

**CITY OF SULPHUR SPRINGS, TEXAS
EMERGENCY MEETING OF THE
CITY COUNCIL**

**DECEMBER 15, 2018
9:00 A.M.**

Mayor Pro Tem Glass called the emergency meeting of the Sulphur Springs City Council to order at 9:00 a.m. The following council members and staff were present:

Mayor Pro Tem Emily Glass
Councilwoman Erica Armstrong
Councilman Jimmy D. Lucas
Councilman Norman Sanders

Absent: Mayor John A. Sellers
Councilman Freddie Taylor
Councilman Doug Moore

Staff: Marc Maxwell, City Manager
Gale Roberts, City Secretary
Jim McLeroy, City Attorney
Tory Niewiadomski, Community Development Director
Tim Green, Chief Building Official
Kyle Robinson, RBC, Inc.

**DISCUSSION/ACTION ON ORDERING THE REPAIR AND/OR DEMOLITION
OF A BUILDING LOCATED AT 200 WEST MAIN STREET**

City Attorney McLeroy presented the staff report. He presented the structural inspection report provided by J. W. Burnett, Dynamic Engineering for 200 Main Street. The purpose of the inspection was to evaluate the structural integrity of the roof system. It was explained that a significant amount of water was ponding on the roof. The building is a single-story structure with unreinforced masonry walls. The walls sit atop unreinforced masonry spread footings and the floor system is a concrete floor slab cast on the ground. The roof system consists of wood trusses and wood decking. The trusses are supported by pockets in the masonry walls. The building is divided into two tenant spaces by a fire wall located approximately in the center of the building. The results are as follows:

- The exterior masonry wall on the East side in the back (South) tenant space is leaning out approximately 2 to 3 inches. The wall in this area has several door and window

openings that were enclosed at some point in the building's past history. The lean or bulge is occurring at the steel lintel that spans atop the openings in the wall. Steel columns located at each opening provide support to the lintel. The lintel is severely degraded from water damage. Inadequate repairs to the lintel were observed on the inside of the building.

- By design of the building the wood trusses are supported on the East and West side of the structure by pockets installed in the masonry walls. At some point in the building's history the wall began leaning out and pulling away from the trusses. Several of the trusses are no longer supported by the masonry wall. Pony walls and temporary supports were observed on the interior of the building. These supports were observed on the interior of the building. These supports were installed at some time in order to provide structural bearing to the trusses.
- Severe water damage and rotting was observed at the end bearing of the wood trusses.
- Several of the wood trusses exhibited fire damage.

Conclusions and recommendations:

- Water damage to the trusses and steel door/window lintel on the East wall of the building in the rear tenant space has caused a structural failure in this area. The roof structure creates a shear diaphragm that adds horizontal support to the wall. Once the trusses rotted to a point that their connection to the wall failed the wall lost support from the roof system and pulled away. In turn the trusses lost their bearing on the East wall causing the roof to fail. The front tenant area of the building was also inspected, and the damage appears only to be in the rear tenant space.
- It is recommended to install temporary shoring to the East wall in the South tenant area. Next demo and remove the roof system in this area. Demo and remove East wall to the top of the lintel and replace the damaged lintel. The lintel shall be securely fastened to each steel column. Next apply force to the lintel and columns in order to pull them back to their original location. Shear walls in the form of separation walls, cased openings, or steel bents will likely need to be installed to add additional horizontal support to the East wall. Rebuild the top wall with steel reinforced CMU block wall with a brick veneer or stucco to match the existing. Install a support ledge and treated wood seal plate by reducing the CMU block size at the truss bearing elevation. Attach the seal with anchor bolts. Install new trusses, decking, and roofing.

The East wall faces Gilmer Street which is a major thoroughfare of the city, consequently it is a detriment to the safety and welfare of our citizens. There was a resolution and Order No. 121802 presented by City Attorney McLeroy. These documents declare that an emergency exists and declare action be taken with 72 hours. The owner of the structure, Jane Carothers, and Kyle Robinson, RBC, were in attendance. Jane Carothers agreed to shore the east side of the building and to place a sump pump on the roof.

Councilman Sanders moved to pass and approve Resolution No. 1159 as presented. Councilwoman Armstrong seconded the motion and the vote was unanimous.

The motion carried.

Councilman Sanders moved to approve and pass Order No. 121802 as presented. Councilman Lucas seconded the motion and the vote was unanimous.

The motion carried.

ADJOURN

With no further business to attend to the meeting was adjourned by Mayor Pro Tem Glass at 9:19 a.m.