

**Board of Building Standards
Minutes**

March 1, 2006

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, March 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
Jon McDonald
Perry Haynes
Dee Ann Yeilding

Visitors: Richard Schow
Jan Schow
Gloria Trujillo
Vicki Anderson
Douglas Sims

Staff Present: Megan Santee, Legal Department
Jerry Prince, Code Enforcement Officer
David Sartor, 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 February 1, 2006 meeting. Larry Holmes made a motion to approve the minutes. Perry Haynes 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
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 obtain necessary permits; with the condition if this is done, the owner is granted an additional 30 days to get utility finals, with the condition if this is done, the owner is granted an additional 30 days to complete repairs and have the repairs inspected by the City, with the further condition if any one of the above is not done in the time frame allocated, the owner is to demolish the structure, with the further condition if owner fails to do this, the City is to demolish the structure, remove debris, clean the lot and bill the owner.

Mr. Prince advised the Board the owner of this property did not obtain the required permits, as ordered by the Board the last time this case was presented. He said the owner turned in an extension request, asking for 90 days to complete repairs. Mr. Prince advised the Board that staff recommends the owner be granted 30 days to obtain the necessary permits, and if this is done, owner be granted another 30 days to get utility finals, and if this is done, the owner be granted another 30 days to complete repairs and have repairs inspected by the City, with the further condition, if owner fails to comply with any of these conditions, owner be requested to demolish the property, with the further condition, if owner fails to do this, the City is to demolish the structure, remove debris, clean the lot, and bill the owner. Mr. Prince said the exterior of the structure has been repaired. Jan Schow, owner of this property addressed the Board, letting them know of the frustration they had gone through after hiring an electrician, and paying him in advance, who did not do the work to City Code, and now having to hire another electrician who will be required to remove much of the electrical work that was previously done. She said the new electrician should be getting his permit later today. She said she thinks the electrical will be finished within a month. After discussion, Larry Holmes made a motion to accept staff's recommendation. The motion was seconded by Perry Haynes, and passed, with Dee Ann Yeilding opposing.

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Case No.	Address & Description	Owner	Board Action
99-097	1133/1135 S. 4 th St. Lot 2, Blk. 53, O.T. Abilene, TIF#1, Abilene, Taylor Co., TX	Isabel Salazar 317 Nolan Tye, TX 79563	Granted 30 days to obtain necessary permits; with the condition if this is done, the owner is granted an additional 30 days to get utility finals, with the condition if this is done, the owner is granted an additional 30 days to complete repairs and have the repairs inspected by the City, with the further condition if any one of the above is not done in the time frame allocated, the owner is to demolish the structure, with the further condition if owner fails to do this, the City is to demolish the structure, remove debris, clean the lot and bill the owner.

Mr. Prince said no plumbing permit has been issued on this property. He said building and electrical permits have been obtained and the exterior is in good condition. Mr. Prince advised the Board that staff recommends owner be given 30 days to obtain all necessary permits and if this is done they be granted an additional 30 days to obtain final utility inspections, with the condition if this is done, the owner is granted an additional 30 days to complete repairs and have the repairs inspected by the City, with the further condition if any one of the above is not done in the time frame allocated, the owner is to demolish the structure, with the further condition if owner fails to do this, the City is to demolish the structure, remove debris, clean the lot and bill the owner. After discussion among the Board members, Larry Holmes made a motion to grant owner 30 days to obtain necessary permits; with the condition if this is done, the owner is granted an additional 30 days to get utility finals, with the condition if this is done, the owner is granted an additional 30 days to complete repairs and have the repairs inspected by the City, with the further stipulation if this is not done the owner is to demolish the structure, with the further condition that if owner fails to do this, City is to demolish the structure, remove debris, clean the lot and bill the owner. The motion was seconded by Robert Roadcap, and unanimously passed.

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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 obtain the necessary permits and an additional 30 days to complete repairs and have repairs inspected by the City, with the condition that if this is not done, the owner is to demolish the structure, with the further condition if owner fails to do this, the City is to demolish the structure, remove debris, clean the lot and bill the owner. Mr. Holmes further suggested that Mr. Lewis have his attorney send a letter to B&E Investments about completing these repairs.

Mr. Prince advised the Board that this property has been inactive for some time now. He said that B&E Investments was supposed to be completing this for Paul Lewis. Mr. Lewis has already paid them \$10,000 to complete the project. He said B&E Investments did turn in an extension request a couple of days ago, requesting a 60 day extension to complete the project. He said the building was going to need some type of heat, and will also need a plumbing permit. He further advised that B&E Investments had contacted him and said they were going to start working on this project in the next couple of days. Mr. Price informed the Board that staff recommended the owner be granted 30 days to obtain all the necessary permits and an additional 30 days to complete repairs and have the repairs inspected by the City, with the condition if this is not done a demolition order by attached. After discussion, Larry Holmes made a motion to approve staff's recommendation and grant the owner 30 days to obtain the necessary permits and an additional 30 days to complete repairs and have repairs inspected by the City, with the condition that if this is not done, the owner is to demolish the structure, with the further condition if owner fails to do this, the City is to demolish the structure, remove debris, clean the lot and bill the owner. Mr. Holmes further suggested that Mr. Lewis have his attorney send a letter to B&E Investments about completing these repairs. The motion was seconded by Robert Roadcap and unanimously passed.

Case No.	Address & Description	Owner	Board Action
02-063	1232 N. Treadaway 2, 199, S/2 3-2, OT TW Daugherty Addn., Abilene, Taylor Co., Texas	Daniel & Debbie Flatt 3301 E. Lake Rd. Abilene, TX 79601	Granted 30 days to demolish the structure, remove debris, clean lot, with the further condition that 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 that this property has had no repairs since condemnation. There is a bad roof leak in the back portion of the house, the electrical system will have to be replaced and the plumbing system is in bad condition. Mr. Prince said that Mr. Flatt is trying to sell the property, but has had no progress in finding a buyer. Mr. Prince further advised that the owner did not turn in the extension request, asking for additional time. He said it was staff's recommendation to grant the owner 30 days to demolish, and if owner fails to do this, the City should do so. After discussion, Larry Holmes made a motion to grant the owner 30 days to demolish structure, remove debris and clean the lot, with the condition that if owner fails to do this, City is to demolish the structure, remove debris, clean the lot and bill the owner. The motion was seconded by David Beard, and unanimously passed.

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Case No.	Address & Description	Owner	Board Action
02-067	1117 N. 15 th St. (AKA 1133 & 1149 N 15 th) N1, 100 F, W213', 202, 2 E 2/3, OT Abilene Taylor Co., TX	GA Rentals, Inc. 1517 Wishbone Dr. Abilene, TX 79603-4036	Owner granted 30 days to complete repairs at 1133 N. 15 th and an additional 30 days to complete repairs at 1149 N. 15 th , with the condition that if this is not done, owner is to demolish the structures, with the further condition that if owner fails to do this, City is to demolish the structures, remove debris, clean the lot and bill the owner.

Mr. Prince said that the exterior of 1133 has had repairs, and the electrical system on this building has been replaced and just needs to be completed. He said there has been a gas test that passed. Mr. Prince said the building permits were renewed on 2/27/06. Mr. Prince said that the building at 1149 still needs repairs, the roof needs to be completed and the interior needs repairs. The owner has requested 60 days to complete repairs. Mr. Price said the staff's recommendation was to allow the owner 30 days to complete the repairs on the building located at 1133 N. 15th, and an additional 30 days to complete the repairs on the building located at 1149 N. 15th, with the condition if this is not done, owner is to demolish the structures, with the further condition that if owner fails to do this, the City is to demolish the structures, remove debris, clean the lot and bill the owner. After discussion, Larry Holmes made a motion to accept staff's recommendation. The motion was seconded by Dee Ann Yeiling, and unanimously passed.

Case No.	Address & Description	Owner	Board Action
03-044	517 Westmoreland Blk. J, Lot 14 & S20' of 13, & N10' of 15, Pecan Park Addn., Abilene, Taylor Co., TX	Glendora Perales 517 Westmoreland Abilene, TX 79603	Granted 45 days to final utility permits and an additional 45 days to complete repairs and have the repairs inspected by the City.

Mr. Prince advised the Board that this property has had framing and insulation inspections, the electrical rough-in inspection has passed, and the duct inspection and plumbing rough-in and top-out inspections have passed. The owner turned in an extension request, asking for 120 days to complete repairs. Mr. Prince said that staff recommends granting the owner 45 days to final utilities, and an additional 45 days to complete the project. After discussion Robert Roadcap made a motion to accept staff's recommendation and grant the owner 45 days to final utility permits and an additional 45 days to complete repairs and have the repairs inspected by the City. Perry Haynes seconded the motion and the motion unanimously passed.

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Case No.	Address & Description	Owner	Board Action
03-045	1901 Victoria Blk. 56, Lot 7, College Heights Addn., Abilene, Taylor Co., TX	Gloria Trujillo 1918 Victoria Abilene, TX 79603	Granted 45 days to get the plumbing and mechanical permits, and if this is done an additional 45 days to get the finals on the utility permits, and if this is done an addition 60 days to complete repairs and have repairs inspected by the City.

Mr. Prince said the exterior of this property was approximately 99% completed. He said the structure has a new roof and some of the window frames need weatherization. The electrical system has been replaced and final inspection has been made. He said the owner is requesting 180 days to complete repairs. He said the staff's recommendation is to grant the owner 45 days to obtain the plumbing and mechanical permits, and if this is done, an additional 45 days to get the finals on the utility permits, and if this is done, an additional 60 days to complete the project. Gloria Trujillo, owner of this property, said she would like to have 180 days to complete repairs. She said her husband is doing most of the work on this house. After discussion, Larry Holmes made a motion to grant 45 days to get the plumbing and mechanical permits, and if this is done an additional 45 days to get the finals on the utility permits, and if this is done an addition 60 days to complete repairs and have repairs inspected by the City. The motion was seconded by Jon McDonald and unanimously passed.

Case No.	Address & Description	Owner	Board Action
04-008	1433 Mesquite N50', W150' Lot H, 201 2, H. McNairy Addn., OT Abilene, Taylor Co., TX	Elma Jean Johnson & Rodney Brooks c/o Vera Austin 5533 Congress Ave. Abilene, TX 79603-5329	Granted 30 days to provide a Plan of Action, with cost estimates, with the condition if this is not done, the owner is to demolish the structure, with the further condition if the owner fails to do this, the City is to demolish the structure, remove debris, clean the lot and bill the owner.

Mr. Prince said there had been no progress on repairs since the condemnation. Mr. Prince made contact with Rodney Brooks, who says he wants to repair the structure, and previously obtained a building permit which expired without any inspections. On February 7, 2006, Mr. Brooks renewed the building permit, but has not started on repairs. Mr. Prince said the electrical system and plumbing system will have to be replaced. Mr. Prince said an attorney had left a message on his voice mail stating she was working with Rodney Brooks to sell the property to another individual. Staff made no recommendation on this property. After discussion, David Beard made a motion to grant the owner 30 days to provide a Plan of Action, with cost estimates, with the condition if this is not done, the owner is to demolish the structure, with the further condition if the 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 Perry Haynes and passed, with Paige Gollihar opposing.

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Case No.	Address & Description	Owner	Board Action
04-074	1218/1226 N. Treadaway Lots 3&4, 199, TW Daughtery Addn., S/2 of 3-2, OT, Abilene, Taylor Co., Texas	Jessie May Dawson 341 Hickory #105 Abilene, TX 79601-5713	Owner is to demolish the structure, remove debris and clean the lot with the condition if owner fails to do this, City is to demolish the structure, remove debris, clean the lot and bill the owner.

Mr. Prince said this property consists of two buildings. There has been no progress on repairs and the structure had been broken into at the time of the drive-by inspection. Mr. Prince had to have the contractor secure the buildings. There are some roof leaks and the interior has been completely torn up by people breaking into the buildings. The electrical and plumbing systems are in bad condition. The owner is deceased and no one has expressed any interest in the property. Mr. Prince said the property may be presented at the December 2006 tax sale. After discussion, Larry Holmes made a motion for the owner to demolish the structure, remove debris and clean the lot, with the condition that if this is not done, the City is to demolish the structure, remove debris, clean the lot and bill the owner. The motion was seconded by Robert Roadcap and passed, with Paige Gollihar opposing.

Case No.	Address & Description	Owner	Board Action
04-081	1942 Grape (all bldgs) Blk. 36, Lot 1 & N/2 of Lot 2 & E/10' of Adj. Alley, College Heights, Abilene, Taylor Co., Texas	Jodean Johnson, Conservator Of Barbara G. Johnson Estate 236 Dewey Lane Roseburg, OR 97470	Owner granted 30 days to complete demolition, remove debris, and clear the lot, with the condition that if the owner fails to do this, City is to demolish the structure, remove debris, clean the lot and bill the owner.

Mr. Prince informed the Board members that after the last time this case was presented to the Board, he owner had taken out a demolition permit to clear the lot of all buildings. He said the rear building already has a demolition order, but the City is waiting to see if the owner is going to do the demolition. Mr. Prince advised that Staff recommends the owner be allowed 30 more days to complete the demolition, and if not, the City would proceed with demolition. After discussion, Larry Holmes made a motion to grant the owner 30 days to complete demolition, remove debris, and clear the lot, with the condition that if the owner fails to do this, City is to demolish the structure, remove debris, clean the lot and bill the owner. The motion was seconded by Robert Roadcap and passed, with Paige Gollihar opposing.