

# **Board of Building Standards Minutes**

**April 6, 2005**

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, April 6, 2005 in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members Present:     Paige Gollihar, Chairman  
                                     Perry Haynes  
                                     Don Faulkner  
                                     Dee Ann Yeilding  
                                     Pamela Yungblut  
                                     Mike McLean

Visitors:                         Jerry Beasley  
                                       Becky Waggoner  
                                       Brant Gray

Staff Present:                 Thaddeus Iwuji, Legal Department  
                                       Jerry Prince, Code Enforcement  
                                       Alice Adams, Recording Secretary

1.     The meeting was called to order by Paige Gollihar, Chairman, at approximately 8:15 a.m.
2.     The next order of business was the review and approval of the minutes of the March 2, 2005 meeting. Mike McLean made a motion to approve the minutes. Said motion was seconded by Perry Haynes, and unanimously passed.
3.     CASES FOR REHABILITATION OR DEMOLITION:

Case No.	Address & Description	Owner	Board Action
99-043	1102 Grape St. Lot 4, Blk. A, Highland Terrace Addn ABL, Abilene, Taylor Co., Texas	Rufus B. Rodriquez Box 1472 Abilene, TX 79604	Granted 180 days to repair
Mr. Prince advised the Board members that no progress has been made since the last extension. There is termite damage, a portion of the sheet rock needs replaced, and the electrical and plumbing systems need repairs. The owner's daughter is the person trying to get this repaired and she turned in an extension request asking for 180 days to complete repairs. After discussion, Don Faulkner made a motion, which was seconded by Perry Haynes, to grant the owner 180 days to complete repairs and have the repairs inspected by the City. Said motion unanimously passed.			

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Case No.	Address & Description	Owner	Board Action
<b>01-033</b>	<b>1910 Fannin</b> Lot 2, Block 1, Woodland Addn., Abilene, Taylor Co., TX	Eliseo & Sylvia Gomez 2057 Fannin Abilene, TX 79603	Granted 60 days to repair
Mr. Prince advised the Board that this property is near completion. He said the exterior is in good condition, and the interior just needs some repairs to the wall in the kitchen, the hot water heater needs to be upgraded and smoke detectors need to be installed. The owners did not turn in a specific request on how much time they thought they would need. After discussion, Don Faulkner made a motion to grant the owners a 60 day extension to complete repairs and have the repairs inspected by the City. Said motion was seconded by Mike McLean, and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
<b>03-015</b>	<b>2034 N. 18<sup>th</sup> St.</b> Lot 6, Susie Pace Addn., Abilene, Taylor Co., TX	Kelly Cave 5765 S. Loop 306 San Angelo, TX 76905	Granted 30 days to submit a Plan of Action
A & M Investment is currently foreclosing on this property, since Mr. Cave has defaulted on the loan. A & M Investments requested a 30 day extension to complete the foreclosure. They further stated they plan on trying to resell the property once the foreclosure is complete. The roofing has been pulled off and has been setting like that for some time. With the roof leaking, the wood floors have buckled, and there are numerous repairs to be made. After discussion, Don Faulkner made a motion to grant the owner 30 days to submit a Plan of Action. Said motion was seconded by Mike McLean, and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
<b>03-031</b>	<b>1456 Beechwood</b> Blk. 17, Lot 22, Green Acres Addn., Sec. 1, Abilene, Taylor Co., TX	Gerald & Sandra Beasley 3026 Broken Bough Abilene, TX 79606	Granted 30 days to repair
Mr. Prince advised that some of the brick on this house needs sealed, there needs to be some weatherization and some clean-up. He said the owners are requesting 30 days to complete the repairs. Gerald Beasley, owner of the property, addressed the Board, advising them he thought he could be finished with repairs in 30 days. After discussion, Mike McLean made a motion, which was seconded by Don Faulkner, to grant the owners a 30 day extension to complete repairs and have the repairs inspected by the City. Said motion unanimously passed.			

Case No.	Address & Description	Owner	Board Action
<b>03-071</b>	<b>5426 Capitol</b> Blk. F, Lot 61, Holiday Hills Rep. Sec. 1, Abilene, Taylor Co., Texas	First Nat'l. of N.American, LLC 241 E. Saginaw #500 E. Lansing, MI 48823-2753	Granted 30 days to submit a Plan of Action, repair or sell the property
Mr. Prince said this property has been inactive since condemnation, and the mortgage company has recently foreclosed. The lot has high weeds, there are broken windows, open sewer lines, and the house needs weatherization. The interior is in bad condition. The local representative for the mortgage company said they are hoping to sell this property. After discussion, Don Faulkner made a motion to grant 30 days to submit a Plan of Action, repair or sell the property. Said motion was seconded by Perry Haynes and unanimously passed.			

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Case No.	Address & Description	Owner	Board Action
<b>04-005</b>	<b>325 EN 12<sup>th</sup> St.</b> Blk. 18, Lot 8, Rep. of 12 & 13 to BF Horn Addn., College Dr. Replat, Abilene, Taylor Co., Texas	Phil & Sue Gilliland Dovi, Inc. PO Box 5692 Abilene, TX 79608-5692	Granted 30 days to submit a Plan of Action. If this is not done, the City is to demolish the structure, remove debris, clean lot and bill the owner.

Mr. Prince advised the Board this property has been inactive since condemnation. The property has apparently been abandoned, it is unsecured, the roof is in poor condition, and it appears that someone has tried to set the building on fire. There is also termite damage. Mr. Prince has been unable to communicate with the owners. The Tax Office is working toward a judgment on this property. After discussion among the Board members, Mike McLean made a motion to grant the owners 30 days to submit a Plan of Action, with the condition that if this is not done in 30 days, the City is to demolish the structure, remove debris, clean the lot and bill the owners. Said motion was seconded by Dee Ann Yeilding, and passed, with Don Faulkner and Paige Gollihar opposing.

Case No.	Address & Description	Owner	Board Action
<b>04-020</b>	<b>1102 Houston</b> Blk. 20, Lot 14 & 15 (JC Reese Rep.) College Dr. Replat, Abilene, Taylor Co., Texas	Phil & Sue Gilliland Dovi, Inc. PO Box 5692 Abilene, TX 79608-5692	Granted 30 days to submit a Plan of Action. If this is not done, the City is to demolish the structure, remove debris, clean lot and bill the owner.

Mr. Prince advised the Board that no repairs have been made to this property. He said the City cleaned the lot and secured the structure. Mr. Prince further stated that the roof is leaking, the electrical is in bad condition, the accessory building had been secured, but was now open. The Tax Office is in the process of filing judgment for back taxes. After discussion among the Board members, Mike McLean made a motion to grant the owners 30 days to submit a Plan of Action, with the condition that if this is not done in 30 days, the City is to demolish the structure, remove debris, clean the lot and bill the owners. Said motion was seconded by Dee Ann Yeilding, and passed, with Don Faulkner and Paige Gollihar opposing.

Case No.	Address & Description	Owner	Board Action
<b>04-022</b>	<b>2333 Shelton</b> Blk. 17, Lot 28, Sears Park Addn., Abilene, Taylor Co., Texas	Johnny Portillo 2141 N. Mockingbird Abilene, TX 79603	Granted 30 days to submit a Plan of Action. If this is not done, the City is to demolish the structure, remove debris, clean lot and bill the owner.

Mr. Prince advised the Board that the weeds were high on this lot, there was rotted wood, and the electrical system is in poor condition. He said the carport is falling in and the accessory building is in bad shape. The owner of this property is deceased, and one of the owner's sons had expressed some interest in repairing the property, but Mr. Prince has been unable to make contact with him, as he will not return calls and is never at home when Mr. Prince has tried to contact him. The City paid a contractor to secure the structure and clean the lot. After discussion among the Board members, Mike McLean made a motion to grant the owners 30 days to submit a Plan of Action, with the condition that if this is not done in 30 days, the City is to demolish the structure, remove debris, clean the lot and bill the owners. Said motion was seconded by Dee Ann Yeilding, and passed, with Don Faulkner opposing.

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Case No.	Address & Description	Owner	Board Action
<b>04-027</b>	<b>909 Hickory</b> 25, 179, 2-Wise Addn., OT, Abilene, Taylor Co., Texas	Mary Taylor c/o Belinda Hardin 4049 Waldemar St. Abilene, TX 79605-3815	Granted 90 days to submit a Plan of Action, repair or sell
Mr. Prince stated that the foundation to this structure has problems, there are numerous electrical hazards, there is rotted wood, and an opening going into the house that allows cats to get in. He said the weeds are high and the shingles on the roof are blowing off, allowing rain to get into the house. He has talked to Belinda Hardin, who is the executor for this property, and she is showing no interest in the property. The Tax Office is filing suit for delinquent taxes. After a discussion among the Board members, Don Faulkner made a motion, which was seconded by Mike McLean, to grant the owners 90 days to submit a Plan of Action, repair or sell the property. Said motion unanimously passed.			

Case No.	Address & Description	Owner	Board Action
<b>04-043</b>	<b>2026 Anson Av.</b> Blk. 26, E69', W854', S193', 11 AC TR, N.Park Addn. of James, Abilene, Taylor Co., Texas	John Trainer PO Box 9691 Tyler, TX 75711-2691	Granted 30 days to clean up lot to make presentable and submit a Plan of Action, with condition if this is not done, the City is to demolish the structure, clean lot, remove debris and bill the owner
Mr. Prince advised the Board that the City had received numerous complaints on this property. He said the structure is unsecured, there is trash and debris on the property, the roof leaks, the lot is overgrown, and the owner cannot be located. Becky Waggoner then addressed the Board, advising them her home is located next to this property and she presented a petition, which had been signed by several neighbors, requesting that this property be demolished. She tearfully told the Board that she has a terrible rodent and bug problem that she has been unable to get rid of because they are coming from this house. She asked that the Board have the structure demolished and the lot cleaned. After discussion among the Board, Mike McLean made a motion to grant the owners 30 days to clean up the lot to make it presentable and submit a Plan of Action, with the condition if this is not done, the City is to demolish the structure, clean the lot, remove debris and bill the owner. Said motion was seconded by Dee Ann Yeilding and passed, with Don Faulkner and Paige Gollihar opposing.			

Case No.	Address & Description	Owner	Board Action
<b>04-047</b>	<b>1518 Pecan</b> 3-4, 208, 4/I JNO Tuoky OT, Abilene, Taylor Co., Texas	Mary Rivera 1634 Plum Abilene, TX 79601	Granted 30 days to submit a Plan of Action, with cost estimates, with the condition that if this is done, the owner gets an additional 90 days to repair or sell the property
Mr. Prince informed the Board that this property was purchased in a Tax Sale, and then sold to Mary Rivera, the current owner. Ms. Rivera took out a building permit and started repairs to the roof, but all repairs have stopped. There is junk and debris on the lot that needs removed. The electrical system is in poor condition. The owner expressed interest in wanting to repair the property, but did not submit an extension request. After discussion among the Board members, Don Faulkner made a motion to grant to owner 30 days to submit a Plan of Action, with cost estimates, with the condition that if this is done, the owner is granted an additional 90 days to repair or sell the property. Said motion was seconded by Perry Haynes, and unanimously passed.			

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Case No.	Address & Description	Owner	Board Action
<b>04-048</b>	<b>1933 S. 15<sup>th</sup> St.</b> Blk. 3, Lot 4, McMurry Park Addn., Abilene, Taylor Co., Texas	Ruben Jimenez III & Dorothy Elrod 1933 S. 15 <sup>th</sup> St. Abilene, TX 79602-4603	Granted 90 days to submit a Plan of Action or repair the property
<p>Mr. Prince advised the Board members that the interior of this structure has been gutted, down to dirt floors. He said the electrical and plumbing systems needs extensive repairs, and the owner seems to have vanished. Central Tax Appraisal will be filing suit for delinquent taxes. The structure is unsecured. After discussion, Don Faulkner made a motion to grant the owners 90 days to submit a Plan of Action or repair the property. Said motion was seconded by Mike McLean and unanimously passed.</p>			