

I am Larry's tenant at 303 N Washington. Sounds reasonable to me. Eric?

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From: Larry Watts <watts.larry@gmail.com>
Sent: Tuesday, April 23, 2024 6:48:23 AM
To: Eric Powell <Powell.eric@marshalltexas.net>
Cc: Alex Agnor <Agnor.Alex@marshalltexas.net>; Anna Lane <alane@marshalltexas.net>; Audrey B (audreybsboutique@gmail.com) <audreybsboutique@gmail.com>; Blackbird Bath <blackbirdbathllc@gmail.com>; Chip <chiparledge@att.net>; Debbie Parker <dlparker1122@gmail.com>; dscottcarlile1372@gmail.com <dscottcarlile1372@gmail.com>; Edward Allen <edsportscenterdesigns@gmail.com>; Elmer Vargas <masterpiece2020@masterpiecebarbers.com>; Gwen Volk <gwenvolk@gwenvolk.com>; Jackie <netxcowgirl@yahoo.com>; Jeanette Krohn <jnetwk@gmail.com>; Karen Bickerdike <karenbickerdike@att.net>; Lacy Burson <burson.lacy@marshalltexas.net>; Marcel Avelar <marcial.avelar@gmail.com>; Maria - 1st Choice Personnel <maria@1stchoicepersonnel.net>; paige@gfapartners.com <paige@gfapartners.com>; Raigan Golladay <royalcypress@outlook.com>; Raven Lenz (BlackBirdLLC@gmail.com) <BlackBirdLLC@gmail.com>; Reta Williams <retawilliams21@gmail.com>; Steven O'Bryan <steven.obryan@gmail.com>; Terrell Smith <Smith.Terrell@marshalltexas.net>; casey@caseysloneconstruction.com <casey@caseysloneconstruction.com>
Subject: Fwd: Urgent Review

Dear Mr. Powell,

As mentioned previously, the footer aligns directly with the end of our storefront and those of adjacent buildings, strongly indicating it as the property line. I sincerely hope your resistance to installing an expansion break at the footer is not related to your prior comments to other individuals that our brick was installed on city property.

Given the damage to downtown buildings, it's imperative to replace the sidewalk in a manner that minimizes potential future damage. The installation of expansion breaks along the rest of the block demonstrates a proactive approach. It's logical and consistent to extend this approach to our location without additional effort.

Removing existing concrete, both now and in the future, significantly increases effort and significantly exposes the new sidewalk to potential damage and modifications; especially in the confined 1' 9" location we are referencing. Therefore, it's reasonable and prudent to maintain consistency with the approach taken elsewhere on the street.

I'm simply requesting an expansion break, consistent with the approach taken with other buildings downtown. Please clarify why such a minor modification, installing a 1'9" expansion break, would warrant an extreme reaction, considering modifications are already being made to the sidewalks.

Additionally, as we discussed multiple times in the past, it does not appear to be a good practice to pack the dirt directly against wood without a separation to prevent damage as uncovered to the front of 308 N. Washington Avenue. As you stated, the treated wood will stand up to issues for a good 30 to 50 years at which time none of us will be here. It's imperative that we prioritize quality repairs and improvements over short-term fixes. While treated wood may last decades, our collective focus should be on solutions that prevent future issues regardless of the time frame.

Respectfully,

Larry Watts
(903) 930-2071

----- Forwarded message -----

From: Eric Powell <Powell.Eric@marshalltexas.net>
Date: Tue, Apr 23, 2024 at 7:34 AM
Subject: RE: Urgent Review
To: Larry Watts <watts.larry@gmail.com>

Cc: Casey Slone <caseysloneconstruction@gmail.com>, Terrell Smith <Smith.Terrell@marshalltexas.net>, Alex Agnor <Agnor.Alex@marshalltexas.net>, Lacy Burson <burson.lacy@marshalltexas.net>, Karl Loritsch <karl@caseysloneconstruction.com>

Your points will be taken into consideration but let me point out some potential issues with your request.

1. We don't know exactly where any of the buildings property lines are and assuming it is where a footer is found is not a confirmation of that
2. The project in its most basic form is to replace the existing sidewalk in its entirety to where it was prior to any demolition. That is what is intended.
3. Yes, while having to remove any existing concrete either now or in the future does present an added effort it is not impossible to do and occurs all the time in a downtown setting.
4. It would be impossible for the City and its contractor to be able to anticipate what any building owner either now or in the future would want to do with the front of their buildings.

If it is your desire to have the new concrete stop short of the new footing and leave that area along your building open while you pursue any changes I will need that in writing stating that this is your intention and that once said sidewalk pour is complete that you will accept full responsibility for anything that may occur in this area moving forward which would include you pouring concrete in these areas once you have completed the renovations to your building. Short of me receiving that signed letter of intent we will replace the existing concrete with new concrete to all extents where the original sidewalk was located at the front of all buildings.

I understand your desire to make improvements to your building and I thank you for your willingness to do this. However, I also need this project to continue making progress as well so it can be completed. I look forward to your response. Thank you.

Eric G. Powell, PE

Director of Public Works & Utilities

City Engineer

903-935-4489

City of Marshall

PO Box 698

Marshall, TX 75671

From: Larry Watts [mailto:watts.larry@gmail.com]

Sent: Tuesday, April 23, 2024 7:06 AM

To: Eric Powell <Powell.Eric@marshalltexas.net>

Cc: Alex Agnor <Agnor.Alex@marshalltexas.net>; Anna Lane <alane@marshalltexas.net>; audreybsboutique@gmail.com; 'Blackbird Bath' <blackbirdbathllc@gmail.com>; 'Chip' <chiparledge@att.net>; 'Debbie Parker' <dlparker1122@gmail.com>;

dscottcarlile1372@gmail.com; 'Edward Allen' <edsportscenterdesigns@gmail.com>; 'Elmer Vargas' <masterpiece2020@masterpiecebarbers.com>; 'Gwen Volk' <gwenvolk@gwenvolk.com>; 'Jackie' <netxcowgirl@yahoo.com>; 'Jeanette Krohn' <jnetwk@gmail.com>; 'Karen Bickerdike' <karenbickerdike@att.net>; Lacy Burson <burson.lacy@marshalltexas.net>; 'Marcel Avelar' <marcial.avelar@gmail.com>; 'Maria - 1st Choice Personnel' <maria@1stchoicepersonnel.net>; paige@gfapartners.com; 'Raigan Golladay' <royalcypress@outlook.com>; BlackBirdLLC@gmail.com; 'Reta Williams' <retawilliams21@gmail.com>; 'Steven O'Bryan' <steven.obryan@gmail.com>; Terrell Smith <Smith.Terrell@marshalltexas.net>; casey@caseysloneconstruction.com

Subject: Urgent Review

Dear Eric,

Thank you for the opportunity to discuss my concerns, regarding the current plan for sidewalk construction at 303 N. Washington Avenue, earlier today. Our conversation highlighted the importance of addressing potential issues with future building modifications, particularly the need to avoid pouring city sidewalk concrete directly over the existing structures and property line without a break.

Upon reviewing the photos I took this evening, it's evident that an expansion joint or break is being installed between the existing buildings and the new sidewalk along both sides of the street.

However, at 303 N. Washington Avenue, I observed that the sidewalk extends beyond what appears to be the property line without a break. Considering our discussion about future plans to straighten the building's front and eliminate offsets, installing a break at the property line at this point seems prudent.


I understand your perspective that the sidewalk could be cut in the future to accommodate any necessary modifications, such as installing a footer etc. However, upon closer inspection, I uncovered the original footer beneath the area we previously discussed as the likely property line. Pouring dirt and concrete over this existing footer, especially with impending changes to the building's structure, could present significant challenges during future renovations, and unnecessary cutting and demo of a portion of the new sidewalk.


Given the confirmation of the existing footer's alignment with neighboring storefronts, I respectfully request a reconsideration of the decision to extend the sidewalk beyond this point without a break. Stopping the current pour at the edge of the footer would facilitate a cleaner installation and allow for seamless modifications to the property in the future without compromising the sidewalk.

The modifications to do this would simply require cutting one piece of rebar, 1 piece of expansion board, and installing approximately 2' of form board along the edge of the footer. The contractor is welcome to anchor the form board to the building's floor joist for an easier and quicker install if needed.


I trust you will carefully reconsider this matter in light of the new information provided.

Expansion breaks at neighboring property lines.

 A construction site with a brick walkway and a brick sidewalk
Description automatically generated with medium confidence

 A wire on a metal frame
Description automatically generated with medium confidence

303 N. Washington Avenue, today's site preparation to pour over the property line without a break at the property line. (Additionally, the footer was covered with dirt.)

 A dirt floor with a white wall and a white door
Description automatically generated with medium confidence

303 N. Washington Avenue uncovered existing footer which directly lines up with the neighboring storefronts.

Respectfully,

Larry Watts

(903) 930-2071