

**Board of Building Standards
Minutes**

December 7, 2005

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, December 7, 2005 in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members Present: Paige Gollihar, Chairman
David Beard
Larry Holmes
Jon McDonald
Betty Bradley

Visitors: Tony Ortiz
Lydia Long
Bert Stewart
Traci Thomas
Richard Schow
Jan Schow
Michael Watson

Staff Present: Thaddeus Iwuji, Legal Department
Jerry Prince, Code Enforcement
Van Watson, Assistant Building Official
Alice Adams, Recording Secretary

1. The meeting was called to order by Paige Gollihar, at approximately 8:15 a.m. The first order of business was the review and approval of the minutes of the November 2, 2005 meeting. Larry Holmes made a motion to approve the minutes. Betty Bradley seconded the motion and the motion unanimously passed.
2. Mr. Gollihar then read the statement of policy for the record, "In all cases, except where specifically stated otherwise, and except in cases where demolition is ordered, building must be secured and the lot cleaned and mowed by the owner within 10 days of receipt of notice of this hearing. If this is not done, the City will do so and bill the owner."
3. CASES FOR REHABILITATION OR DEMOLITION:

Case No.	Address & Description	Owner	Board Action
96-037	633 EN 16 th St. Lots 17 & 18, Blk. 14, Abilene Heights, Abilene, Taylor Co., Texas	Richard E. Schow 3257 Hwy. 351 Abilene, TX 79601	Granted 30 days to get necessary permits; if this is done owner gets additional 30 days to obtain finals on mechanical and electrical; if this is done owner granted additional 30 days to complete project and have repairs inspected.

Mr. Price, Code Enforcement Officer, addressed the Board, advising them the owner had completed the exterior weatherization and removed the items stored in the residence. He explained the utility permits need to be finalized. He said the owner is requesting 180 days to complete the project. After discussion, Larry Holmes made a motion to grant the owner 30 days to get the necessary permits, with the condition that if this is done, the owner will be granted an additional 30 days to get mechanical and electrical finals; with the further condition that if this is done, the owner will be granted an addition 30 days to complete the project and have repairs inspected by the City. Jon McDonald seconded the motion, and the motion unanimously passed.

Board of Building Standards

Minutes December 7, 2005

Page 2

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 60days to complete weatherization of the exterior and repair the termite damage, with condition if this is done, the owner is granted an additional 30 days to obtain all necessary permits; and if this is done the owner will be granted an additional 90 days to complete repairs and have the repairs inspected by the City.

Mr. Prince said the owner has maintained the lot, but there has been no progress on repairs since June of 2004. Mr. Prince further advised there is termite damage on the structure. The owner is requesting 180 days to complete the project. After discussion among the Board members, Betty Bradley made a motion to grant the owner 60 days to complete weatherization on the exterior and repair termite damage, with the condition if this is done, the owner will be granted an additional 30 days to obtain all necessary permits, and if this is done, the owner will be granted an additional 90 days to complete repairs and have the repairs inspected by the City. The motion was seconded by Larry Holmes, and unanimously passed.

Case No.	Address & Description	Owner	Board Action
00-027	1725 State and apartment Lot 7, EN Kirby Sub. WG Cannon Addition, Abilene, Taylor County, Texas	Paul A. Lewis PO Box 5042 Abilene, TX 79608-5-42	Granted 30 days to present a Plan of Action, with cost estimates and obtain necessary permits, with the condition that if this is done, the owner is granted an additional 60 days to complete work, and have repairs inspected by the City, with the suggestion that owner get B&E Investments to start on work now, or get his money back and hire another contractor to complete the project.

Mr. Prince informed the Board that there has only been two days of progress since the last extension. He said after two days, the workers left and have not been back. Some complaints have been received on this property. The property is unsecured. The owner of the property, Paul Lewis, has given B&E Investments \$10,000 to complete the project; however, B&E Investments has crews working in the Beaumont area and not in Abilene. The City has received no Plan of Action on this property. After discussion, Larry Holmes made a motion to grant 30 days to present a Plan of Action, with cost estimates and obtain necessary permits, and if this is done, the owner will be granted an additional 60 days to complete the project and have repairs inspected by the City, with the suggestion that owner get B&E Investments to start on the work on the project now, or get his money back and hire another contractor to complete the project. The motion was seconded by Betty Bradley and unanimously passed.

Board of Building Standards

Minutes December 7, 2005

Page 3

Case No.	Address & Description	Owner	Board Action
00-081	2841 Beech Lot 13, Blk. B, TR Rhodes of Blk. 15, N. Park Addn., Abilene, Taylor Co., TX	Calvin Vann 1412 Westview Abilene, TX 79603	Granted 30 days to obtain the necessary permits, and if this is done owner is granted an additional 30 days to complete repairs, with the condition that if this is not done, the owner is to demolish the structure, remove debris, and clean the lot, with the further condition, if owner fails to do this, City is to demolish the structure, remove debris, clean the lot and bill the owner.
Mr. Prince advised the Board this property has had very little progress since the last extension. There are open walls on the interior, and the exterior needs some weatherization. The owner has requested 180 days to complete the project. After discussion Larry Holmes made a motion to grant the owner 30 days to obtain the necessary permits, and if this is done, the owner is granted an additional 30 days to complete the project and have repairs inspected by the City, with the further condition if owner fails to comply with the above, the owner is to demolish the structure, remove debris and clean lot, with further condition if owner fails to do this, the City is to demolish the structure, remove debris, clean the lot and bill the owner. The motion was seconded by Betty Bradley and passed, with Paige Gollihar opposing.			

Case No.	Address & Description	Owner	Board Action
02-044	2818 S. 2nd Lot 14, Blk. 6, Scott Highway Place, Abilene, Taylor Co., Texas	Tyler Kent Hamilton 4107 Bunker Hill San Antonio, TX 78230	Granted 30 days to get utility issues resolved with the City
Mr. Prince advised the Board members this was a commercial building originally damaged by fire. The structure has been repaired and the owner has decided he wants to repair the property without any utilities, to use for storage. The Building Inspection Division will have to have documentation showing the electrical has been removed and the gas has been capped off. Also documentation would have to be furnished showing there is proper lighting inside the building through windows or perhaps a sky-lights. The building would be required to have natural light. After discussion, Larry Holmes made a motion to grant 30 days to get the utility issues resolved with the City. Jon McDonald seconded the motion and the motion unanimously passed.			

Board of Building Standards

Minutes December 7, 2005

Page 4

Case No.	Address & Description	Owner	Board Action
03-032	1165 Westridge Blk. M, Lot 9, Elmwood West Addition, Sec. 5, Abilene, Taylor Co. TX	Estate of Kim Williams 1374 Sylvan Abilene, TX 79605	Granted 180 day extension
<p>Mr. Prince advised the Board the property needs some form of heat, and the outdoor pool needs to be drained. He also said there were some interior repairs that needed to be made. Mr. Prince stated that the original owner, Kim Williams, was deceased, and a few weeks ago the administrator of her estate, Art Williams, had died. Before Mr. Williams' death, there was an application filed in the Court for approval to sell the property. A contract has been signed on the property, but due to Mr. Williams' death, there will have to be a new administrator appointed for that estate. He said an application had been filed for Kim Williams' daughter, Melissa Brewer, to be administrator. As soon as the Court approves this, they plan on proceeding with the sale. Michael Watson, attorney for the estate, is requesting 90 days to get the estate settled as to the appointment of the administrator and the completion of the sale, and then an additional 90 days for the new owner to make repairs. Michael Watson then addressed the Board, advising them this was an unusual situation in that the property was owned by Kim Williams who passed away, and her husband, Art Williams, was appointed administrator of her estate. Mr. Williams had been trying to sell the property since there were no funds in the estate to make repairs. He said that Tracy Thomas had signed a contract to purchase the property before Mr. Williams' death, but upon Mr. Williams' death, an application had to be made to the Court to have Melissa Brewer appointed as the successor administrator in this case and this is pending. When this is in place, Ms. Brewer will be able to sign the required documents for the sale of the property. After discussion, Larry Holmes made a motion to grant a 180 days extension to have this project completed. The motion was seconded by Jon McDonald and passed, with Betty Bradley abstaining due to a conflict of interest.</p>			

Case No.	Address & Description	Owner	Board Action
04-016	2150 N. Mockingbird Blk. 7, Lot 21, Woodland Addn., 2 nd Filing, Abilene, Taylor Co., Texas	Tony Ortiz 1473 Park Abilene, TX 79603	Granted 60 days to complete exterior of both buildings, and if this is done within the 60 days, the owner is granted an additional 30 days to complete the project and have the repairs inspected by the City.
<p>Mr. Prince advised that Board that the owner had replaced some windows on the structure, but has put the wrong size of window in the bedroom. The garage in back needs repairs also. The owner has cleaned up the debris and mowed the lot. The owner is requesting 90 days to repair the property. Tony Ortiz, owner of the property, addressed the Board, advising them he had been concentrating on repairs to the interior and had not been working on the exterior. He said he was going to use the garage for a storage building. After discussion, Betty Bradley made a motion to grant 60 days to complete the exterior of both buildings, and if this is done within that 60 day period of time, the owner is granted an additional 30 days to complete the project, and have the repairs inspected by the City. The motion was seconded by Larry Holmes and passed, with Paige Gollihar opposing.</p>			

Board of Building Standards

Minutes December 7, 2005

Page 5

Case No.	Address & Description	Owner	Board Action
04-023	618 Elm St. Blk. 126, Lot 3 & N/2 Lot 4, OT Abilene, TIF #1, Abilene, Taylor Co., Texas	Victor Durrington 3010 Salinas Abilene, TX 79605	Granted 60 days to complete exterior weatherization and obtain utility permits, with the condition that if this is done within the 60 days, owner is granted an additional 60 days to complete repairs and have the repairs inspected by the City.

Mr. Prince advised the Board members that this property recently sold, and the new owner had put a new roof on the structure. He said Mr. Durrington, the new owner, has many rental properties and has already obtained his building permit. Mr. Durrington is requesting 120 days to complete repairs. Lydie Long, a citizen who lives near this property, addressed the Board stating that this property needs to be repaired as soon as possible because a house in this condition tends to have a bad effect on the whole neighborhood. After discussion, Larry Holmes made a motion to grant the owner 60 days to complete the exterior weatherization and obtain utility permits, with the condition that if this is done within the 60 day period of time, the owner is granted an additional 60 days to complete repairs and have the repairs inspected by the City. Said motion was seconded by Jon McDonald and unanimously passed.

Case No.	Address & Description	Owner	Board Action
05-011	1126 Harmony Dr. Sec. 3, Blk. P, Lot 10, Holiday Hills, Abilene, Taylor Co., Texas	Royanne Rodriquez & Kyle Monroe 526 Chapel Hill Abilene, TX 79605-2321	Granted 30 days to obtain the required permits, and if this is done in 30 days, the owner is granted an additional 30 days to complete repairs and have the repairs inspected by the City.

Mr. Prince advised the Board that the owner had made some exterior and interior repairs on this property. The electrical and a gas retest will need to be done, along with a few other repairs. The owner is requesting 180 days to complete repairs. After discussion, Larry Holmes made a motion to grant the owners 30 to obtain the required permits, and if this is done in 30 days, the owner is granted an additional 30 days to complete the project, and have the repairs inspected by the City. The motion was seconded by Betty Bradley and passed, with Paige Gollihar opposing.

Case No.	Address & Description	Owner	Board Action
05-014	1201 Beech W90' 6 204 3 F. Steffens & Lowden OT, Abilene, Taylor Co., Texas	A&M Heritage Holdings LTD 1250 NE Loop 410, #400 San Antonio, TX 78209- 1524	Granted 180 days to complete repairs and have repairs inspected by the City.

Mr. Prince advised the Board that this property has had no repairs since the condemnation. He said A&M Investments are currently working on a couple of other properties in Abilene and have said they will get started on this as soon as the other two properties are brought out of condemnation. He said the owners are requesting 180 days to complete repairs. Bert Stewart, the local representative for A&M Investments, then addressed the Board and told them he had just finished repairing one condemned house and had two others to finish before starting on this property. He said A&M is planning on spending approximately \$14,000 on this house. After discussion, Betty Bradley made a motion to grant 180 days to complete repairs and have the repairs inspected by the City. The motion was seconded by Larry Holmes, and unanimously passed.

Board of Building Standards

Minutes December 7, 2005

Page 6

Case No.	Address & Description	Owner	Board Action
05-023	3102 S. 5th St. Blk. 4, Lot 15, Riverside Dr. Addn., Abilene, Taylor Co., Texas	Dennis M. Younglove 3665 Radcliff Rd. Abilene, TX 79602-8409	Granted 60 days to provide the City a Plan of Action, with cost estimates, or to sell the property, or to demolish the structure, remove debris and clean the lot, with the condition that if the owner fails to do any of the above, the City is to demolish the structure, remove debris, clean the lot and bill the owner.
<p>Mr. Prince informed the Board there is ceiling damage on the interior, indicating the roof has leaks. The electrical and plumbing systems need repairs. The City had to hire contractors to secure and mow the property. The owner is in a nursing home and he is not going to be able to make any repairs to this property. The nursing home gave Mr. Prince the name of Arthur Jennings, who is the guardian for Mr. Younglove, and Mr. Price has left numerous calls on Mr. Jennings' phone, but has been unable to make contact with him. After discussion, David Beard made a motion to grant the owner 60 days to provide a Plan of Action, with cost estimates, or sell the property, or demolish the structure, remove debris and clean the lot, with the condition if owner fails to do any of the above, the City is to demolish the structure, remove debris, clean the lot and bill the owner. The motion was seconded by Larry Holmes and passed, with Paige Gollihar opposing.</p>			