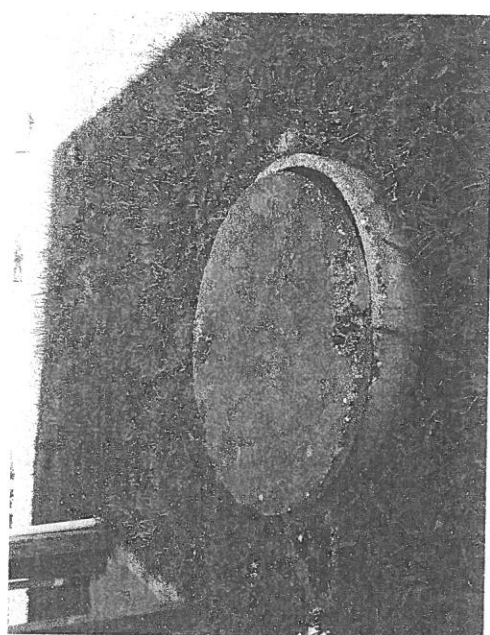
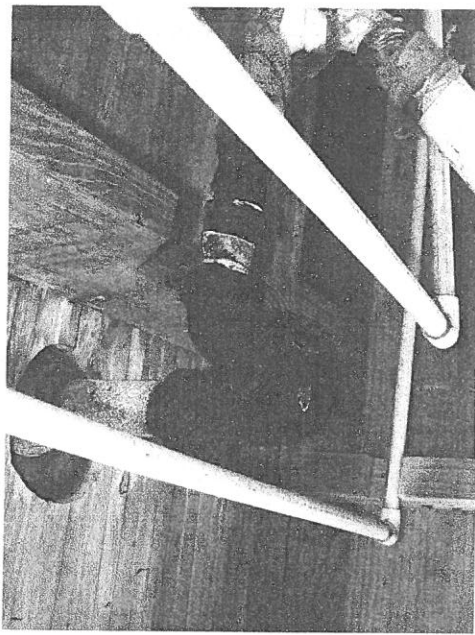
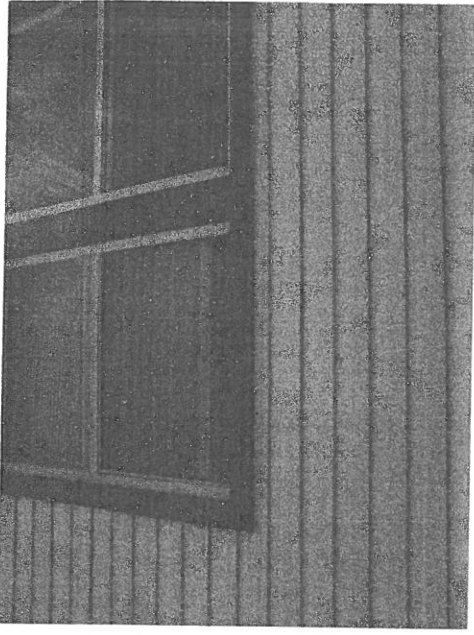
**RECEIVED**

JUN 04 2014

Time 1:21  
Village of Surfside



523 Oyster



## Sandra Miller

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**From:** Van Nguyen <vnnguyen0010@sbcglobal.net>  
**Sent:** Sunday, June 08, 2014 11:35 AM  
**To:** sandra@surfsidetx.org  
**Subject:** Re: 2010Treaty Boat Storage

Sandra, it is 210 Treaty Boat Storage. Thanks!

On Sunday, June 8, 2014 10:53 AM, Van Nguyen <vnnguyen0010@sbcglobal.net> wrote:

Sandra,

We have met a few times, and I appreciated all the helpful information you have given me. Now comes the letter dated May 29, reference substandard structure-ordinance violation, it is new to me and I am not prepared for this new issue.

I bought this property from Michael Weaster, a Surfside home builder, a few years ago with the intention to rebuild and run as a business when I retire soon from my job in Houston. The place was severely damaged by Ike, and was used to store building materials. I have brought some supplies there to repair the place, but my plan changed when I bought 2 more Surfside houses at 1230 Canal Dr. and 141 Howard Ave.

These 2 houses were literally homes of the raccoon, and they consumed all my time and efforts the last 2 years to bring them up to the codes. The 1st house is done, and the 2nd house is almost ready with one more wood deck to go (pending contractor bid) . Both now have utility and livable.

I am now ready to do the boat storage, but I am exhausted and I need your help.

Last Friday I contacted a contractor to give me a bid on the repair work at the boat storage, and will get a few more in a month or so. I hope you give me more time to work on this as you know it is not a simple task that can be done in a short period of time.

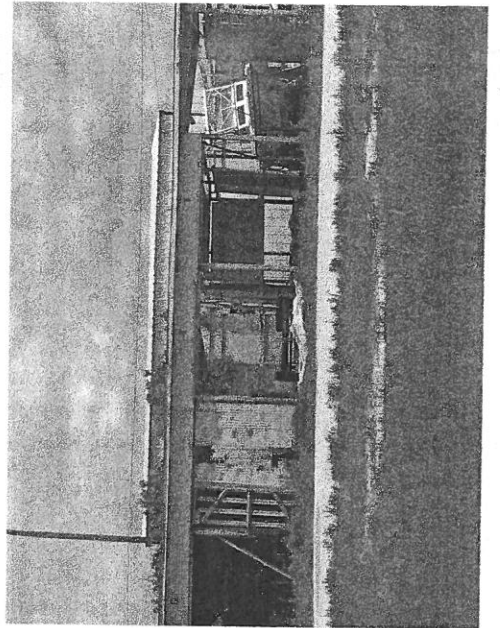
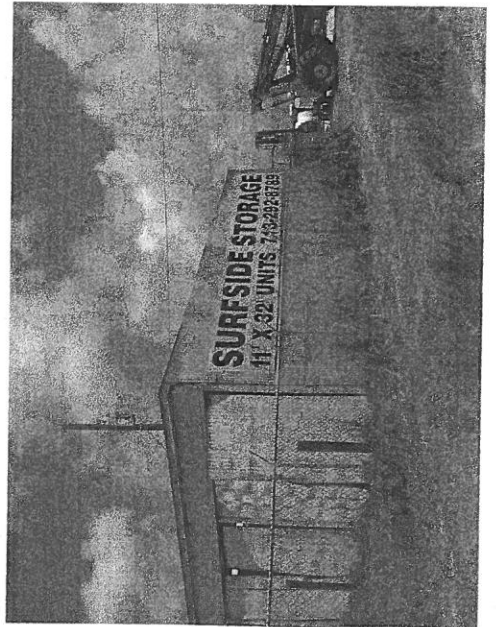
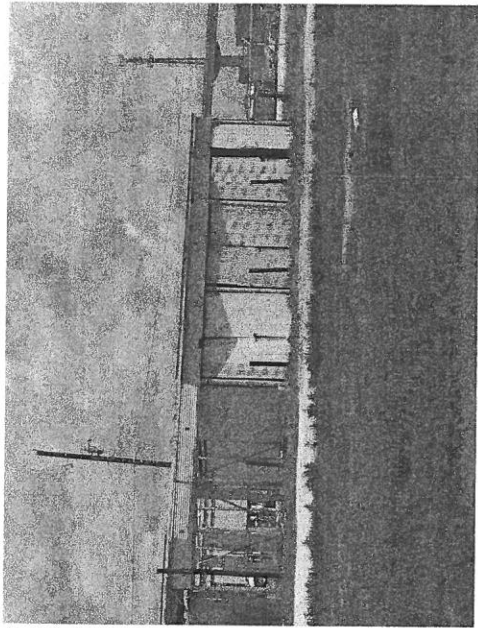
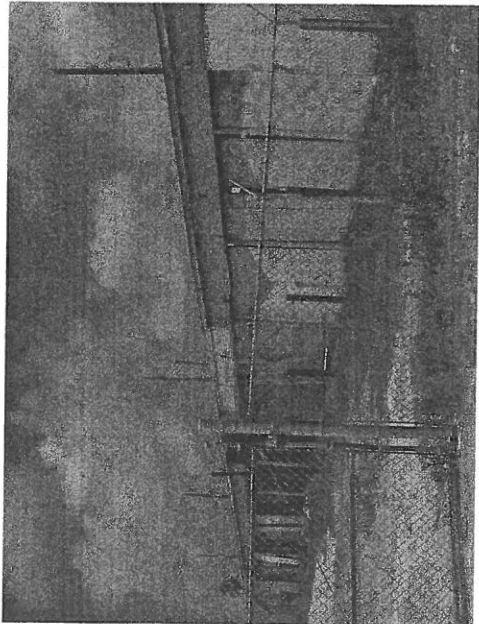
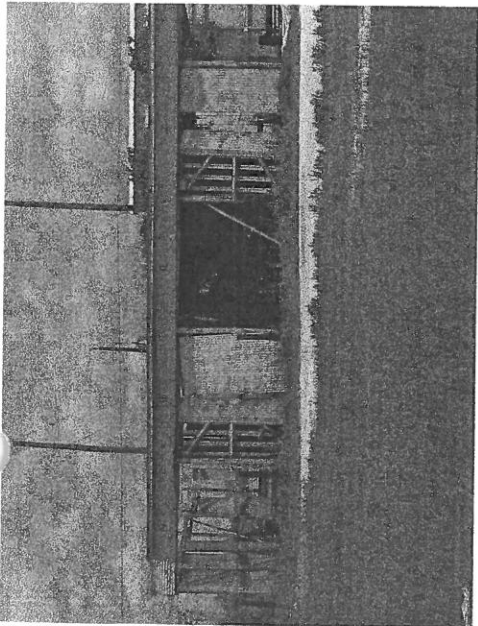
In the initial report, the city inspector only indicated issues with a trailer and a boat and debris. I try to work with your office, and now I'm selling my personal working trailer. I also contacted the boat owner in Austin and give him your email/phone number to contact you. I hope you give him time to remove or sell the boat.

I am asking you to give me 6 months to a year to complete the rehab work at the boat storage. It is zoned for commercial and back to the warehouse owned by Billy Smith, it is out of sight and not really a public safety issue. My other 2 houses do look much nicer now, and I think you need to give me a chance to do the same on this boat storage.

Thank you,

Van Nguyen  
832-721-7475

210 Treaty  
Storage





1018 Militia

Owner has been in touch with Andy Moody to discuss what needs to be repaired.

LOCAL GOVERNMENT CODE

TITLE 7. REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND  
RELATED ACTIVITIES

SUBTITLE A. MUNICIPAL REGULATORY AUTHORITY

CHAPTER 214. MUNICIPAL REGULATION OF HOUSING AND OTHER STRUCTURES

SUBCHAPTER A. DANGEROUS STRUCTURES

Sec. 214.001. AUTHORITY REGARDING SUBSTANDARD BUILDING.

(a) A municipality may, by ordinance, require the vacation, relocation of occupants, securing, repair, removal, or demolition of a building that is:

(1) dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare;

(2) regardless of its structural condition, unoccupied by its owners, lessees, or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; or

(3) boarded up, fenced, or otherwise secured in any manner if:

(A) the building constitutes a danger to the public even though secured from entry; or

(B) the means used to secure the building are inadequate to prevent unauthorized entry or use of the building in the manner described by Subdivision (2).

(b) The ordinance must:

(1) establish minimum standards for the continued use and occupancy of all buildings regardless of the date of their construction;

(2) provide for giving proper notice, subject to Subsection (b-1), to the owner of a building; and

(3) provide for a public hearing to determine whether a building complies with the standards set out in the ordinance.

(b-1) For a condominium, as defined by Section 81.002 or 82.003, Property Code, located wholly or partly in a municipality with a population of more than 1.9 million, notice to a unit owner

in accordance with Section 82.118, Property Code, and notice to the registered agent for the unit owners' association in the manner provided for service of process to a condominium association under Section 54.035(a-1) satisfy the notice requirements under this section.

(c) A notice of a hearing sent to an owner, lienholder, or mortgagee under this section must include a statement that the owner, lienholder, or mortgagee will be required to submit at the hearing proof of the scope of any work that may be required to comply with the ordinance and the time it will take to reasonably perform the work.

(d) After the public hearing, if a building is found in violation of standards set out in the ordinance, the municipality may order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time as provided by this section. The municipality also may order that the occupants be relocated within a reasonable time. If the owner does not take the ordered action within the allotted time, the municipality shall make a diligent effort to discover each mortgagee and lienholder having an interest in the building or in the property on which the building is located. The municipality shall personally deliver, send by certified mail with return receipt requested, or deliver by the United States Postal Service using signature confirmation service, to each identified mortgagee and lienholder a notice containing:

(1) an identification, which is not required to be a legal description, of the building and the property on which it is located;

(2) a description of the violation of municipal standards that is present at the building; and

(3) a statement that the municipality will vacate, secure, remove, or demolish the building or relocate the occupants of the building if the ordered action is not taken within a reasonable time.

(e) As an alternative to the procedure prescribed by Subsection (d), the municipality may make a diligent effort to discover each mortgagee and lienholder before conducting the public

hearing and may give them a notice of and an opportunity to comment at the hearing. In addition, the municipality may file notice of the hearing in the Official Public Records of Real Property in the county in which the property is located. The notice must contain the name and address of the owner of the affected property if that information can be determined, a legal description of the affected property, and a description of the hearing. The filing of the notice is binding on subsequent grantees, lienholders, or other transferees of an interest in the property who acquire such interest after the filing of the notice, and constitutes notice of the hearing on any subsequent recipient of any interest in the property who acquires such interest after the filing of the notice. If the municipality operates under this subsection, the order issued by the municipality may specify a reasonable time as provided by this section for the building to be vacated, secured, repaired, removed, or demolished by the owner or for the occupants to be relocated by the owner and an additional reasonable time as provided by this section for the ordered action to be taken by any of the mortgagees or lienholders in the event the owner fails to comply with the order within the time provided for action by the owner. Under this subsection, the municipality is not required to furnish any notice to a mortgagee or lienholder other than a copy of the order in the event the owner fails to timely take the ordered action.

(f) Within 10 days after the date that the order is issued, the municipality shall:

(1) file a copy of the order in the office of the municipal secretary or clerk, if the municipality has a population of 1.9 million or less; and

(2) publish in a newspaper of general circulation in the municipality in which the building is located a notice containing:

(A) the street address or legal description of the property;

(B) the date of the hearing;

(C) a brief statement indicating the results of the order; and

(D) instructions stating where a complete copy of the order may be obtained.

(g) After the hearing, the municipality shall promptly mail by certified mail with return receipt requested, deliver by the United States Postal Service using signature confirmation service, or personally deliver a copy of the order to the owner of the building and to any lienholder or mortgagee of the building. The municipality shall use its best efforts to determine the identity and address of any owner, lienholder, or mortgagee of the building.

(h) In conducting a hearing authorized under this section, the municipality shall require the owner, lienholder, or mortgagee of the building to within 30 days:

- (1) secure the building from unauthorized entry; or
- (2) repair, remove, or demolish the building, unless the owner or lienholder establishes at the hearing that the work cannot reasonably be performed within 30 days.

(i) If the municipality allows the owner, lienholder, or mortgagee more than 30 days to repair, remove, or demolish the building, the municipality shall establish specific time schedules for the commencement and performance of the work and shall require the owner, lienholder, or mortgagee to secure the property in a reasonable manner from unauthorized entry while the work is being performed, as determined by the hearing official.

(j) A municipality may not allow the owner, lienholder, or mortgagee more than 90 days to repair, remove, or demolish the building or fully perform all work required to comply with the order unless the owner, lienholder, or mortgagee:

- (1) submits a detailed plan and time schedule for the work at the hearing; and
- (2) establishes at the hearing that the work cannot reasonably be completed within 90 days because of the scope and complexity of the work.

(k) If the municipality allows the owner, lienholder, or mortgagee more than 90 days to complete any part of the work required to repair, remove, or demolish the building, the municipality shall require the owner, lienholder, or mortgagee to regularly submit progress reports to the municipality to

demonstrate compliance with the time schedules established for commencement and performance of the work. The order may require that the owner, lienholder, or mortgagee appear before the hearing official or the hearing official's designee to demonstrate compliance with the time schedules. If the owner, lienholder, or mortgagee owns property, including structures or improvements on property, within the municipal boundaries that exceeds \$100,000 in total value, the municipality may require the owner, lienholder, or mortgagee to post a cash or surety bond in an amount adequate to cover the cost of repairing, removing, or demolishing a building under this subsection. In lieu of a bond, the municipality may require the owner, lienholder, or mortgagee to provide a letter of credit from a financial institution or a guaranty from a third party approved by the municipality. The bond must be posted, or the letter of credit or third party guaranty provided, not later than the 30th day after the date the municipality issues the order.

(l) In a public hearing to determine whether a building complies with the standards set out in an ordinance adopted under this section, the owner, lienholder, or mortgagee has the burden of proof to demonstrate the scope of any work that may be required to comply with the ordinance and the time it will take to reasonably perform the work.

(m) If the building is not vacated, secured, repaired, removed, or demolished, or the occupants are not relocated within the allotted time, the municipality may vacate, secure, remove, or demolish the building or relocate the occupants at its own expense. This subsection does not limit the ability of a municipality to collect on a bond or other financial guaranty that may be required by Subsection (k).

(n) If a municipality incurs expenses under Subsection (m), the municipality may assess the expenses on, and the municipality has a lien against, unless it is a homestead as protected by the Texas Constitution, the property on which the building was located. The lien is extinguished if the property owner or another person having an interest in the legal title to the property reimburses the municipality for the expenses. The lien arises and attaches to the property at the time the notice of the lien is recorded and indexed

in the office of the county clerk in the county in which the property is located. The notice must contain the name and address of the owner if that information can be determined with a reasonable effort, a legal description of the real property on which the building was located, the amount of expenses incurred by the municipality, and the balance due.

(o) If the notice is given and the opportunity to relocate the tenants of the building or to repair, remove, or demolish the building is afforded to each mortgagee and lienholder as authorized by Subsection (d), (e), or (g), the lien is a privileged lien subordinate only to tax liens.

(p) A hearing under this section may be held by a civil municipal court.

(q) A municipality satisfies the requirements of this section to make a diligent effort, to use its best efforts, or to make a reasonable effort to determine the identity and address of an owner, a lienholder, or a mortgagee if the municipality searches the following records:

(1) county real property records of the county in which the building is located;

(2) appraisal district records of the appraisal district in which the building is located;

(3) records of the secretary of state;

(4) assumed name records of the county in which the building is located;

(5) tax records of the municipality; and

(6) utility records of the municipality.

(r) When a municipality mails a notice in accordance with this section to a property owner, lienholder, mortgagee, or registered agent 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.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 1, Sec. 87(j), eff. Aug. 28, 1989; Acts 1989, 71st Leg., ch. 743, Sec. 1, eff. Aug. 28, 1989; Acts 1993, 73rd Leg., ch. 836, Sec. 10, eff. Sept. 1, 1993; Acts 1995, 74th Leg., ch. 359, Sec. 1, eff. Aug. 28, 1995; Acts 1997, 75th Leg., ch.

362, Sec. 1, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 357, Sec. 1, eff. Sept. 1, 1999; Acts 2001, 77th Leg., ch. 413, Sec. 10, eff. Sept. 1, 2001; Acts 2003, 78th Leg., ch. 701, Sec. 2, eff. Sept. 1, 2003.

Amended by:

Acts 2007, 80th Leg., R.S., Ch. 370 (S.B. 352), Sec. 3, eff. June 15, 2007.

Acts 2009, 81st Leg., R.S., Ch. 1323 (H.B. 3128), Sec. 5, eff. September 1, 2009.

Sec. 214.0011. ADDITIONAL AUTHORITY TO SECURE SUBSTANDARD BUILDING. (a) A municipality by ordinance may establish minimum standards for the use and occupancy of buildings in the municipality regardless of the date of their construction and may adopt other ordinances as necessary to carry out this section.

(b) The municipality may secure a building the municipality determines:

- (1) violates the minimum standards; and
- (2) is unoccupied or is occupied only by persons who do not have a right of possession to the building.

(c) Before the 11th day after the date the building is secured, the municipality shall give notice to the owner by:

- (1) personally serving the owner with written notice;
- (2) depositing the notice in the United States mail addressed to the owner at the owner's post office address;
- (3) publishing the notice at least twice within a 10-day period in a newspaper of general circulation in the county in which the building is located if personal service cannot be obtained and the owner's post office address is unknown; or
- (4) posting the notice on or near the front door of the building if personal service cannot be obtained and the owner's post office address is unknown.

(d) The notice must contain:

- (1) an identification, which is not required to be a legal description, of the building and the property on which it is located;
- (2) a description of the violation of the municipal



standards that is present at the building;

(3) a statement that the municipality will secure or has secured, as the case may be, the building; and

(4) an explanation of the owner's entitlement to request a hearing about any matter relating to the municipality's securing of the building.

(e) The municipality shall conduct a hearing at which the owner may testify or present witnesses or written information about any matter relating to the municipality's securing of the building if, within 30 days after the date the municipality secures the building, the owner files with the municipality a written request for the hearing. The municipality shall conduct the hearing within 20 days after the date the request is filed.

(f) A municipality has the same authority to assess expenses under this section as it has to assess expenses under Section 214.001(n). A lien is created under this section in the same manner that a lien is created under Section 214.001(n) and is subject to the same conditions as a lien created under that section.

(g) The authority granted by this section is in addition to that granted by Section 214.001.

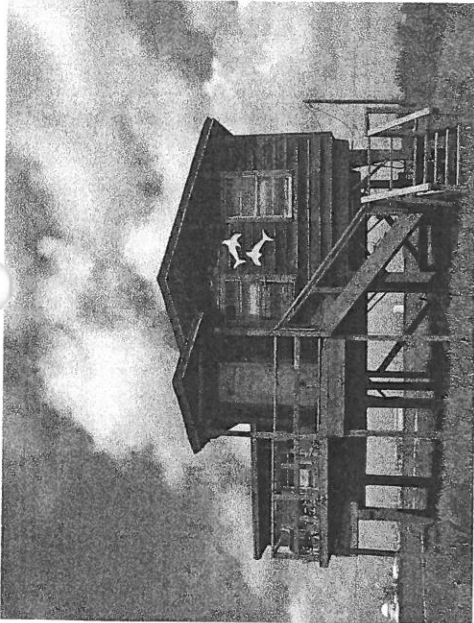
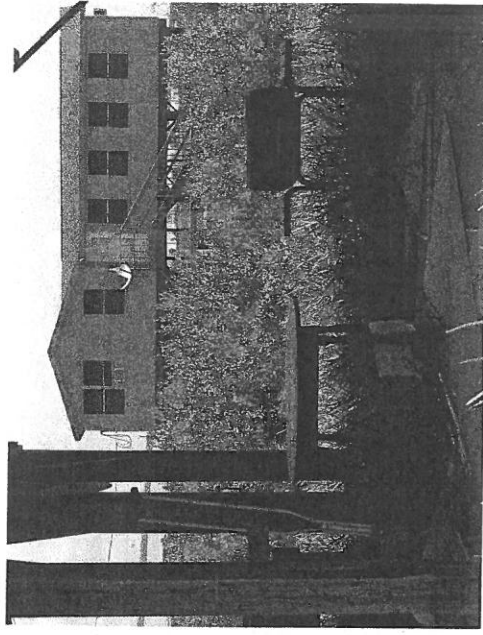
Added by Acts 1991, 72nd Leg., ch. 13, Sec. 1, eff. April 2, 1991.  
Amended by Acts 2001, 77th Leg., ch. 1420, Sec. 12.104, eff. Sept. 1, 2001.

Sec. 214.00111. ADDITIONAL AUTHORITY TO PRESERVE SUBSTANDARD BUILDING AS HISTORIC PROPERTY. (a) This section applies only to a municipality that is designated as a certified local government by the state historic preservation officer as provided by 16 U.S.C.A. Section 470 et seq.

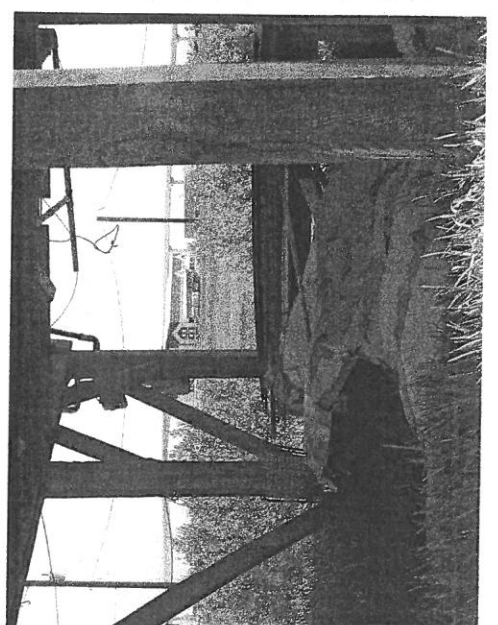
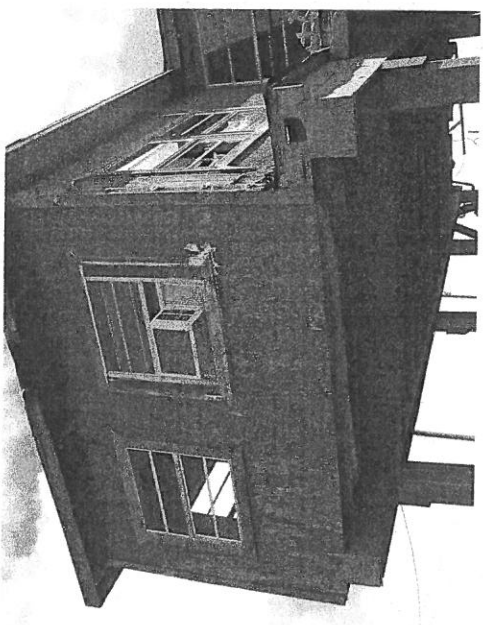
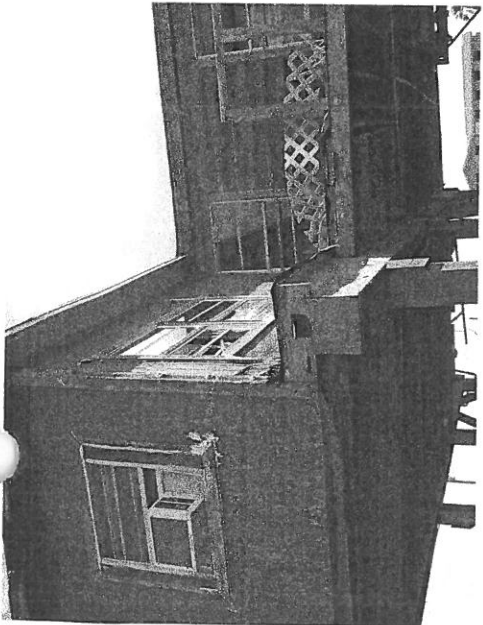
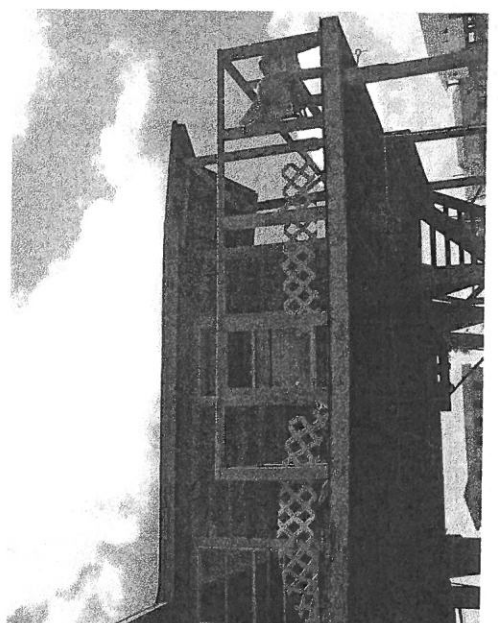
(b) This section does not apply to an owner-occupied, single-family dwelling.

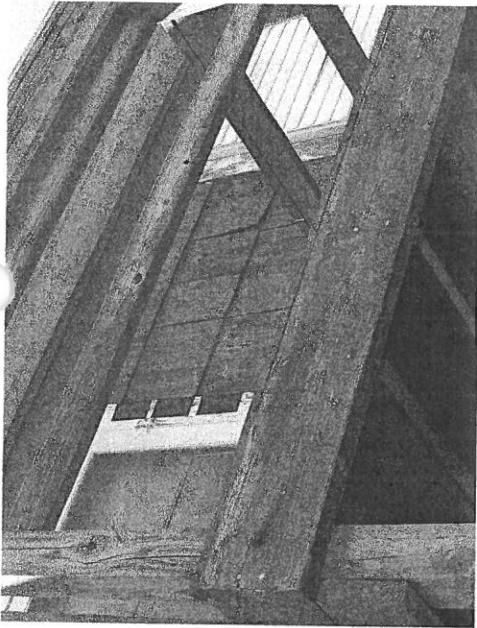
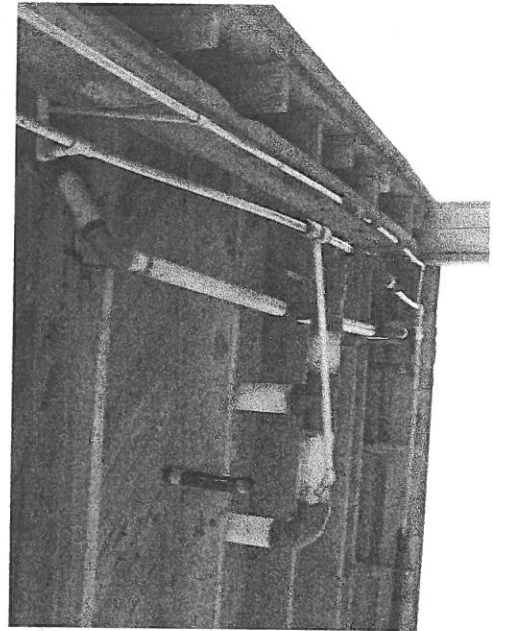
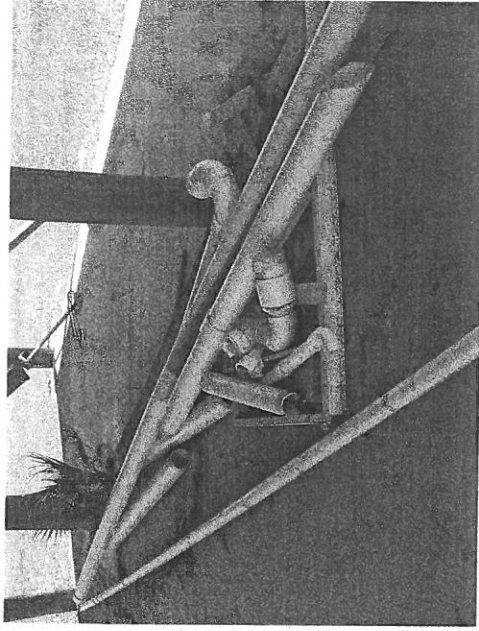
(c) Before a notice is sent or a hearing is conducted under Section 214.001, the historic preservation board of a municipality may review a building described by Section 214.001(a) to determine whether the building can be rehabilitated and designated:

- (1) on the National Register of Historic Places;
- (2) as a Recorded Texas Historic Landmark; or

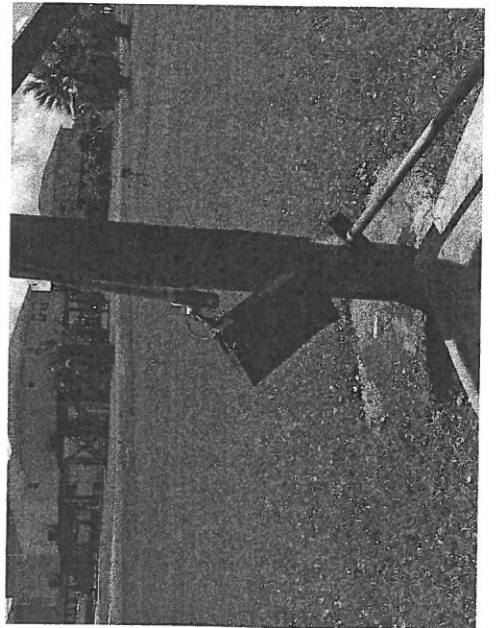
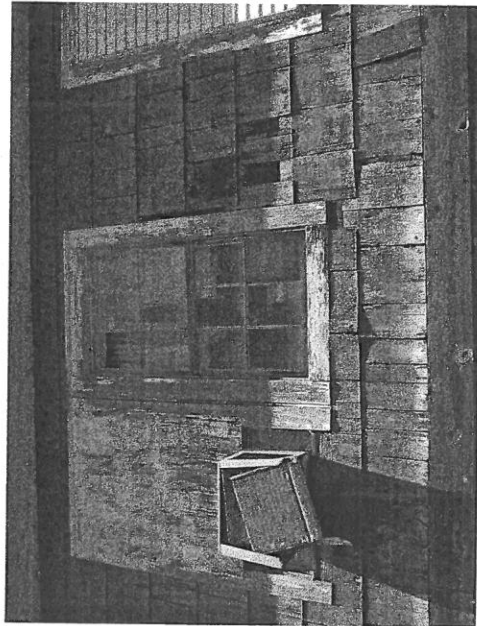
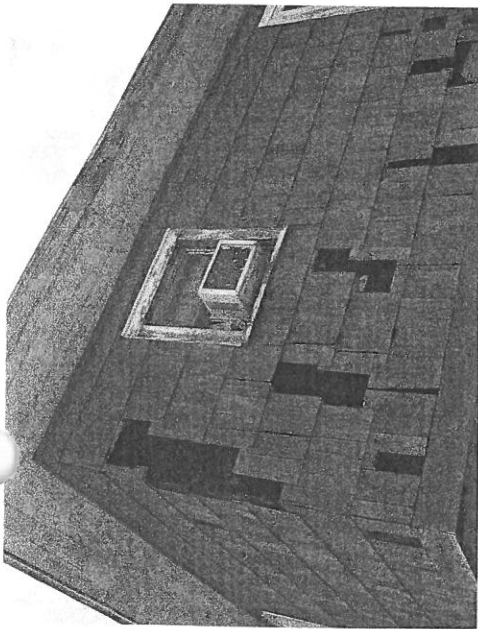


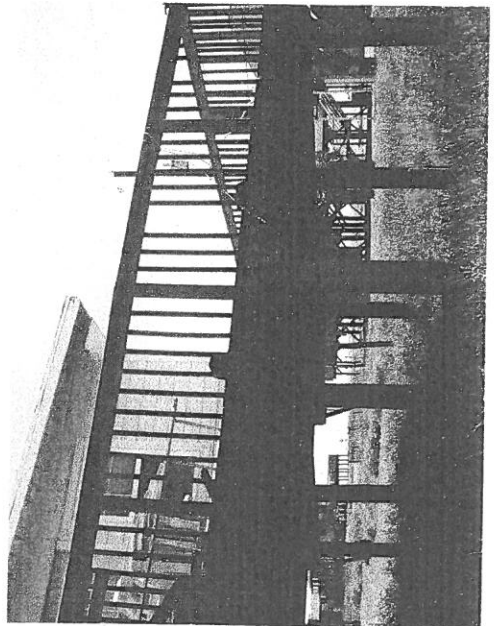
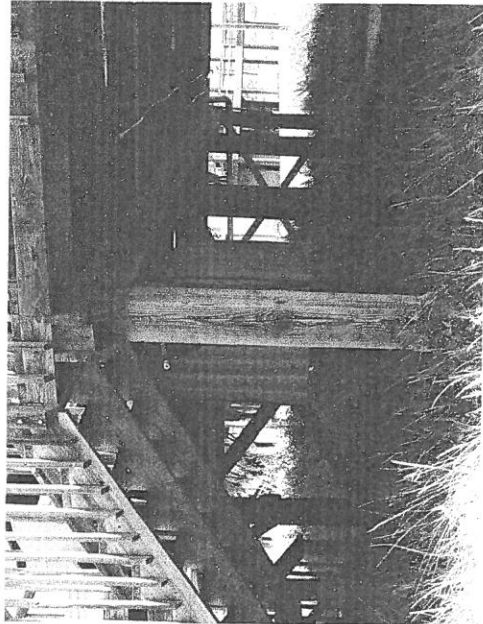
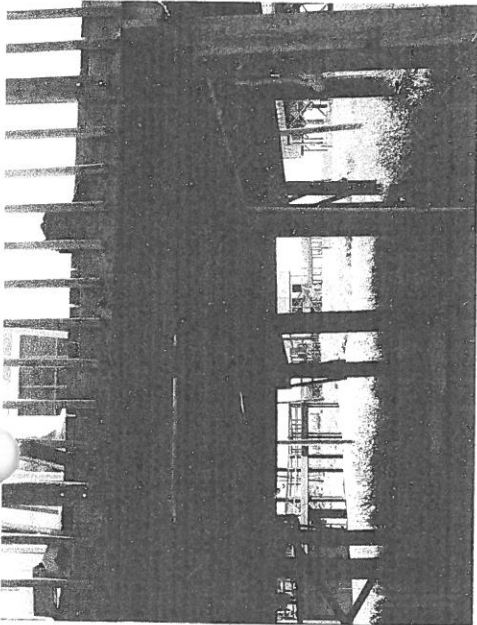
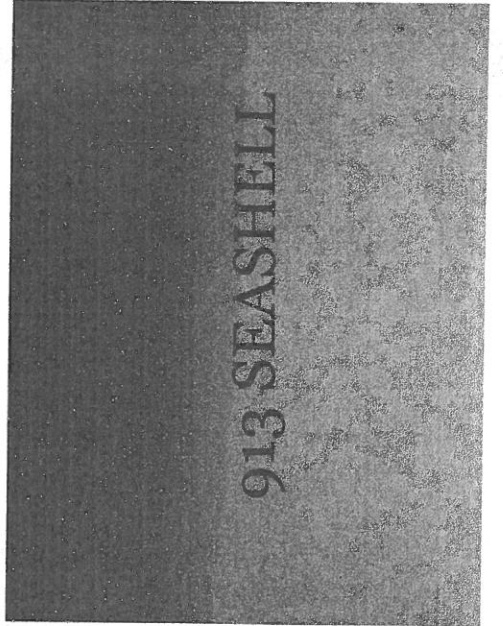
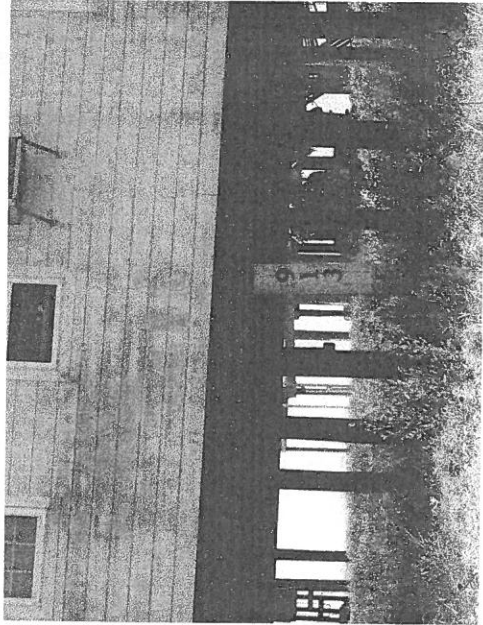
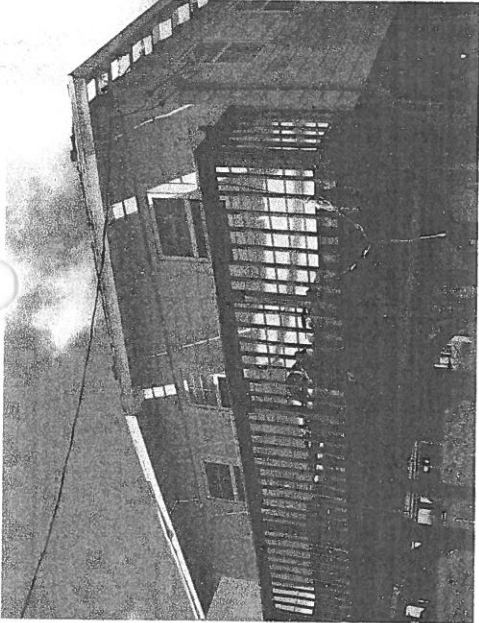
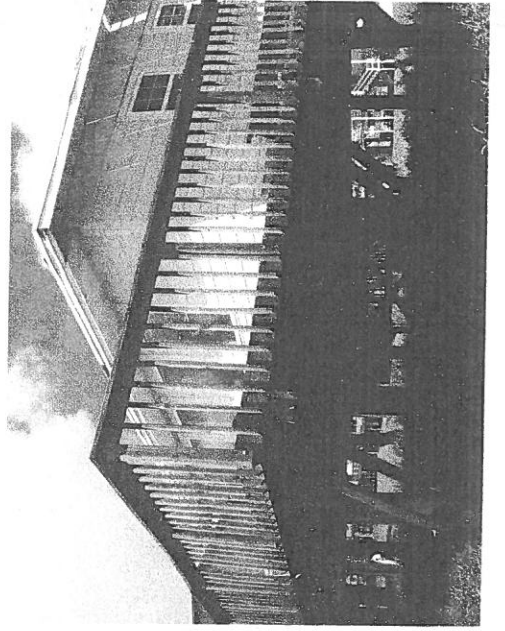
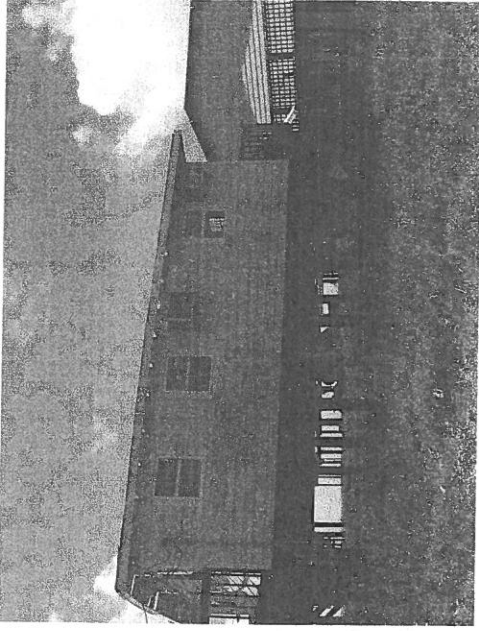
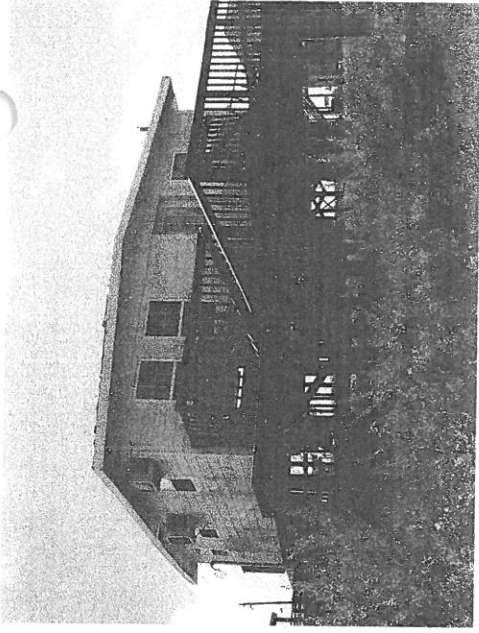
830 MONUMENT





807 FORT VELASCO





**Sandra Miller**

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**From:** shabnam Vayani <shabnamvayani@hotmail.com>  
**Sent:** Saturday, June 28, 2014 12:50 PM  
**To:** sandra@surfsidetx.org  
**Cc:** steve cone  
**Subject:** Surfside Grocery 309 East Highway 332

Dear Sandra,

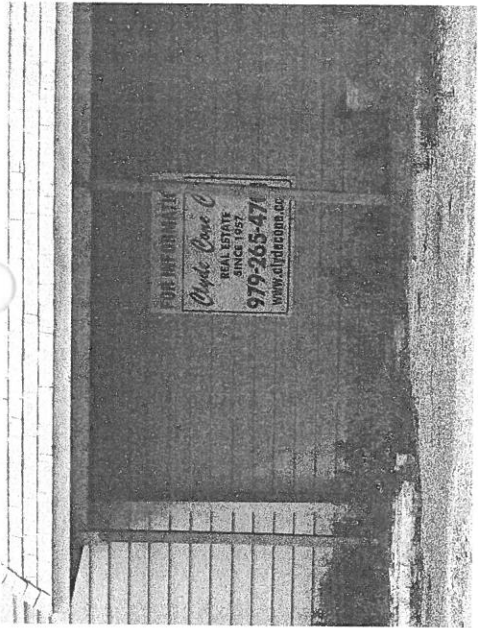
We received your notice dated May 29 on our return to Houston on June 17, 2014.

We have visited the building site, and met with Mayor Larry Davison and understood from him that the matter needs to be addressed urgently. We are in the process of securing bids for the demolition, and will make our final decision once we have received all bids and quotations. We are also in the process of getting an environmental assessment of the property.

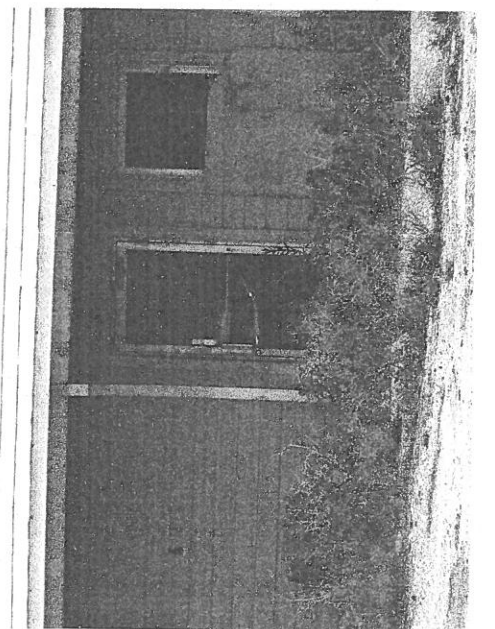
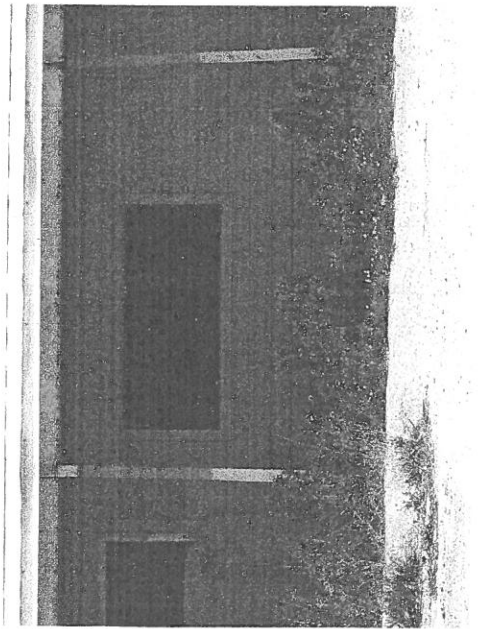
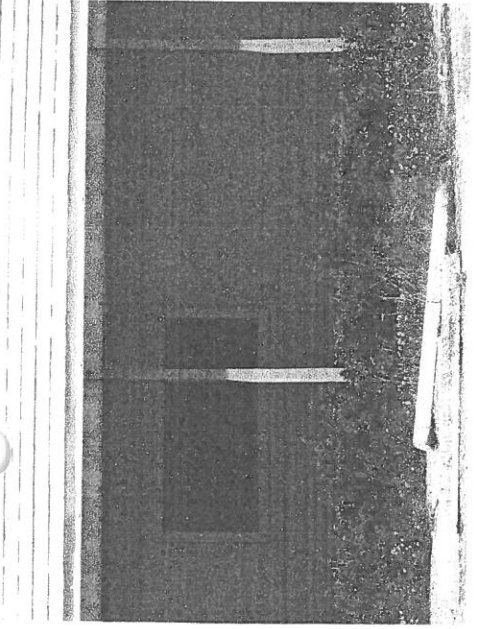
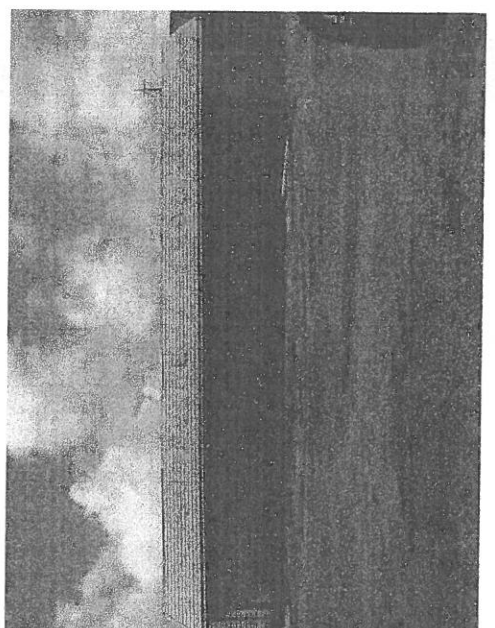
We are addressing the matter and will keep you informed. You will shortly be receiving a copy of this letter via certified mail as well.

Thanking you,  
Amin Vayani  
Decora Inc.

309 E Hwy  
332



309 EAST HIGHWAY  
332



Susan L. Courville  
893 West Lincoln Road  
Lake Charles, LA 70605

June 1, 2014

Dear Sandra Miller,

I am writing today in response to your letter dated May 15, 2014, and our follow-up phone conversation on May 19, 2014, in reference to the following property:

Physical Address: 323 OYSTER STREET

Property ID: 254432

BCAD GEO ID: 7875-0258-000

Since inheriting this property in 2010 after the passing of my father, Joe Dufner, I have paid the annual property taxes and hired Mark Miles to maintain the lawn.

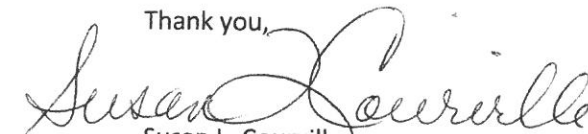
Unfortunately my circumstances have prevented me from doing further work on the house and property. I live 3 ½ hours away in Lake Charles, LA, where I have not been able to work since my cancer diagnosis in January 2013 and the extensive chest surgery in which half of my lung was removed. As a result of that surgery I have suffered from ongoing nerve damage, and doctors continue to run extensive medical tests and monitor nodules in my upper lungs for a recurrence of the cancer.

As a single mother taking care of two sons and my own disabled mother, I have been on long-term disability for a year now, and have filed requests for further government assistance. Obviously my financial resources are extremely limited. Therefore while my preference would be to keep and repair the house that my father loved so much, this is not a realistic goal until after such a time as I am hopefully diagnosed cancer-free.

If and when my health and economic status changes, I would be happy to comply with the requests you have made for the improvement of the property. However, it is much more likely that I will be forced to sell the property as-is. I am requesting that I be given the time necessary to sell the house and property, since I can certainly not afford the cost of having the house demolished.

I would greatly appreciate any leniency and understanding on this issue.

Thank you,

  
Susan L. Courville

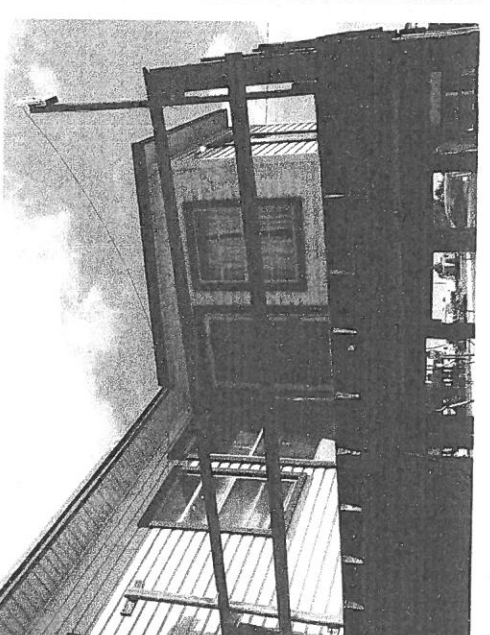
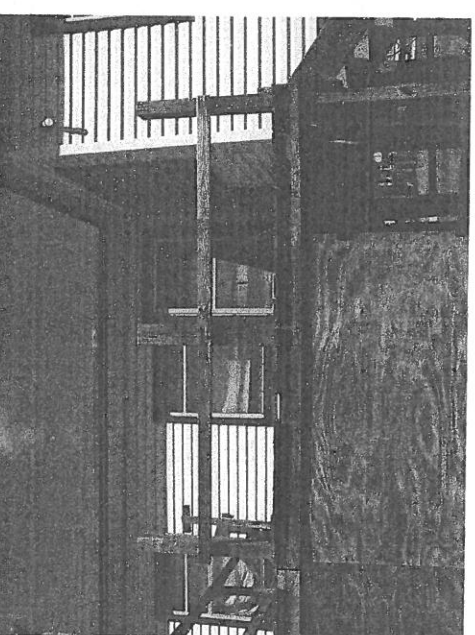
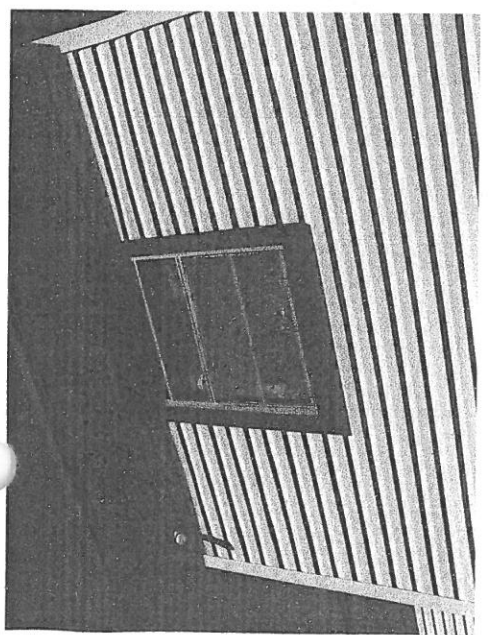
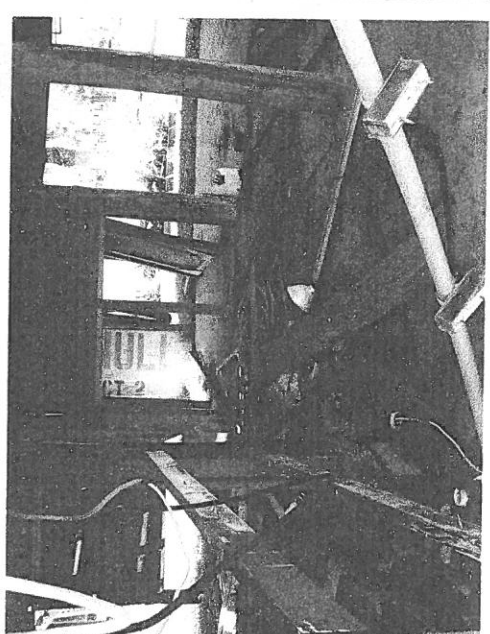
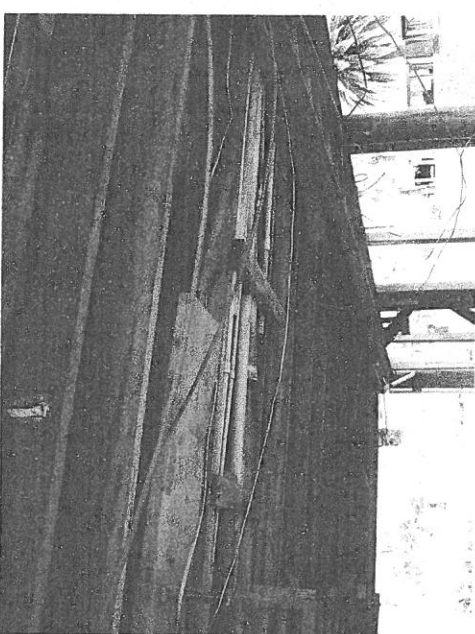
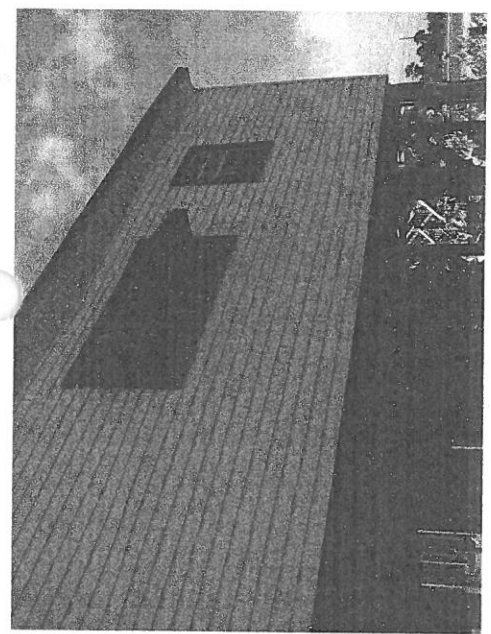
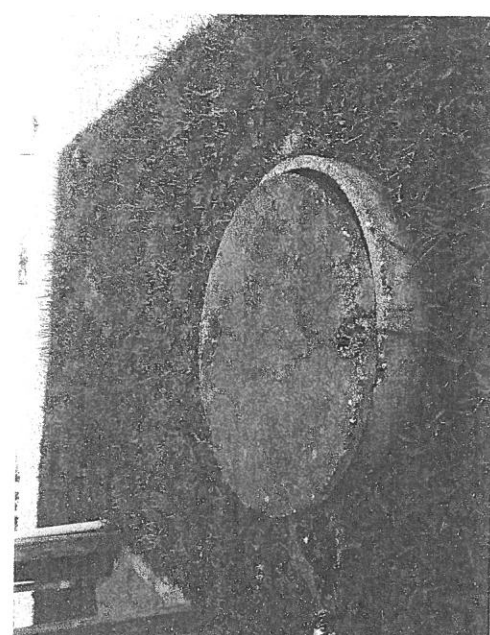
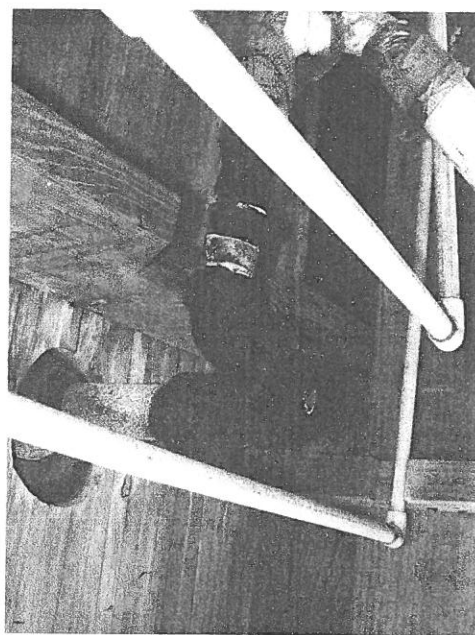
**RECEIVED**

JUN 04 2014

Time 1:21  
Village of Surfside



523 Oyster





## Sandra Miller

---

**From:** Van Nguyen <vnguyen0010@sbcglobal.net>  
**Sent:** Sunday, June 08, 2014 11:35 AM  
**To:** sandra@surfsidetx.org  
**Subject:** Re: 2010Treaty Boat Storage

Sandra, it is 210 Treaty Boat Storage. Thanks!

On Sunday, June 8, 2014 10:53 AM, Van Nguyen <vnguyen0010@sbcglobal.net> wrote:

Sandra,

We have met a few times, and I appreciated all the helpful information you have given me. Now comes the letter dated May 29, reference substandard structure-ordinance violation, it is new to me and I am not prepared for this new issue.

I bought this property from Michael Weaster, a Surfside home builder, a few years ago with the intention to rebuild and run as a business when I retire soon from my job in Houston. The place was severely damaged by Ike, and was used to store building materials. I have brought some supplies there to repair the place, but my plan changed when I bought 2 more Surfside houses at 1230 Canal Dr. and 141 Howard Ave.

These 2 houses were literally homes of the raccoon, and they consumed all my time and efforts the last 2 years to bring them up to the codes. The 1st house is done, and the 2nd house is almost ready with one more wood deck to go (pending contractor bid) . Both now have utility and livable.

I am now ready to do the boat storage, but I am exhausted and I need your help.

Last Friday I contacted a contractor to give me a bid on the repair work at the boat storage, and will get a few more in a month or so. I hope you give me more time to work on this as you know it is not a simple task that can be done in a short period of time.

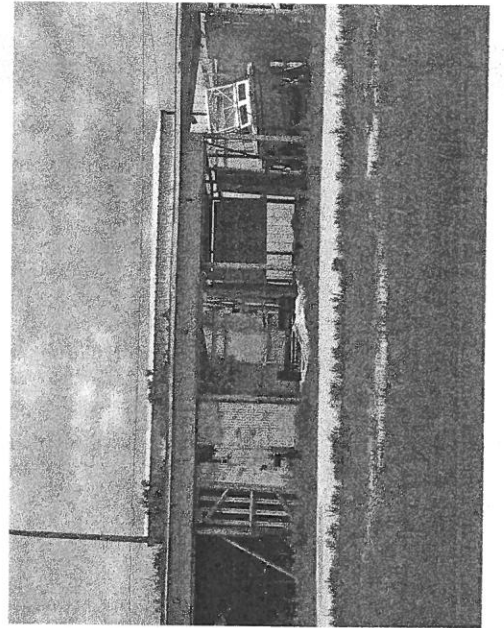
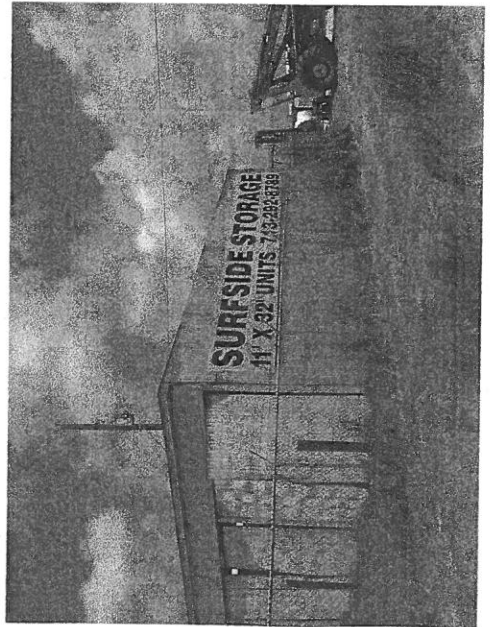
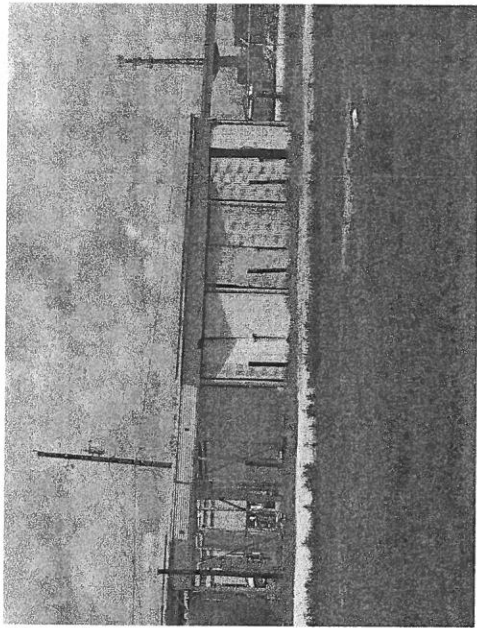
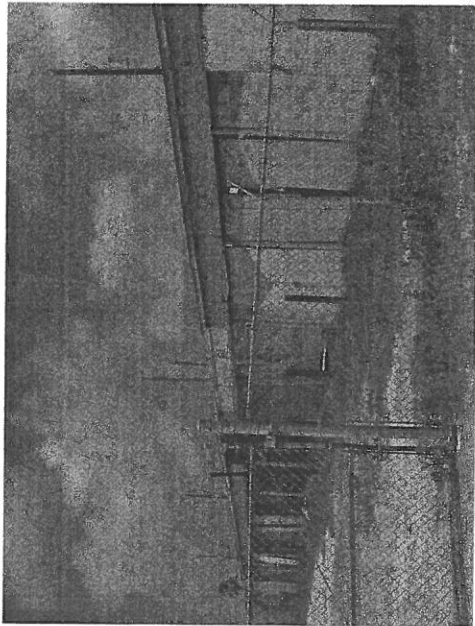
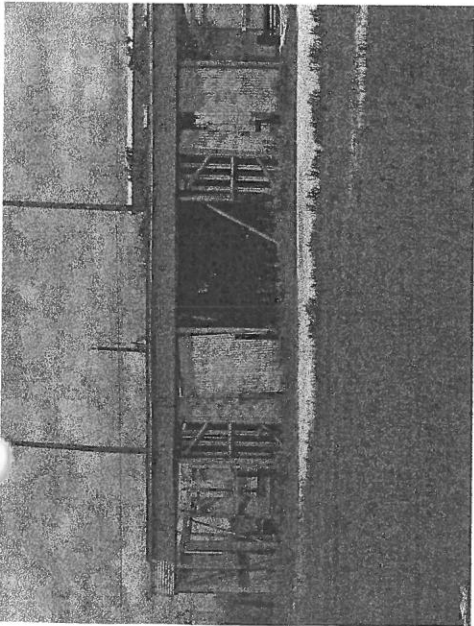
In the initial report, the city inspector only indicated issues with a trailer and a boat and debris. I try to work with your office, and now I'm selling my personal working trailer. I also contacted the boat owner in Austin and give him your email/phone number to contact you. I hope you give him time to remove or sell the boat.

I am asking you to give me 6 months to a year to complete the rehab work at the boat storage. It is zoned for commercial and back to the warehouse owned by Billy Smith, it is out of sight and not really a public safety issue. My other 2 houses do look much nicer now, and I think you need to give me a chance to do the same on this boat storage.

Thank you,

Van Nguyen  
832-721-7475

210 Treaty  
Storage



1018 Militia

Owner has been in touch with Andy Moody to discuss what needs to be repaired.

PUBLIC MEETING NOTICE for SURFSIDE BEACH, TEXAS  
PUBLIC HEARING AND regular CITY COUNCIL MEETING

# AGENDA

PUBLIC HEARING will START AT 6:30. \*\* City Council Meeting to follow after or start at 7:00 PM  
1304 MONUMENT DRIVE – SURFSIDE BEACH, TEXAS 77541 Main Line: 979-233-1531

*A meeting packet is available in the Secretary's office.*

1) OPEN PUBLIC HEARING

2) MOMENT OF SILENCE

3) PLEDGE OF ALLEGIANCE

4) Discuss violations of City Ordinance 2004-15A on substandard structure located at;

1. SURFSIDE, BLOCK 542, LOT 8-SW/2 LOT 7, SURFSIDE, A0051 FJ CALVIT (830 Monument Drive)
2. SURFSIDE SD A (A0051 FJ CALVIT DIV 2 (BCIC) (SURFSIDE), BLOCK 2, LOT 8 (913 Seashell)
3. SURFSIDE, BLOCK 502, LOT 1-5, SURFSIDE, A0051 FJ CALVIT (309 East Hwy 332)
4. SURFSIDE, BLOCK 522, LOT 12-14 (NE/2), SURFSIDE, A0051 FJ CALVIT (323 Oyster)
5. SURFSIDE, BLOCK 539, LOT 10-12-14, SURFSIDE, A0051 FJ CALVIT (807 Ft Velasco)
6. JORDAN (A0051 FJ CALVIT DIV 2 (BCIC)), BLOCK 2, LOT 7, SURFSIDE (1018 Militia)
7. SURFSIDE (A0051 FJ CALVIT), BLOCK 517, LOT 1-2-3-4, ACRES 0.482 (210 TREATY)

5) Close the public hearing. - Adjourn and break.

Reconvene into regular City Council meeting.

6) CITIZENS'/VISITORS' COMMENTS TO COUNCIL

Please fill out an "Appearance before City Council" form to address the Council, and turn the form in before Citizens and Visitors Comments, or by 7:00 p.m., to City Secretary, Sandra Miller.

Speakers are normally limited. The Mayor can adjust time limits to accommodate more or fewer speakers.

The purpose of this item is to allow citizens an opportunity to address the City Council on issues that are not the subject of a public hearing. Any item requiring a Public Hearing will allow citizens or visitors to speak at the time that item appears on this agenda as indicated as a "Public Hearing." Items that are the subject matter jurisdiction of the City Council include city policy and legislative issues. Citizens should deal with issues regarding daily operational or administrative matters first at the administrative level by calling City Hall at 979-233-1531 during business hours.

7) MAYORAL/ALDERMEN/COMMITTEE/POLICE ANNOUNCEMENTS

## 8) CONSENT ITEMS:

The Council considers all of the following items on the Consent Agenda to be self-explanatory, and the Council will enact them with one motion. Unless a Council member or citizen so requests, no separate discussion of these items will occur. For a citizen to request removal of an item, that citizen must fill out a speaker card and submit it to the City Secretary.

- a) *Consider approval of the minutes from City Council June Meetings.*
- b) *Consider approval of the financials for June 2014.*

## 9) REGULAR SESSION

a) *Discuss, consider and take action on violations of City Ordinance 2004-15A on substandard structure located at*

1. SURFSIDE, BLOCK 542, LOT 8-SW/2 LOT 7, SURFSIDE, A0051 FJ CALVIT (830 Monument Drive)
2. SURFSIDE SD A (A0051 FJ CALVIT DIV 2 (BCIC) (SURFSIDE), BLOCK 2, LOT 8 (913 Seashell)
3. SURFSIDE, BLOCK 502, LOT 1-5, SURFSIDE, A0051 FJ CALVIT (309 East Hwy 332)
4. SURFSIDE, BLOCK 522, LOT 12-14 (NE/2), SURFSIDE, A0051 FJ CALVIT (323 Oyster)
5. SURFSIDE, BLOCK 539, LOT 10-12-14, SURFSIDE, A0051 FJ CALVIT (807 Ft Velasco)
6. JORDAN (A0051 FJ CALVIT DIV 2 (BCIC)), BLOCK 2, LOT 7, SURFSIDE (1018 Militia)
7. SURFSIDE (A0051 FJ CALVIT), BLOCK 517, LOT 1-2-3-4, ACRES 0.482 (210 TREATY)

b) *Discuss and consider the Village of Surfside Beach designating the Saturday before Easter (April 4, 2015; March 26, 2016; April 15, 2017; March 31, 2018; etc.) as the official date of the Annual Lions Club Easter Egg Hunt at Stahlman Park.*

c) *Discuss and consider lease purchase of copier for city hall.*

d) *Discuss grant applications submitted for the benefit of Surfside Beach Police Department.*

e) *Discuss and consider Budget Amendments for fiscal year 2014.*

f) *Discuss and consider appointment of two alternates to the Planning Commission in lieu of Mrs. E. Elizabeth Brown being elected to City Council.*

## 10) ADJOURNMENT – CITY COUNCIL MEETING

I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the front door of the City Hall of the Village of Surfside Beach, Texas, a place convenient and readily accessible to the general public at all times, and said notice was posted on the following date and time: July 4, 2014, at 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the schedule time of said meeting.

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Sandra Miller - City Secretary

If you plan to attend this public meeting, and you have a disability that requires special arrangements at the meeting, please contact Sandra Miller, City Secretary at (979) 233-1531, Extension 103, within 48 business hours of the scheduled meeting date. We will make reasonable accommodations to assist you meet your needs.

July 8, 2014

Larry Davison, Mayor  
Surfside City Council

## SURFSIDE BEACH RENTAL PROPERTY ISSUES

### Parking

- Tenants park not only in the rented facility under the home and in the driveway, but also in the driveway and under the homes that are adjacent or across the street from the rental home creating many liability issues along with debris left behind.
- Blue Water Highway Properties: Tenants park also on the septic system field lines which creates a huge financial expense for the owner/owners of the properties which don't just include the tenant property but also the properties of the neighbors.
- Tenants seem to have the mindset that if there's no one moving around an adjacent property, it is vacant and free for them to use/abuse.
- Some Property Managers/Property Owners when presented with any kind of a disturbance by a person in the neighborhood, referral will be made to the Police Department. This is not a viable option as there can be retribution by the tenant. Example: In the past year a complaint was turned in to the Surfside Police Dept. and/or the PM. Tires of the complaining person were slashed by someone by the next morning. It is not known if this was reported to the Surfside Police Department.

### Property Management

- ***Thanks*** to those PM companies and PO who have set up systems to inform and enforce rules for tenants whether short-term or long-term.
- From observance there seems to be more PM/PO responsibility needed such as follow-through on making sure the tenants are in compliance with the rules for parking and for general use of the property.
- Perhaps the only time a PM/PO has a feel of the tenant behavior is when a neighbor makes a complaint or when the property is inspected after use.

### Unacceptable Behavior

- Many occasions of tenants openly urinating outside the rental home in plain sight of anyone else around which could be cause for indecent exposure legal action.
- LOUD music; to the point of vibrating the walls of homes that are two to three homes away.
- Tenants going into neighboring yards to pick flowers which may seem menial, but is another example of disregard of property owners.
- The number of people who safely (because of weight restrictions) occupy the deck of the larger rental homes – which again is in the realm of the PM/PO to manage and/or control.

### **Remedy Suggestions:**

- Follow the state mandated rule of three (3) adults per bedroom. (although the attached information is referencing multi-unit complexes and could also apply in this case) It seems in the Code 92 that there is allowance made for Additional Enforcement By Local Ordinance.
- Limit the number of cars to parking under the rental home and in the driveway which may include some carpooling. Perhaps a personal visit by the PM/PO with the tenants to actually show the tenant the accepted parking locations.
- Each rental dwelling should have enough space for parking based on occupancy. PM/PO should explain at time of rental, e.g., “no more than \_\_\_\_\_ cars at dwelling.” PM/PO should check residence to see that this requirement has been fulfilled.
- Each dwelling should have rules posted in plain view (outside) “No more than \_\_\_\_\_ vehicles at this residence.”
- Hold the PM/PO accountable for the supervision of the tenants such as, but not limited to: Impromptu drive-by the property to be sure the tenants are in compliance (at least two times – depending on the length of the rental). Also, complete rules and regulations signed by the tenant for clear understanding of what they can and can’t do in the neighborhood; with an explanation that there are many homes occupied full-time by homeowners.
- PM/PO should be responsible for behavior and actions of tenant, ie. parking on neighboring yard(s), destruction of other homeowner’s property, trespassing, etc.
- The PM/PO has a plan in place if called by the neighborhood property owners if there is a problem.

- PM/PO should respond to complainant so that complainant knows that issue has been remedied or resolved.
- Possibility of a monetary (\$) fine for breaking the rules which can be taken out of the deposit.

This paper totally takes into consideration that people visit Surfside Beach to have a good time along with enjoying the beach with their families and friends; however, this should not be at the expense of the property owners.

As Surfside Beach continues to grow, these issues will multiply. In order to keep Surfside Beach a place where people will want to spend special times, it is very important that there be rules to follow – then follow-through of the rules. Without rules and consequences, there will be a continued lack of respect for people and property.

Please provide feedback on these recommendations to Donna Peiser, [dpeiser@comcast.net](mailto:dpeiser@comcast.net). Thank you.

Respectfully Submitted,

Donna Peiser  
Ann and Butch Kelley  
Annette and David Melass  
Vicky and Corky Melass



# SUBCHAPTER A. GENERAL PROVISIONS

## Texas Property Code Chapter 92

### Sec. 92.001. DEFINITIONS.

Except as otherwise provided by this chapter, in this chapter:

1. **" Dwelling "** means one or more rooms rented for use as a permanent residence under a single lease to one or more tenants.
2. **" Landlord "** means the owner, lessor, or sublessor of a dwelling, but does not include a manager or agent of the landlord unless the manager or agent purports to be the owner, lessor, or sublessor in an oral or written lease.
3. **" Lease "** means any written or oral agreement between a landlord and tenant that establishes or modifies the terms, conditions, rules, or other provisions regarding the use and occupancy of a dwelling.
4. **" Normal wear and tear "** means deterioration that results from the intended use of a dwelling, including, for the purposes of Subchapters B and D, breakage or malfunction due to age or deteriorated condition, but the term does not include deterioration that results from negligence, carelessness, accident, or abuse of the premises, equipment, or chattels by the tenant, by a member of the tenant's household, or by a guest or invitee of the tenant.
5. **" Premises "** means a tenant's rental unit, any area or facility the lease authorizes the tenant to use, and the appurtenances, grounds, and facilities held out for the use of tenants generally.
6. **" Tenant "** means a person who is authorized by a lease to occupy a dwelling to the exclusion of others and, for the purposes of Subchapters D, E, and F, who is obligated under the lease to pay rent.

Acts 1983, 68th Leg., p. 3630, ch. 576, Sec. 1, eff. Jan. 1, 1984. Amended by Acts 1993, 73rd Leg., ch. 48, Sec. 12, eff. Sept. 1, 1993; Acts 1993, 73rd Leg., ch. 357, Sec. 1, eff. Sept. 1, 1993

**ec. 92.010. OCCUPANCY LIMITS.**

- a. Except as provided by Subsection (b), the maximum number of adults that a landlord may allow to occupy a dwelling is three times the number of bedrooms in the dwelling.
- b. A landlord may allow an occupancy rate of more than three adult tenants per bedroom:
  1. to the extent that the landlord is required by a state or federal fair housing law to allow a higher occupancy rate; or
  2. if an adult whose occupancy causes a violation of Subsection (a) is seeking temporary sanctuary from family violence, as defined by Section 71.004, Family Code, for a period that does not exceed one month.
- c. An individual who owns or leases a dwelling within 3,000 feet of a dwelling as to which a landlord has violated this section, or a governmental entity or civic association acting on behalf of the individual, may file suit against a landlord to enjoin the violation. A party who prevails in a suit under this subsection may recover court costs and reasonable attorney 's fees from the other party. In addition to court costs and reasonable attorney 's fees, a plaintiff who prevails under this subsection may recover from the landlord \$500 for each violation of this section.
- d. In this section:
  1. "Adult" means an individual 18 years of age or older.
  2. "Bedroom" means an area of a dwelling intended as sleeping quarters. The term does not include a kitchen, dining room, bathroom, living room, utility room, or closet or storage area of a dwelling.

**Sec. 92.0131. NOTICE REGARDING VEHICLE TOWING OR PARKING RULES OR POLICIES.**

- a. This section applies only to a tenant in a multiunit complex, as that term is defined by Section 92.151.
- b. If at the time a lease agreement is executed a landlord has vehicle towing or parking rules or policies that apply to the tenant, the landlord shall provide to the tenant a copy of the rules or policies before the lease agreement is executed. The copy of the rules or policies must be:
  1. signed by the tenant;
  2. included in a lease agreement signed by the tenant; or
  3. included in an attachment to the lease agreement that is signed by the tenant, but only if the attachment is expressly referred to in the lease agreement.
- c. If the rules or policies are contained in the lease agreement or an attachment to the lease agreement, the title to the paragraph containing the rules or policies must read "Parking" or "Parking Rules" and be capitalized, underlined, or printed in bold print.
- d. If a landlord changes the vehicle towing or parking rules or policies during the term of the lease agreement, the landlord shall provide written notice of the change to the tenant before

the tenant is required to comply with the rule or policy change. The landlord has the burden of proving that the tenant received a copy of the rule or policy change. The landlord may satisfy that burden of proof by providing evidence that the landlord:

1. delivered the notice by certified mail, return receipt requested, addressed to the tenant at the tenant's dwelling; or
  2. made a notation in the landlord 's files of the time, place, and method of providing the notice and the name of the person who delivered the notice by:
    - A. hand delivery to the tenant or any occupant of the tenant's dwelling over the age of 16 years at the tenant's dwelling;
    - B. facsimile to a facsimile number the tenant provided to the landlord for the purpose of receiving notices; or
    - C. taping the notice to the inside of the main entry door of the tenant's dwelling.
- e. If a rule or policy change is made during the term of the lease agreement, the change:
1. must:
    - A. apply to all of the landlord 's tenants in the same multiunit complex and be based on necessity, safety or security of tenants, reasonable requirements for construction on the premises, or respect for other tenants ' parking rights; or
    - B. be adopted based on the tenant's written consent; and
  2. may not be effective before the 14th day after the date notice of the change is delivered to the tenant, unless the change is the result of a construction or utility emergency.
- f. A landlord who violates Subsection (b), (c), (d), or (e) is liable for a civil penalty in the amount of \$100 plus any towing or storage costs that the tenant incurs as a result of the towing of the tenant's vehicle. The nonprevailing party in a suit under this section is liable to the prevailing party for reasonable attorney 's fees and court costs.
- g. A landlord is liable for any damage to a tenant's vehicle resulting from the negligence of a towing service that contracts with the landlord or the landlord 's agent to remove vehicles that are parked in violation of the landlord 's rules and policies if the towing company that caused the damage does not carry insurance that covers the damage.

Added by Acts 2005, 79th Leg., ch. 1060, Sec. 2, eff. Jan. 1, 2006.

#### **Sec. 92.207. AGENTS FOR DELIVERY OF NOTICE.**

- a. A managing or leasing agent, whether residing or maintaining an office on-site or off-site, is the agent of the landlord for purposes of:
  1. notice and other communications required or permitted by this subchapter;

2. notice and other communications from a governmental body relating to a violation of health, sanitation, safety, or nuisance laws on the landlord 's property where the dwelling is located, including notices of:
  - A. demands for abatement of nuisances;
  - B. repair of a substandard dwelling;
  - C. remedy of dangerous conditions;
  - D. reimbursement of costs incurred by the governmental body in curing the violation;
  - E. fines; and
  - F. service of process.
- b. If the landlord 's name and business street address in this state have not been furnished in writing to the tenant or government official or employee, the person who collects the rent from a tenant is the landlord 's authorized agent for purposes of Subsection (a).

Acts 1983, 68th Leg., p. 3648, ch. 576, Sec. 1, eff. Jan. 1, 1984. Amended by Acts 1995, 74th Leg., ch. 869, Sec. 4, eff. Jan. 1, 1996.

to top

#### **Sec. 92.208. ADDITIONAL ENFORCEMENT BY LOCAL ORDINANCE.**

The duties of a landlord and the remedies of a tenant under this subchapter are in lieu of the common law, other statutory law, and local ordinances relating to the disclosure of ownership and management of a dwelling by a landlord to a tenant. However, this subchapter does not prohibit the adoption of a local ordinance that conforms to this subchapter but which contains additional enforcement provisions.

Acts 1983, 68th Leg., p. 3648, ch. 576, Sec. 1, eff. Jan. 1, 1984.

# Police and EMS Report

From 6/1/14 To 6/30/14

EMS Calls	<u>12</u>
EMS Transports	<u>8</u>
Deaths	<u>∅</u>
Police Reports	<u>24</u>
Burglary Habitation	<u>∅</u>
Burglary Vehicle	<u>∅</u>
Thefts	<u>3</u>
Assaults	<u>3</u>
Criminal Mischief	<u>∅</u>
Disturbances	<u>15</u>
Alcohol Related Offenses	<u>8</u>
Motor Vehicle Accidents	<u>3</u>
Agency Assists	<u>6</u>
Motorist Assist	<u>9</u>

Arrests

9

Citations

131

**MUNICIPAL COURT MONTHLY REPORT**

MUNICIPAL COURT OF Village of Surfside Beach  
 FOR MONTH 06 YEAR 2014

TRAFFIC		NON-TRAFFIC MISDEMEANORS		
NON-PARKING	PARKING	STATE LAW	CITY ORDINANCE	
1. New Cases Filed During the Month	94	4	23	17
2. Dispositions Prior to Trial:				
A. Bond Forfeitures	0	0	0	0
B. Fined <i>(Before trial only. If the defendant goes to trial, enter in Item 3.)</i>	34	1	11	9
C. Cases Dismissed <i>(Do not include dismissals that are to be reported in Items 3C and 4 below.)</i>	2	2	2	2
3. Dispositions at Trial:				
A. Trial by Judge				
(1) Finding of Guilty	0	0	0	0
(2) Finding of Not Guilty	0	0	0	0
B. Trial by Jury				
(1) Finding of Guilty	0	0	0	0
(2) Finding of Not Guilty	0	0	0	0
C. Dismissed at Trial	0	0	0	0
4. Cases Dismissed:				
A. After Driver Safety Course <i>(C.C.P., Art. 45.0511)</i>	2			
B. After Deferred Disposition <i>(C.C.P., Art. 45.051)</i>	33	1	4	0
C. After Proof of Financial Responsibility <i>(Transportation Code, Sec. 601.193)</i>	4			
D. Compliance Dismissal <i>(Proof of Inspection, License, or Registration)</i>	3			
5. Community Service Ordered <i>(For satisfaction of fine or costs only.)</i>				
6. Cases Appealed	0	0	0	0
7. Juvenile / Minor Activity:				
A. Transportation Code Cases Filed	3			
B. Non-Driving Alcoholic Beverage Code Cases Filed	0			
C. Driving Under the Influence of Alcohol Cases Filed	0			
D. Health & Safety Code (Tobacco) Cases Filed	0			
E. Failure to Attend School Cases Filed <i>(Education Code, Sec. 25.094)</i>	0			
F. Education Code (Except Failure to Attend) Cases Filed	0			
G. Violation of Local Daytime Curfew Ordinance Cases Filed <i>(Loc. Govt. Code, Sec. 341.905)</i>	0			
H. All Other Non-Traffic Fine-Only Cases Filed	0			
I. Waiver of Jurisdiction of Non-Traffic Cases <i>(Family Code, Sec. 51.08(b))</i>				
J. Referred to Juvenile Court for Delinquent Conduct <i>(C.C.P., Art. 45.050 (c)(1))</i>				
K. Held in Contempt, Fined, or Denied Driving Privileges <i>(C.C.P., Art. 45.050 (c)(2))</i>				
Magistrate Warnings Given (Juvenile):				
L. Warnings Administered				
M. Statements Certified				
8. Parent Contributing to Nonattendance Cases Filed <i>(Education Code, Sec. 25.093)</i>				0
9. Safety Responsibility and Driver's License Suspension Hearings Held				
10. Search Warrants Issued <i>(Do not include warrants for arrest.)</i>				
11. Arrest Warrants Issued:				
A. Class C Misdemeanors Only				26
B. Felonies and Class A and B Misdemeanors				
12. Magistrate Warnings Given: <i>(Given to defendants charged with county or district court offense.)</i>				
A. Class A and B Misdemeanors Only				
B. Felonies				
13. Emergency Mental Health Hearings Held				
14. Magistrate's Orders for Emergency Protection				
15. Total Revenue		\$		\$ 14,718.40

*(Include all revenue collected during month to be remitted to city or state.)*

Information contained here in for YTD is for 10/01/2013 To 06/30/2014  
 Information contained here in for Previous YTD is for 10/01/2012 To 06/30/2013

VIOLATION ISSUED BY:	CURRENT MONTH	YEAR TO DATE	PREVIOUS YTD	VARIATION IN (+/-)
Municipal Police Department	131	859	552	307
<b>TOTALS</b>	131	859	552	307

<b>TOTAL NEW FEES LEVIED:</b>	\$23,745.00	\$164,973.00	\$105,427.00	\$59,546.00
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FUNDS COLLECTED:				
State Taxes:	\$7,190.70	\$52,850.50	\$27,619.95	\$25,230.55
Fines:	\$5,993.70	\$50,861.00	\$31,592.20	\$19,268.80
LEA Fees:	\$410.00	\$3,132.10	\$1,794.10	1,338.00
Multiuse:	\$514.00	\$4,872.00	\$2,245.00	\$2,627.00
D/L Fees:	\$210.00	\$2,220.00	\$2,160.00	\$60.00
Warrant Fees:	\$300.00	\$3,583.00	\$3,047.90	\$535.10
Capias Fees:	\$100.00	\$1,035.00	\$900.00	\$135.00
Pay Plan Fees:	\$0.00	\$50.00	\$75.00	\$-25.00
Collection Fees:	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTALS</b>	\$14,718.40	\$118,603.60	\$69,434.15	\$49,169.45

WARRANT INFORMATION:				
Warrants Issued:	17	140	62	78
Capias Issued:	9	75	18	57
<b>TOTALS</b>	26	215	80	135

Warrants Closed:	6	87	65	22
Capias Closed:	2	24	21	3
<b>TOTALS</b>	8	111	86	25

OTHER INFORMATION:				
Citations Closed:	98	748	377	371
Failure to Appear:	0	30	40	-10

Average current month speeding ticket issued was for 14.2 miles above posted limit.

By: \_\_\_\_\_ Date: \_\_\_\_\_



# MONTHLY OFFICER ACTIVITY REPORT

From 06/01/2014 To 06/30/2014

NOTE: Only "A" active officers will appear.

OFFICER ID	BADGE	OFFICER NAME	Count	Percent of Total
CD	1820	Cory Dunlap	5	3.8168
DC	0	Donna Cox	5	3.8168
HS	0	Stephen Heckler	55	41.9847
MF	0	Michael Faber	7	5.3435
MM	0	Michael Monnat	2	1.5267
PV	0	Paul V Varesic	41	31.2977
ZM	0	Z W Monnat	16	12.2137
Total All Officers			131	

DOUGLAS FRAZIER

1018 Militia Surfside  
I will get repairs  
done as soon as possible  
but would extra time 3  
months to complete all work  
in case problems with contractor  
or weather conditions. I will  
let City know as repairs  
are completed.

Work consists of all new  
electric service; fixing or  
replacing windows that need  
fix. Shore up decking. Fix  
kitchen board on deck stairs  
Fix any support beams or replace  
Redo inside house Bathroom  
Kitchen, sheetrock, & flooring  
probably carpet. Repairing rotter  
wood & sheetrock tops & float &  
paint. Seal any exposed siding

met with Andy Moody  
Douglas Frazier  
(House) 1018 militia  
Seaside Tx  
my phone # H 979 285 9420  
cell 979 480 3730

Tues July 8, 2014

MART Weddle Replace Ridge &  
Repair & Reseal Roof, new shingles  
where needed. Completed 7-8-14

Waiting  
w/ Bid  
Bid

Got Bids Tom Construction Bid on outside  
G & G Home Repair Repair Outside & Inside

Vargas Construction & Redo Electric  
Redo electric Bids

got  
Bid

Garner Electric (new electric got bid)  
Randy Electric (new electric ~~no bid~~ got Bid)  
Island Electric (Mike Tassone) <sup>new Electric</sup> Dorley

Tim  
on Bid

Sherman (Fix outside & inside Bid)  
Texas Construction Specialties El Gonzalez

Reggie mowed yard July 8, 2014

Exterior Specialties Waiting Bid  
Handyman Service Waiting Bid

Doug FRAZIER  
135 Mulberry  
Lake Jackson TX  
H 979 285 9420  
C 979 480 3730

House to Repair  
1018 Militia

# OFFICIAL MUNICIPAL COURT MONTHLY REPORT

MUNICIPAL COURT OF <u>Village of Surfside Beach</u>	TRAFFIC		NON-TRAFFIC MISDEMEANORS	
	NON-PARKING	PARKING	STATE LAW	CITY ORDINANCE
FOR MONTH <u>06</u> YEAR <u>2014</u>				
1. New Cases Filed During the Month	94	4	23	17
2. Dispositions Prior to Trial:				
A. Bond Forfeitures	0	0	0	0
B. Fined <i>(Before trial only. If the defendant goes to trial, enter in Item 3.)</i>	34	1	11	9
C. Cases Dismissed <i>(Do not include dismissals that are to be reported in Items 3C and 4 below.)</i>	2	2	2	2
3. Dispositions at Trial:				
A. Trial by Judge (1) Finding of Guilty	0	0	0	0
(2) Finding of Not Guilty	0	0	0	0
B. Trial by Jury (1) Finding of Guilty	0	0	0	0
(2) Finding of Not Guilty	0	0	0	0
C. Dismissed at Trial	0	0	0	0
4. Cases Dismissed:				
A. After Driver Safety Course <i>(C.C.P., Art. 45.0511)</i>	2			
B. After Deferred Disposition <i>(C.C.P., Art. 45.051)</i>	33	1	4	0
C. After Proof of Financial Responsibility <i>(Transportation Code, Sec. 601.193)</i>	4			
D. Compliance Dismissal <i>(Proof of Inspection, License, or Registration)</i>	3			
5. Community Service Ordered <i>(For satisfaction of fine or costs only.)</i>				
6. Cases Appealed	0	0	0	0
7. Juvenile / Minor Activity:				
A. Transportation Code Cases Filed	3			
B. Non-Driving Alcoholic Beverage Code Cases Filed	0			
C. Driving Under the Influence of Alcohol Cases Filed	0			
D. Health & Safety Code (Tobacco) Cases Filed	0			
E. Failure to Attend School Cases Filed <i>(Education Code, Sec. 25.094)</i>	0			
F. Education Code (Except Failure to Attend) Cases Filed	0			
G. Violation of Local Daytime Curfew Ordinance Cases Filed <i>(Loc. Govt. Code, Sec. 341.905)</i>	0			
H. All Other Non-Traffic Fine-Only Cases Filed	0			
I. Waiver of Jurisdiction of Non-Traffic Cases <i>(Family Code, Sec. 51.08(b))</i>				
J. Referred to Juvenile Court for Delinquent Conduct <i>(C.C.P., Art. 45.050 (c)(1))</i>				
K. Held in Contempt, Fined, or Denied Driving Privileges <i>(C.C.P., Art. 45.050 (c)(2))</i>				
<b>Magistrate Warnings Given (Juvenile):</b>				
L. Warnings Administered				
M. Statements Certified				
8. Parent Contributing to Nonattendance Cases Filed <i>(Education Code, Sec. 25.093)</i>				0
9. Safety Responsibility and Driver's License Suspension Hearings Held				
10. Search Warrants Issued <i>(Do not include warrants for arrest.)</i>				
11. Arrest Warrants Issued:				
A. Class C Misdemeanors Only				26
B. Felonies and Class A and B Misdemeanors				
12. Magistrate Warnings Given: <i>(Given to defendants charged with county or district court offense.)</i>				
A. Class A and B Misdemeanors Only				
B. Felonies				
13. Emergency Mental Health Hearings Held				
14. Magistrate's Orders for Emergency Protection				
15. Total Revenue			\$	\$ 14,718.40
<i>(Include all revenue collected during month to be remitted to city or state.)</i>				

# MONTHLY VIOLATION ACTIVITY STATISTICS

From 06/01/2014 To 06/30/2014

Information contained here in for YTD is for 10/01/2013 To 06/30/2014  
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VIOLATION ISSUED BY:	CURRENT MONTH	YEAR TO DATE	PREVIOUS YTD	VARIATION IN (+/-)
Municipal Police Department	131	859	552	307
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<hr/>				
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<hr/>				
<b>FUNDS COLLECTED:</b>				
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Fines:	\$5,993.70	\$50,861.00	\$31,592.20	\$19,268.80
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Citations Closed:	98	748	377	371
Failure to Appear:	0	30	40	-10

Average current month speeding ticket issued was for 14.2 miles above posted limit.

By: \_\_\_\_\_ Date: \_\_\_\_\_

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Total All Officers			131	

# Police and EMS Report

From 6/1/14 To 6/30/14

EMS Calls	<u>12</u>
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Deaths	<u>∅</u>
Police Reports	<u>24</u>
Burglary Habitation	<u>∅</u>
Burglary Vehicle	<u>∅</u>
Thefts	<u>3</u>
Assaults	<u>3</u>
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Motor Vehicle Accidents	<u>3</u>
Agency Assists	<u>6</u>
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Arrests

9

Citations

131

**MUNICIPAL COURT MONTHLY REPORT**

MUNICIPAL COURT OF Village of Surfside Beach

FOR MONTH 06 YEAR 2014

**TRAFFIC**

**NON-TRAFFIC MISDEMEANORS**

NON-PARKING

PARKING

STATE LAW

CITY ORDINANCE

		NON-PARKING	PARKING	STATE LAW	CITY ORDINANCE
1. New Cases Filed During the Month		94	4	23	17
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A. Bond Forfeitures		0	0	0	0
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C. Driving Under the Influence of Alcohol Cases Filed		0			
D. Health & Safety Code (Tobacco) Cases Filed		0			
E. Failure to Attend School Cases Filed <i>(Education Code, Sec. 25.094)</i>		0			
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By: \_\_\_\_\_ Date: \_\_\_\_\_

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PV	0	Paul V Varesic	41	31.2977
ZM	0	Z W Monnat	16	12.2137
Total All Officers			131	

TO : VILLAGE OF SURFSIDE BEACH

ATTN: SANDRA MILLER

CITY SECRETARY

06-28-2014

Dear Sandra,

We received your notice dated May 29 or our return to Houston on June 17 2014

We have visited the building site, and met with Mayor Larry Davison and understood from him that the matter needs to be addressed urgently.

We are in the process of receiving bids for the demolition, and will make our final decision once we have received all bids and quotations. We are also in the process of getting an environmental assessment of the property.

We are addressing the matter and will keep you informed. you can also contact us by email at shabnamvayani@hotmail.com

Thanking you  
for DECORA INC  
Ani Vayani

LOCAL GOVERNMENT CODE

TITLE 7. REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND  
RELATED ACTIVITIES

SUBTITLE A. MUNICIPAL REGULATORY AUTHORITY

CHAPTER 214. MUNICIPAL REGULATION OF HOUSING AND OTHER STRUCTURES

SUBCHAPTER A. DANGEROUS STRUCTURES

Sec. 214.001. AUTHORITY REGARDING SUBSTANDARD BUILDING.

(a) A municipality may, by ordinance, require the vacation, relocation of occupants, securing, repair, removal, or demolition of a building that is:

(1) dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare;

(2) regardless of its structural condition, unoccupied by its owners, lessees, or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; or

(3) boarded up, fenced, or otherwise secured in any manner if:

(A) the building constitutes a danger to the public even though secured from entry; or

(B) the means used to secure the building are inadequate to prevent unauthorized entry or use of the building in the manner described by Subdivision (2).

(b) The ordinance must:

(1) establish minimum standards for the continued use and occupancy of all buildings regardless of the date of their construction;

(2) provide for giving proper notice, subject to Subsection (b-1), to the owner of a building; and

(3) provide for a public hearing to determine whether a building complies with the standards set out in the ordinance.

(b-1) For a condominium, as defined by Section 81.002 or 82.003, Property Code, located wholly or partly in a municipality with a population of more than 1.9 million, notice to a unit owner

in accordance with Section 82.118, Property Code, and notice to the registered agent for the unit owners' association in the manner provided for service of process to a condominium association under Section 54.035(a-1) satisfy the notice requirements under this section.

(c) A notice of a hearing sent to an owner, lienholder, or mortgagee under this section must include a statement that the owner, lienholder, or mortgagee will be required to submit at the hearing proof of the scope of any work that may be required to comply with the ordinance and the time it will take to reasonably perform the work.

(d) After the public hearing, if a building is found in violation of standards set out in the ordinance, the municipality may order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time as provided by this section. The municipality also may order that the occupants be relocated within a reasonable time. If the owner does not take the ordered action within the allotted time, the municipality shall make a diligent effort to discover each mortgagee and lienholder having an interest in the building or in the property on which the building is located. The municipality shall personally deliver, send by certified mail with return receipt requested, or deliver by the United States Postal Service using signature confirmation service, to each identified mortgagee and lienholder a notice containing:

(1) an identification, which is not required to be a legal description, of the building and the property on which it is located;

(2) a description of the violation of municipal standards that is present at the building; and

(3) a statement that the municipality will vacate, secure, remove, or demolish the building or relocate the occupants of the building if the ordered action is not taken within a reasonable time.

(e) As an alternative to the procedure prescribed by Subsection (d), the municipality may make a diligent effort to discover each mortgagee and lienholder before conducting the public

hearing and may give them a notice of and an opportunity to comment at the hearing. In addition, the municipality may file notice of the hearing in the Official Public Records of Real Property in the county in which the property is located. The notice must contain the name and address of the owner of the affected property if that information can be determined, a legal description of the affected property, and a description of the hearing. The filing of the notice is binding on subsequent grantees, lienholders, or other transferees of an interest in the property who acquire such interest after the filing of the notice, and constitutes notice of the hearing on any subsequent recipient of any interest in the property who acquires such interest after the filing of the notice. If the municipality operates under this subsection, the order issued by the municipality may specify a reasonable time as provided by this section for the building to be vacated, secured, repaired, removed, or demolished by the owner or for the occupants to be relocated by the owner and an additional reasonable time as provided by this section for the ordered action to be taken by any of the mortgagees or lienholders in the event the owner fails to comply with the order within the time provided for action by the owner. Under this subsection, the municipality is not required to furnish any notice to a mortgagee or lienholder other than a copy of the order in the event the owner fails to timely take the ordered action.

(f) Within 10 days after the date that the order is issued, the municipality shall:

(1) file a copy of the order in the office of the municipal secretary or clerk, if the municipality has a population of 1.9 million or less; and

(2) publish in a newspaper of general circulation in the municipality in which the building is located a notice containing:

(A) the street address or legal description of the property;

(B) the date of the hearing;

(C) a brief statement indicating the results of the order; and



(D) instructions stating where a complete copy of the order may be obtained.

(g) After the hearing, the municipality shall promptly mail by certified mail with return receipt requested, deliver by the United States Postal Service using signature confirmation service, or personally deliver a copy of the order to the owner of the building and to any lienholder or mortgagee of the building. The municipality shall use its best efforts to determine the identity and address of any owner, lienholder, or mortgagee of the building.

(h) In conducting a hearing authorized under this section, the municipality shall require the owner, lienholder, or mortgagee of the building to within 30 days:

- (1) secure the building from unauthorized entry; or
- (2) repair, remove, or demolish the building, unless the owner or lienholder establishes at the hearing that the work cannot reasonably be performed within 30 days.

(i) If the municipality allows the owner, lienholder, or mortgagee more than 30 days to repair, remove, or demolish the building, the municipality shall establish specific time schedules for the commencement and performance of the work and shall require the owner, lienholder, or mortgagee to secure the property in a reasonable manner from unauthorized entry while the work is being performed, as determined by the hearing official.

(j) A municipality may not allow the owner, lienholder, or mortgagee more than 90 days to repair, remove, or demolish the building or fully perform all work required to comply with the order unless the owner, lienholder, or mortgagee:

- (1) submits a detailed plan and time schedule for the work at the hearing; and
- (2) establishes at the hearing that the work cannot reasonably be completed within 90 days because of the scope and complexity of the work.

(k) If the municipality allows the owner, lienholder, or mortgagee more than 90 days to complete any part of the work required to repair, remove, or demolish the building, the municipality shall require the owner, lienholder, or mortgagee to regularly submit progress reports to the municipality to

demonstrate compliance with the time schedules established for commencement and performance of the work. The order may require that the owner, lienholder, or mortgagee appear before the hearing official or the hearing official's designee to demonstrate compliance with the time schedules. If the owner, lienholder, or mortgagee owns property, including structures or improvements on property, within the municipal boundaries that exceeds \$100,000 in total value, the municipality may require the owner, lienholder, or mortgagee to post a cash or surety bond in an amount adequate to cover the cost of repairing, removing, or demolishing a building under this subsection. In lieu of a bond, the municipality may require the owner, lienholder, or mortgagee to provide a letter of credit from a financial institution or a guaranty from a third party approved by the municipality. The bond must be posted, or the letter of credit or third party guaranty provided, not later than the 30th day after the date the municipality issues the order.

(l) In a public hearing to determine whether a building complies with the standards set out in an ordinance adopted under this section, the owner, lienholder, or mortgagee has the burden of proof to demonstrate the scope of any work that may be required to comply with the ordinance and the time it will take to reasonably perform the work.

(m) If the building is not vacated, secured, repaired, removed, or demolished, or the occupants are not relocated within the allotted time, the municipality may vacate, secure, remove, or demolish the building or relocate the occupants at its own expense. This subsection does not limit the ability of a municipality to collect on a bond or other financial guaranty that may be required by Subsection (k).

(n) If a municipality incurs expenses under Subsection (m), the municipality may assess the expenses on, and the municipality has a lien against, unless it is a homestead as protected by the Texas Constitution, the property on which the building was located. The lien is extinguished if the property owner or another person having an interest in the legal title to the property reimburses the municipality for the expenses. The lien arises and attaches to the property at the time the notice of the lien is recorded and indexed

in the office of the county clerk in the county in which the property is located. The notice must contain the name and address of the owner if that information can be determined with a reasonable effort, a legal description of the real property on which the building was located, the amount of expenses incurred by the municipality, and the balance due.

(o) If the notice is given and the opportunity to relocate the tenants of the building or to repair, remove, or demolish the building is afforded to each mortgagee and lienholder as authorized by Subsection (d), (e), or (g), the lien is a privileged lien subordinate only to tax liens.

(p) A hearing under this section may be held by a civil municipal court.

(q) A municipality satisfies the requirements of this section to make a diligent effort, to use its best efforts, or to make a reasonable effort to determine the identity and address of an owner, a lienholder, or a mortgagee if the municipality searches the following records:

(1) county real property records of the county in which the building is located;

(2) appraisal district records of the appraisal district in which the building is located;

(3) records of the secretary of state;

(4) assumed name records of the county in which the building is located;

(5) tax records of the municipality; and

(6) utility records of the municipality.

(r) When a municipality mails a notice in accordance with this section to a property owner, lienholder, mortgagee, or registered agent 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.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 1, Sec. 87(j), eff. Aug. 28, 1989; Acts 1989, 71st Leg., ch. 743, Sec. 1, eff. Aug. 28, 1989; Acts 1993, 73rd Leg., ch. 836, Sec. 10, eff. Sept. 1, 1993; Acts 1995, 74th Leg., ch. 359, Sec. 1, eff. Aug. 28, 1995; Acts 1997, 75th Leg., ch.

362, Sec. 1, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 357, Sec. 1, eff. Sept. 1, 1999; Acts 2001, 77th Leg., ch. 413, Sec. 10, eff. Sept. 1, 2001; Acts 2003, 78th Leg., ch. 701, Sec. 2, eff. Sept. 1, 2003.

Amended by:

Acts 2007, 80th Leg., R.S., Ch. 370 (S.B. 352), Sec. 3, eff. June 15, 2007.

Acts 2009, 81st Leg., R.S., Ch. 1323 (H.B. 3128), Sec. 5, eff. September 1, 2009.

Sec. 214.0011. ADDITIONAL AUTHORITY TO SECURE SUBSTANDARD BUILDING. (a) A municipality by ordinance may establish minimum standards for the use and occupancy of buildings in the municipality regardless of the date of their construction and may adopt other ordinances as necessary to carry out this section.

(b) The municipality may secure a building the municipality determines:

- (1) violates the minimum standards; and
- (2) is unoccupied or is occupied only by persons who do not have a right of possession to the building.

(c) Before the 11th day after the date the building is secured, the municipality shall give notice to the owner by:

- (1) personally serving the owner with written notice;
- (2) depositing the notice in the United States mail addressed to the owner at the owner's post office address;
- (3) publishing the notice at least twice within a 10-day period in a newspaper of general circulation in the county in which the building is located if personal service cannot be obtained and the owner's post office address is unknown; or
- (4) posting the notice on or near the front door of the building if personal service cannot be obtained and the owner's post office address is unknown.

(d) The notice must contain:

- (1) an identification, which is not required to be a legal description, of the building and the property on which it is located;
- (2) a description of the violation of the municipal

standards that is present at the building;

(3) a statement that the municipality will secure or has secured, as the case may be, the building; and

(4) an explanation of the owner's entitlement to request a hearing about any matter relating to the municipality's securing of the building.

(e) The municipality shall conduct a hearing at which the owner may testify or present witnesses or written information about any matter relating to the municipality's securing of the building if, within 30 days after the date the municipality secures the building, the owner files with the municipality a written request for the hearing. The municipality shall conduct the hearing within 20 days after the date the request is filed.

(f) A municipality has the same authority to assess expenses under this section as it has to assess expenses under Section 214.001(n). A lien is created under this section in the same manner that a lien is created under Section 214.001(n) and is subject to the same conditions as a lien created under that section.

(g) The authority granted by this section is in addition to that granted by Section 214.001.

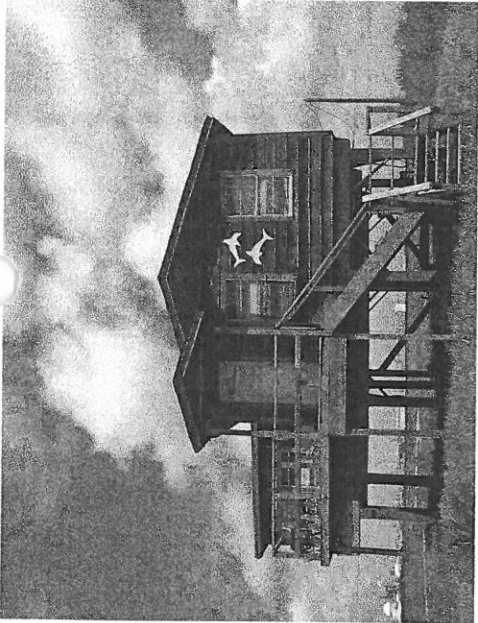
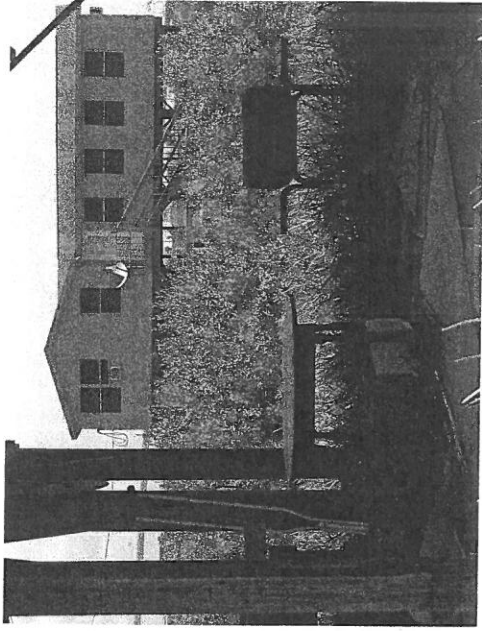
Added by Acts 1991, 72nd Leg., ch. 13, Sec. 1, eff. April 2, 1991.  
Amended by Acts 2001, 77th Leg., ch. 1420, Sec. 12.104, eff. Sept. 1, 2001.

Sec. 214.00111. ADDITIONAL AUTHORITY TO PRESERVE SUBSTANDARD BUILDING AS HISTORIC PROPERTY. (a) This section applies only to a municipality that is designated as a certified local government by the state historic preservation officer as provided by 16 U.S.C.A. Section 470 et seq.

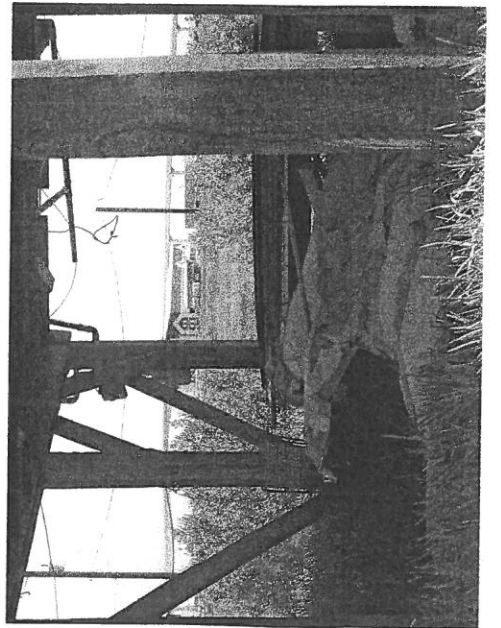
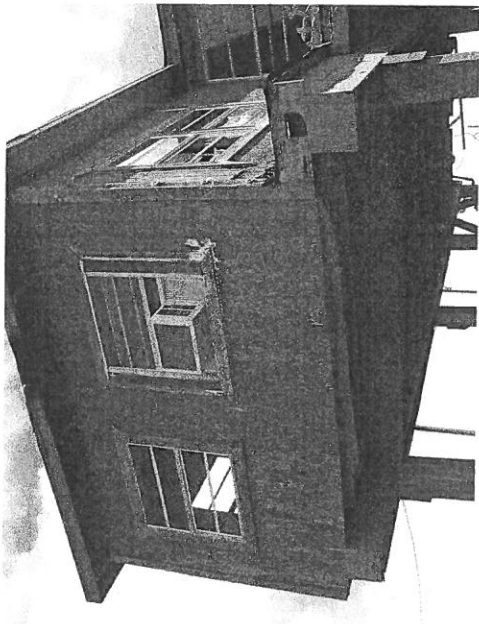
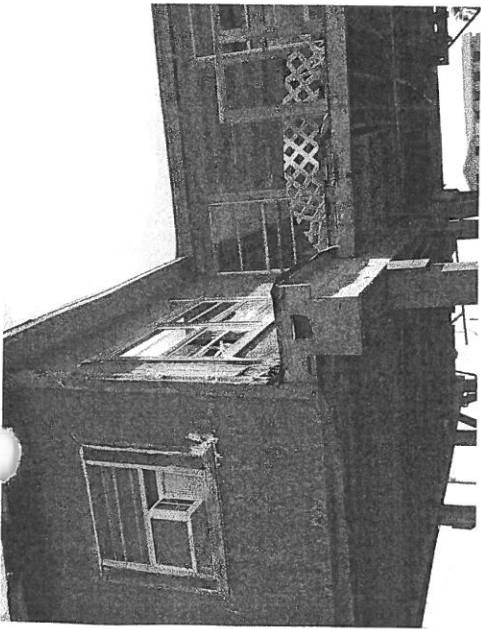
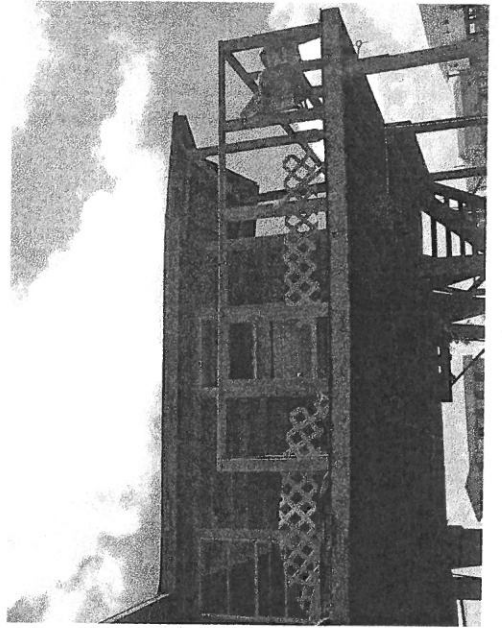
(b) This section does not apply to an owner-occupied, single-family dwelling.

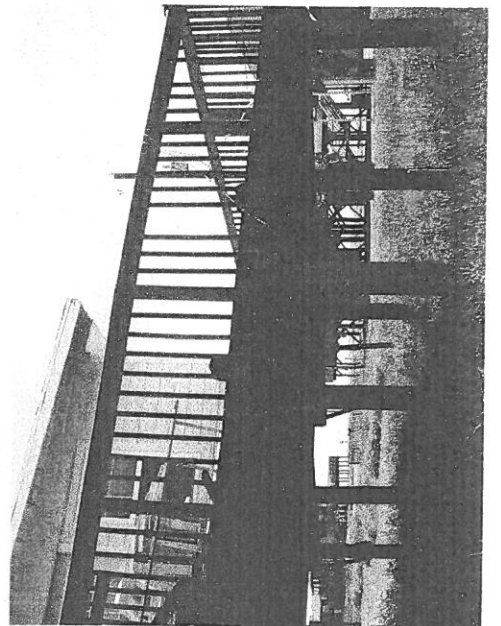
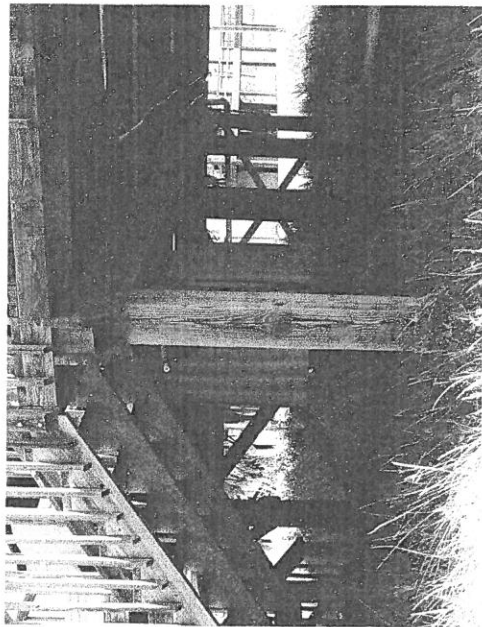
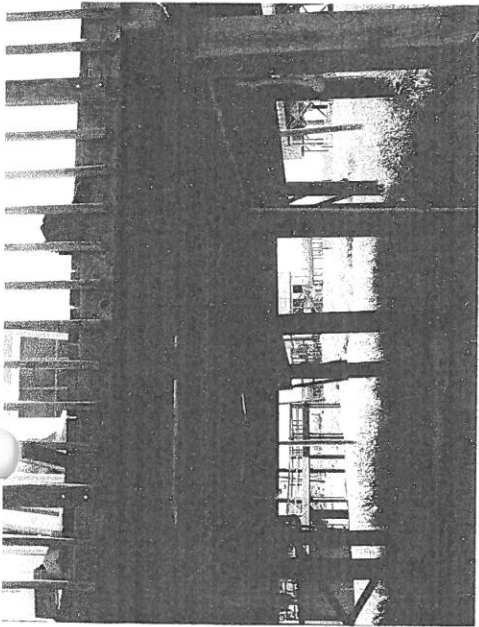
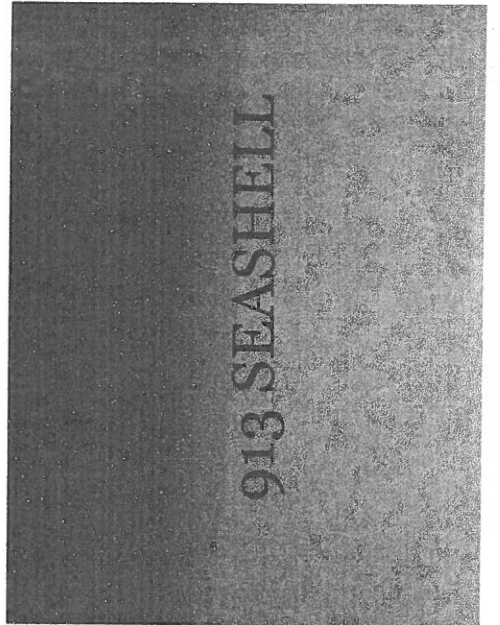
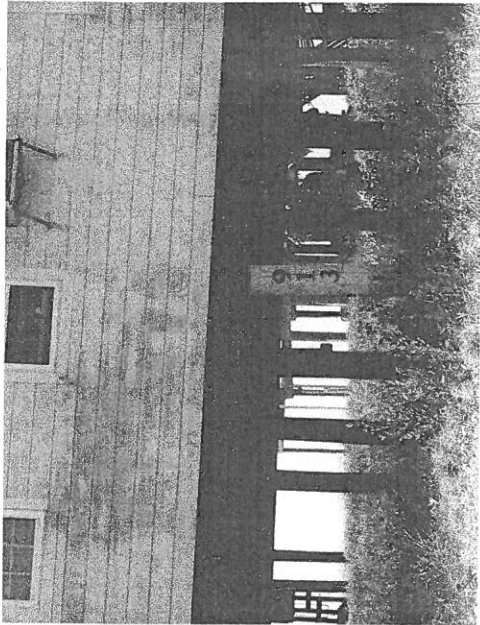
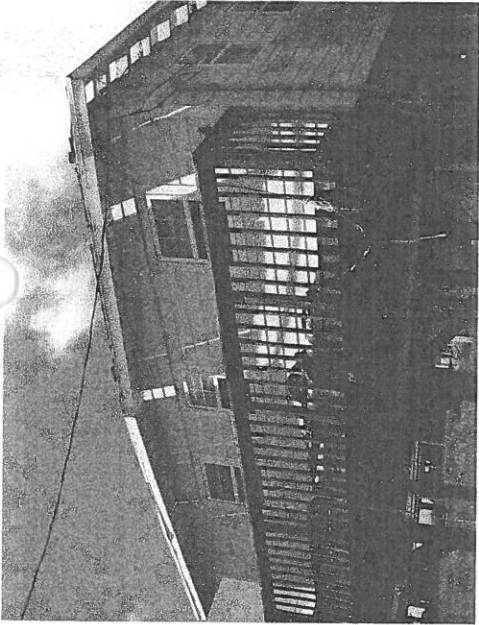
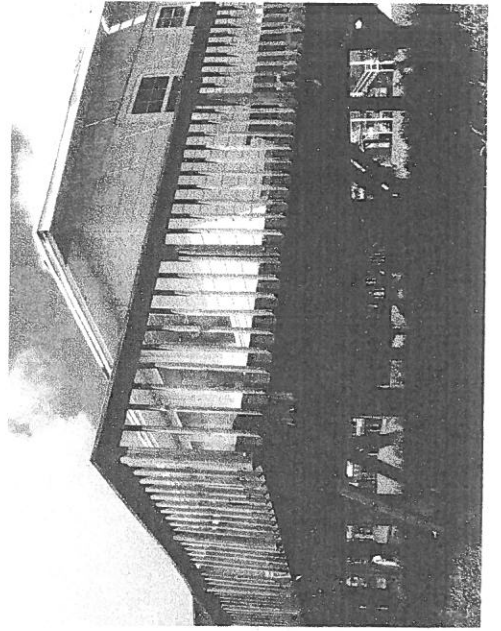
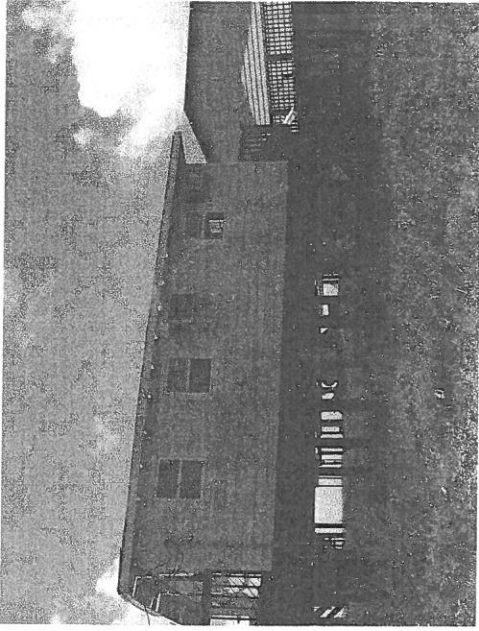
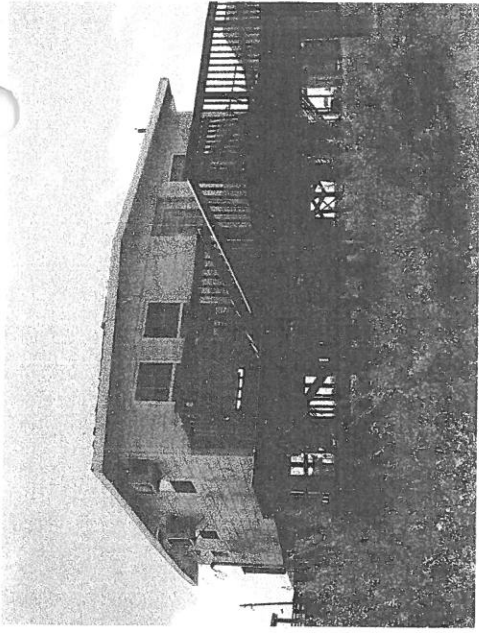
(c) Before a notice is sent or a hearing is conducted under Section 214.001, the historic preservation board of a municipality may review a building described by Section 214.001(a) to determine whether the building can be rehabilitated and designated:

- (1) on the National Register of Historic Places;
- (2) as a Recorded Texas Historic Landmark; or



830 MONUMENT





**Sandra Miller**

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**From:** shabnam Vayani <shabnamvayani@hotmail.com>  
**Sent:** Saturday, June 28, 2014 12:50 PM  
**To:** sandra@surfsidetx.org  
**Cc:** steve cone  
**Subject:** Surfside Grocery 309 East Highway 332

Dear Sandra,

We received your notice dated May 29 on our return to Houston on June 17, 2014.

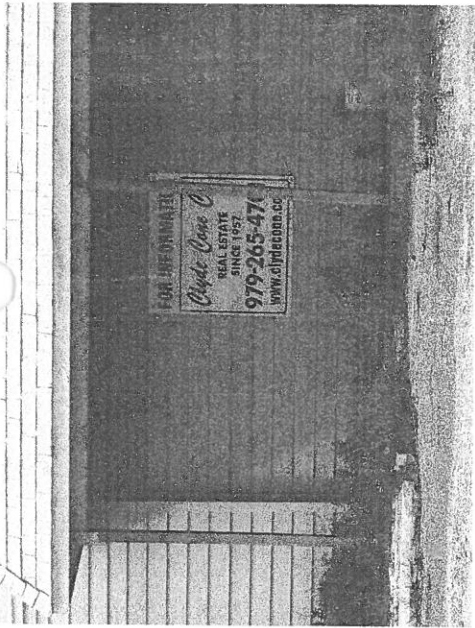
We have visited the building site, and met with Mayor Larry Davison and understood from him that the matter needs to be addressed urgently. We are in the process of securing bids for the demolition, and will make our final decision once we have received all bids and quotations. We are also in the process of getting an environmental assessment of the property.

We are addressing the matter and will keep you informed. You will shortly be receiving a copy of this letter via certified mail as well.

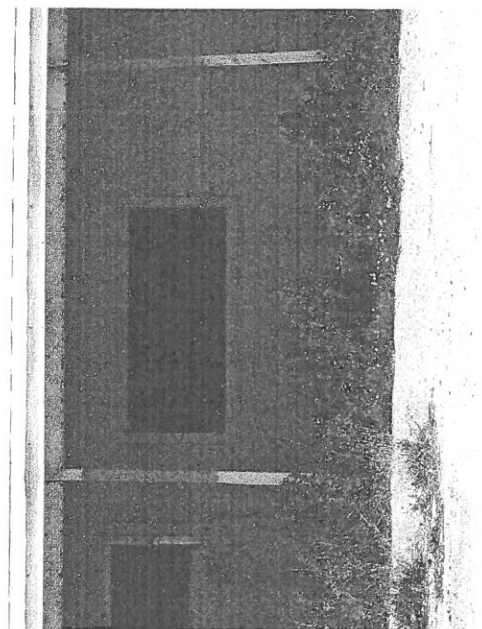
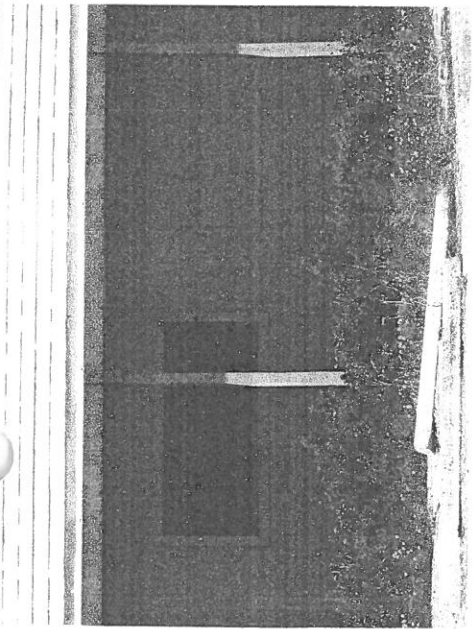
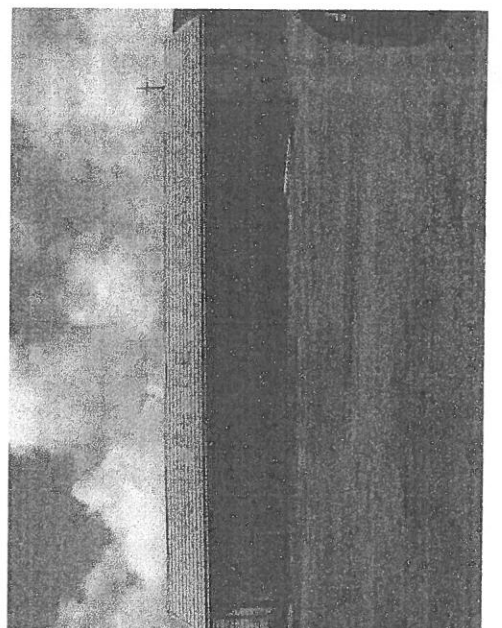
Thanking you,  
Amin Vayani  
Decora Inc.

309 E Hwy  
332





309 EAST HIGHWAY  
332



Susan L. Courville  
893 West Lincoln Road  
Lake Charles, LA 70605

June 1, 2014

Dear Sandra Miller,

I am writing today in response to your letter dated May 15, 2014, and our follow-up phone conversation on May 19, 2014, in reference to the following property:

Physical Address: 323 OYSTER STREET

Property ID: 254432

BCAD GEO ID: 7875-0258-000

Since inheriting this property in 2010 after the passing of my father, Joe Dufner, I have paid the annual property taxes and hired Mark Miles to maintain the lawn.

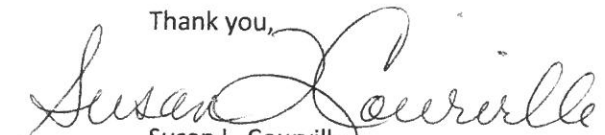
Unfortunately my circumstances have prevented me from doing further work on the house and property. I live 3 ½ hours away in Lake Charles, LA, where I have not been able to work since my cancer diagnosis in January 2013 and the extensive chest surgery in which half of my lung was removed. As a result of that surgery I have suffered from ongoing nerve damage, and doctors continue to run extensive medical tests and monitor nodules in my upper lungs for a recurrence of the cancer.

As a single mother taking care of two sons and my own disabled mother, I have been on long-term disability for a year now, and have filed requests for further government assistance. Obviously my financial resources are extremely limited. Therefore while my preference would be to keep and repair the house that my father loved so much, this is not a realistic goal until after such a time as I am hopefully diagnosed cancer-free.

If and when my health and economic status changes, I would be happy to comply with the requests you have made for the improvement of the property. However, it is much more likely that I will be forced to sell the property as-is. I am requesting that I be given the time necessary to sell the house and property, since I can certainly not afford the cost of having the house demolished.

I would greatly appreciate any leniency and understanding on this issue.

Thank you,

  
Susan L. Courville

**RECEIVED**

JUN 04 2014

Time 1:21  
Village of Sunside



## Sandra Miller

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**From:** Van Nguyen <vnguyen0010@sbcglobal.net>  
**Sent:** Sunday, June 08, 2014 11:35 AM  
**To:** sandra@surfsidetx.org  
**Subject:** Re: 2010Treaty Boat Storage

Sandra, it is 210 Treaty Boat Storage. Thanks!

On Sunday, June 8, 2014 10:53 AM, Van Nguyen <vnguyen0010@sbcglobal.net> wrote:

Sandra,

We have met a few times, and I appreciated all the helpful information you have given me. Now comes the letter dated May 29, reference substandard structure-ordinance violation, it is new to me and I am not prepared for this new issue.

I bought this property from Michael Weaster, a Surfside home builder, a few years ago with the intention to rebuild and run as a business when I retire soon from my job in Houston. The place was severely damaged by Ike, and was used to store building materials. I have brought some supplies there to repair the place, but my plan changed when I bought 2 more Surfside houses at 1230 Canal Dr. and 141 Howard Ave.

These 2 houses were literally homes of the raccoon, and they consumed all my time and efforts the last 2 years to bring them up to the codes. The 1st house is done, and the 2nd house is almost ready with one more wood deck to go (pending contractor bid) . Both now have utility and livable.

I am now ready to do the boat storage, but I am exhausted and I need your help.

Last Friday I contacted a contractor to give me a bid on the repair work at the boat storage, and will get a few more in a month or so. I hope you give me more time to work on this as you know it is not a simple task that can be done in a short period of time.

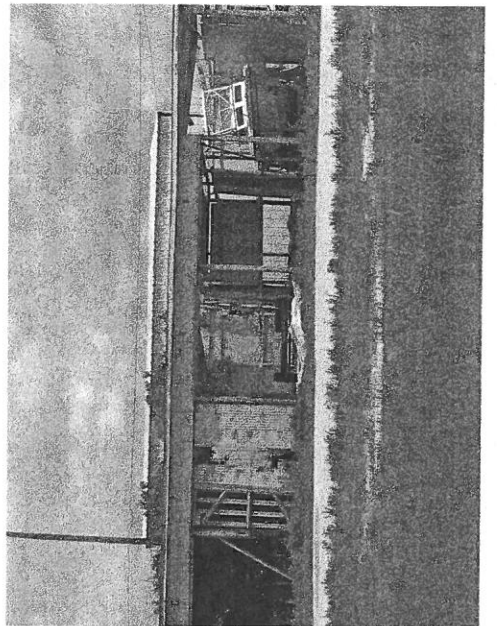
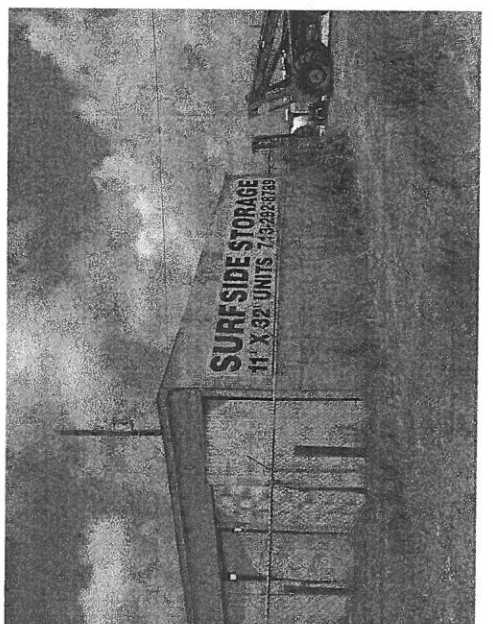
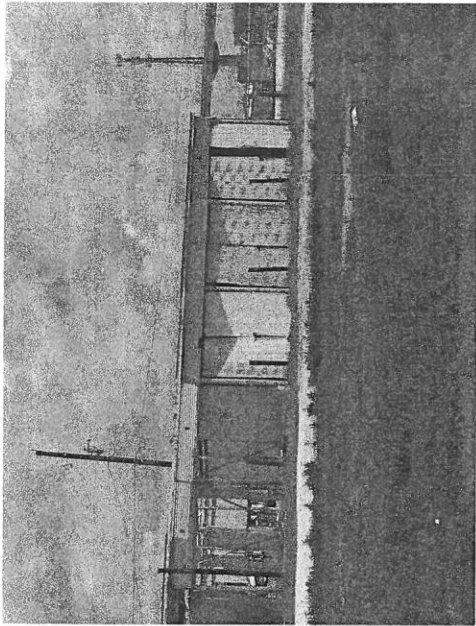
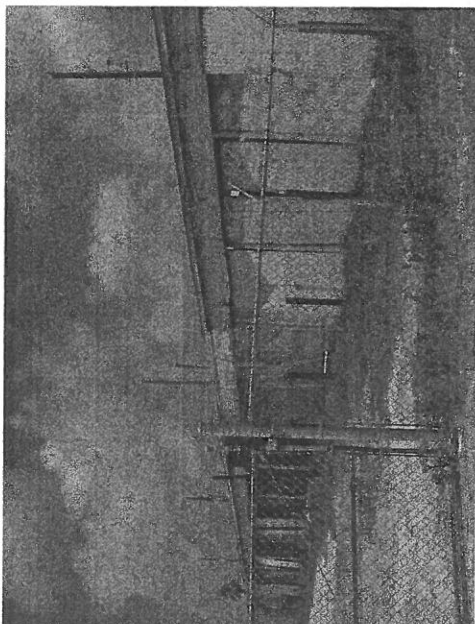
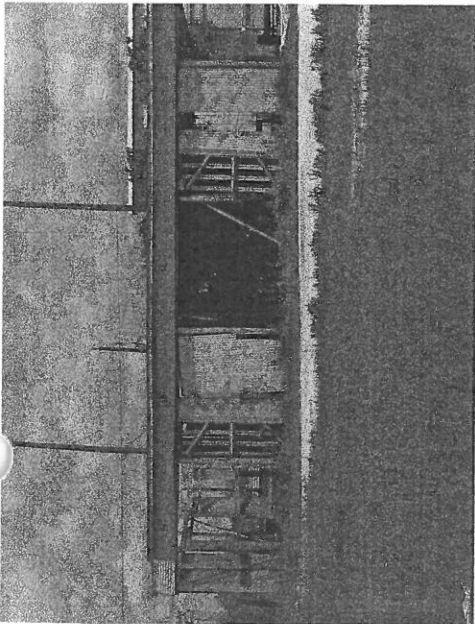
In the initial report, the city inspector only indicated issues with a trailer and a boat and debris. I try to work with your office, and now I'm selling my personal working trailer. I also contacted the boat owner in Austin and give him your email/phone number to contact you. I hope you give him time to remove or sell the boat.

I am asking you to give me 6 months to a year to complete the rehab work at the boat storage. It is zoned for commercial and back to the warehouse owned by Billy Smith, it is out of sight and not really a public safety issue. My other 2 houses do look much nicer now, and I think you need to give me a chance to do the same on this boat storage.

Thank you,

Van Nguyen  
832-721-7475

210 Treaty  
Storage



1018 Militia

Owner has been in touch with Andy Moody to discuss what needs to be repaired.

May 2, 2014



Proposal Prepared For:

City of Surfside

## Konica Minolta Bizhub C364e

- 36 ppm in B&W & Color
- Print, copy, color scan, email
- DF-624 Reverse Automatic Document Feeder
- DK-510 Copy Desk
- FS-534 50-Sheet Stapling Finisher
- FS-533 Inner Finisher



**Bizhub C364e Lease Prices:**  
(TAB Pricing) sales Tax not included in pricing

<b>TERM</b>	<b>90 Day Def. \$1.00 OUT</b>
48 mos.	\$293.26
60 mos.	\$246.47

**First Payment due Oct 1 2014**

**All Prices Include**

- Delivery and Network Installation
- Onsite Training of Equipment
- Lease Documentation Fee

**Maintenance Pricing:**

Monthly CPC

- Billed at \$25.00 per month.
- Includes 2,500 Black and White Copies
- B&W Overages Billed Monthly at \$.01 per copy
- Color Copies Billed Monthly at \$.07 per copy
- Includes ALL parts, labor, and toner
- Does not include paper or staples

*Proposal Prepared For:*

City of Surfside

## Konica Minolta Bizhub 364e

- 36 ppm in B&W
- Print, copy, *color* scan, email
- DF-624 Reverse Automatic Document Feeder
- DK-510 Copy Desk
- FS-534 50-Sheet Stapling Finisher
- FK-511 Fax Kit



***Bizhub 364e Lease Prices:***  
*(TAB Pricing)* sales Tax not included in pricing

<b>TERM</b>	<b>90 Day Def. \$1.00 OUT</b>
<b>48 mos.</b>	<b>\$253.50</b>
<b>60 mos.</b>	<b>\$213.05</b>

***First Payment due Oct 1 2014***

**All Prices Include**

- Delivery and Network Installation
- Onsite Training of Equipment
- Lease Documentation Fee

**Maintenance Pricing:**

Monthly CPC

- Billed at \$25.00 per month.
- Includes 2,500 Black and White Copies
- B&W Overages Billed Monthly at \$.01 per copy
- Includes ALL parts, labor, and toner
- Does not include paper or staples