

**Board of Building Standards  
Minutes**

**February 1, 2006**

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, February 1, 2006 in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members Present: Paige Gollihar, Chairman  
David Beard  
Larry Holmes  
Robert Roadcap  
Betty Bradley  
Perry Haynes  
Dee Ann Yeilding

Visitors: Larry Neble  
Mary Neble  
Gary Corpian  
Marilu Corpian  
Dan Flatt  
Keith Justice

Staff Present: Thaddeus Iwuji, Legal Department  
Jerry Prince, Code Enforcement Officer  
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 January 4, 2006 meeting. Larry Holmes made a motion to approve the minutes. David Beard 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:

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Case No.	Address & Description	Owner	Board Action
<b>02-006 and 02-011</b>	<b>1810 Hwy. 80 E.</b> A0798 SUR 38, BAL SE/4, Tract 250x150, Abilene, Taylor Co., TX	Gary & Marilu Corpian 410 Victoria Abilene, TX 79603	Granted 60 days to complete the asbestos study and provide a Plan of Action, with cost estimates, and if this is done, granted an additional 120 days to re-roof the property.

Mr. Prince advised the Board that there have been no repairs to this property since condemnation. The structure has been broken into, and the owner secured the property. The roof is blowing off, and will need a total re-roof. No Plan of Action has been submitted and an environmental study has not been done. Gary Corpian, owner of the property, addressed the Board, stating they have been keeping the lot mowed. He said he understands an asbestos survey has to be done on this property, and he has contacted someone to do this and expects to hear from him in the next day or two. He told the Board it is hard to make any plans for the property until he finds out about the asbestos. He requested 180 day extension from the Board. After a lengthy discussion among the Board members, Betty Bradely made a motion to grant the owner 60 days to complete the asbestos study and provide a Plan of Action, with cost estimates, and if this is done, the owner is granted an additional 120 days to re-roof the property. The motion was seconded by Perry Haynes, and passed, with Dee Ann Yeilding opposing.

Case No.	Address & Description	Owner	Board Action
<b>02-030</b>	<b>1610 Ballinger</b> Lot 2, Blk. 9, Sec. 1 Southwest Park Addn., Abilene, Taylor Co., Texas	Jeremy Grant 1718 Ballinger Abilene, TX 79605  Lien holder: Sarah Sue Heimer PO Box 6931 Abilene, TX 79608	Granted 60 days to repair and have the repairs inspected by the City.

Mr. Prince advised that the owner of this property has made quite a few repairs. He said the exterior weatherization has been done and looks good. The plumbing system has had a rough-in inspection and top-out, and the gas line has been inspected. He further stated that although there is no electrical permit, someone has done a lot of electrical work at the property, and he is trying to find out who did this. He said the owner did not turn in an extension request. After discussion, Betty Bradley made a motion to grant the owner 60 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
<b>02-056</b>	<b>7115 W. Lake Rd.</b> J0252, Sur. 17, Landant, Acres 1, Abilene, Taylor Co., Texas	Douglas Simon 7115 W. Lake Rd. Abilene, TX 79601	Granted 180 days to repair and have the repairs inspected by the City

Mr. Prince advised the Board that Mr. Simon, the owner of this property, passed away during the last extension. He said Mr. And Mrs. Simon's daughter, Debbie Lowry, has been helping in arranging repairs to the property. He further stated that lots of work has been done, but there is still more work to do. After discussion, Larry Holmes made a motion to grant the owner 180 days to repair the property and have the repairs inspected by the City. The motion was seconded by David Beard, and unanimously passed.

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Case No.	Address & Description	Owner	Board Action
<b>02-065</b>	<b>1234 N. Treadaway</b> 1, 199, S/2 #-2, OT TW Daugherty Addn., Abilene, Taylor Co., Texas	Daniel & Debbie Flatt 3301 E. Lake Rd. Abilene, TX 79601	Granted 60 days to either repair or sell the property, with the condition that if the property sells, the new owner will be granted an additional 120 days to repair.

Mr. Prince stated that some repairs have been made to this property. He said some exterior weatherization has been done, but it still needs to be completed. He said the electrical system needs repairs and the building was unsecured when Mr. Prince took the pictures. He also said a heating unit had been installed without a permit, and the owner is working to get that resolved. Mr. Prince said that the owner turned in an extension request, asking for 60 days to repair the property, but is also requesting 180 days to sell the property. Daniel Flatt, the owner of property, addressed the Board, stating the potential purchaser of this property was waiting to see what the Board was going to do at this meeting before purchasing the property. Mr. Flatt said that what he is asking for is if the property sells, the new owner will have 180 days to repair the property, and will not have to worry about it being demolished before that time. After discussion, Betty Bradley made a motion to grant 60 days to either repair or sell the property, with the condition that if the property sells, the new owner will be granted an additional 120 days to repair. The motion was seconded by Robert Roadcap, and unanimously passed.

Case No.	Address & Description	Owner	Board Action
<b>03-023</b>	<b>1350 Meander</b> Blk. G, Lot 7, Highland Addn., Cont. 5, Abilene, Taylor Co., Texas	Bill Garner Southwest Lone Star Inv. 125 Ruidosa Abilene, TX 79605	Granted 180 days to repair and have the repairs inspected by the City

Mr. Prince advised the Board that the new owner has done lots of repairs to this property. The property has been re-roofed, and the foundation has been repaired. Mr. Prince said the repairs are looking very good. Mr. Prince said Mr. Garner is requesting 180 days to complete repairs. Larry Holmes made a motion to grant the owner 180 days to complete repairs and have the repairs inspected by the City. The motion was seconded by Robert Roadcap, and unanimously passed.

Case No.	Address & Description	Owner	Board Action
<b>04-070</b>	<b>2326 Beech</b> Blk. A, S60' of Lot 1, Darby of North Park Addn., Abilene, Taylor Co., Texas	John Keith & Vera Brough Justice 1450 Overland Tr. Abilene, TX 79601-2117	Granted 60 days to provide a Plan of Action, investigate demolition or sell the property.

Mr. Prince informed the Board that this property has had no repairs since condemnation. The rock on the structure is cracking and separating. The doors and windows were unsecured when the pictures were taken. The electrical system is hazardous and the plumbing system needs work. He further advised that Nassau Wilson had a contract to buy the property but the owner said he has not kept up with payments. No extension request was turned in. Keith Justice, owner of the property, addressed the Board stating that Mr. Wilson has not kept up with payments. He said the building needed repairs and he would be willing to keep the property if he could get it satisfactorily repaired. Mr. Justice said he was also open to the building being demolished. After discussion, Larry Holmes made a motion to grant 60 days for the owner to provide a Plan of Action, investigate demolition or sell the property. The motion was seconded by Robert Roadcap, and unanimously passed.

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Case No.	Address & Description	Owner	Board Action
<b>05-024</b>	<b>834 Grape</b> E/2 of Lot S25-26 181 2 T, C.Anderson OT Abilene, Taylor County, Texas	Steve McManaway 542 Cherry St. Abilene, TX 79602	Grant 60 days to provide a Plan of Action, with cost estimates, and submit an asbestos survey, with the condition that if this is done, the owner is granted an additional 60 days to complete repairs

Mr. Prince said that no permits have been obtained to repair this property. The property recently changed owners. He said all the glass has been broken out at this property, there are holes in the roof and the electrical system needs repairs. The new owner turned in an extension request, with no cost estimates, and is requesting 180 days to complete repairs. Mr. Prince said that since this was a commercial property, there would have to be an asbestos survey. He said the previous owner said he had done one, but the City has nothing in its file to indicate this. After discussion, Perry Haynes made a motion to grant 60 days to provide a Plan of Action, with cost estimates, and submit an asbestos survey, with the condition that if this is done, the owner is granted an additional 60 days to complete repairs. The motion was seconded by David Beard, and passed, with Larry Holmes abstaining.

Case No.	Address & Description	Owner	Board Action
<b>05-026</b>	<b>2057 Henson</b> Blk. A, Lot B, Big Elm Addn., Abilene, Taylor Co., Texas	Mrs. E. A. Fillmon c/o Larry Neble 3702 Urban Ave. Dallas, TX 75227	Granted 180 days to complete repairs and have the repairs inspected by the City.

Mr. Prince said this property has not had any repairs since the condemnation. This property is in an estate. One of Mrs. Fillmon's heirs, Larry Neble, is trying to obtain title to the property so he can repair it. Mr. Prince said there is rotted wood on the exterior, peeling paint, plumbing hazards, substandard electrical service and unsupported eaves on the roof. He said there was a large dead tree in the back yard which is in danger of falling. Larry Neble addressed the Board stating he had gotten estimates on the electrical and plumbing repairs, and is in the process of getting signatures of the other heirs, giving him the property. Mr. Neble said he would remove the tree which was in danger of falling. After discussion, Larry Holmes made a motion to grant the owner 180 days to complete repairs and have the repairs inspected by the City. The motion was seconded by Dee Ann Yeiling and passed, with David Beard opposing.