

**Board of Building Standards
Minutes**

June 7, 2006

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, June 7, 2006 in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members Present: Paige Gollihar, Chairman
 Larry Holmes
 Dee Ann Yielding
 Pamela Yungblut
 Perry Haynes
 David Beard
 Betty Bradley

Visitors: Joe Perales
 Gary Corpian
 Marilu Corpian
 Mark Bunsey

Staff Present: Thaddeus Iwuji, 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 May 3, 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."

4. CASES FOR REHABILITATION OR DEMOLITION:

Case No.	Address & Description	Owner	Board Action
02-006 & 02-011	1810 Hwy. 80 E. A0798 SUR 38, BAL SE/4, Tract 250x150, Abilene, Taylor Co., TX	Gary & Marilu Corpian 410 Victoria Abilene, TX 79603	Granted 60 days to provide the City with a precise Plan of Action with bids and cost estimates from licensed contractors, and fence the pool area.
<p>Jerry Prince, Code Enforcement Officer, addressed the Board, advising them the roof is dilapidated and roofing materials have been blowing over the lot, a portion of the fence around the pool area is down and needs to be replaced, the pool needs to be drained and the structure is in poor condition. He advised that the owner is requesting 365 days to repair or sell the property. He said the asbestos survey was submitted to the City June 5, 2006. Mr. Prince advised that Staff recommends granting the owner 60 days for a precise Plan of Action for either repairing or selling the property, and if this is done, an additional 60 days be granted to complete the asbestos abatement, and if this is done, grant an addition 60 days to pull all the necessary permits and begin the roof repairs. If any of the above is not completed in the stated time frame, the Staff recommends demolition. Gary Corpian, owner of this property, addressed the Board, advising them the property has asbestos in the glue holding down the tile and in the joint compound on the sheetrock, but he cannot do the removal of this himself because he has to use someone licensed to remove asbestos, and he has to hire a licensed engineer has to prepare a design plan to haul this material off. He said he was not going to spend that kind of money to do the asbestos abatement. After a lengthy discussion, Larry Holmes made a motion to grant the owners 60 days to provide the City with a precise Plan of Action with bids and cost estimates from licensed contractors, and fence the pool area. The motion was seconded by David Beard and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
02-030	1610 Ballinger 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 30 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prince said all rough-in inspections on this property have been made, the exterior is almost completed and the interior is also near completion. The owner removed 3 junk vehicles he had hauled in behind the structure. The owner is requesting 30 days to complete repairs, and Staff has no problem with that. Betty Bradley made a motion to grant the owner 30 days to complete repairs and have the repairs inspected by the City. The motion was seconded by Perry Haynes, and unanimously passed.</p>			

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Case No.	Address & Description	Owner	Board Action
02-065	1234 N. Treadaway 1, 199, S/2 #-2, OT TW Daugherty Addn., Abilene, Taylor Co., Texas	Daniel & Debbie Flatt 3301 E. Lake Rd. Abilene, TX 79601	Granted 30 days to permit the wall heater and obtain the roof final, and if this is done, an additional 30 days to complete repairs and have repairs inspected by the City.

Mr. Prince advised the owner has started making repairs again. The windows, doors and exterior still need repairs. The electrical and plumbing still need additional repairs. The owner is requesting a 60 day extension to complete repairs. Staff recommends the owner be granted 30 days to permit the wall heater installed without a permit and obtain the roof final and if this is done, the owner be granted an additional 30 days to complete the project. Larry Holmes made a motion to follow Staff's recommendation, and grant the owner 30 days to permit the wall heater and obtain the roof final, and if this is done, an additional 30 days to complete repairs and have repairs inspected by the City.. The motion was seconded by Betty Bradley 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 complete repairs and have the repairs inspected by the City.

Mr. Prince stated that this property has had quite a few repairs, that just minor repairs are need on the interior, and the utility permits need repaired. The owner has stated the storage building will be repaired with no utility and will need to remove the electrical from the building. He said the owner is requesting 45 days to complete repairs, and Staff has no objection to this. After discussion, Betty Bradley made a motion, which was seconded by Larry Holmes, to grant the owner 45 days to complete repairs and have the repairs inspected by the City. The motion unanimously passed.

Case No.	Address & Description	Owner	Board Action
03-062	1641 Cottonwood Blk. 3, Lot 7, College Dr. Replat Addn., Abilene, Taylor Co., TX	James Tavarez 5220 Hartford #113 Abilene, TX 79605	Granted 90 days to complete repairs and have the repairs inspected by the City.

Mr. Prince said the repairs on the main structure are almost completed, and the owner is currently working on the two accessory structures. The owner is requesting 180 days to complete repairs. Mr. Prince said that Staff reviewed this and recommends granting the 90 days to complete repairs. After discussion, Larry Holmes made a motion to grant the owners 90 days to complete repairs and have the repairs inspected by the City. The motion was seconded by Perry Haynes and passed, with Paige Gollihar opposing.

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Case No.	Address & Description	Owner	Board Action
04-002	1034 Plum Lt. 5, 2000, Gilmacher Addition, 2-6, OT Abilene, Taylor County, Texas	Gary Lee & Marilu Corpian 410 Victoria Abilene, TX 79603-7436	Granted 90 days to complete exterior repairs and obtain utility rough-in inspections, and if this is done an additional 60 days will be granted to complete repairs and have the repairs inspected by the City.

Mr. Prince stated the owner had changed the flat roof to a pitched roof on the rear building. The carport that was falling down has been removed. There is still some exterior rotted wood that needs to be replaced, and there are two accessory buildings that need to be repaired. The owner is requesting 365 days to complete the repairs. He said Staff recommends granting the owner 90 days to complete the exterior repairs and obtain utility rough-ins and if this is done, they would be granted an additional 60 days to complete repairs. Gary Corpian, owner of the property, addressed the Board and advised them they had to remove all the sheetrock that had been damaged by vandals, had removed a large air conditioner and repaired the hole it left and was keeping the lot clean and mowed. He said they were asking for a year extension. After discussion, Pamela Yungblut to grant 90 days to complete the exterior and obtain utility rough-ins and if this is done, they would be granted an additional 60 days to complete repairs and have the repairs inspected by the City. The motion was seconded by Perry Haynes and unanimously passed.

Case No.	Address & Description	Owner	Board Action
04-010	702 S. 14th St. Lot 6 & S10' of Lot 5, 208-3/4 E. John Touhy OT Abilene, Taylor Co., Texas	Gary & Marilu Corpian 410 Victoria Abilene, TX 79603	Granted 90 days to complete exterior repairs, obtain utility rough-in inspections, and finish tearing down the out-building that is falling, and if this is done an additional 60 days will be granted to complete repairs and have the repairs inspected by the City.

Mr. Prince advised the Board that repairs have started on this property. He said owners had exterior rock repaired, but there was an outbuilding that was falling and needed to be removed or repaired. He said the owner is requesting 365 days to complete repairs. Mr. Prince said that staff has reviewed this case and recommends granting the owner 90 days to complete exterior repairs and obtain utility rough-in inspections, and if this is done an additional 60 days be granted to complete repairs. Gary Corpian, owner of the property, addressed the Board, stating they had been working on repairs and the next thing they are planning to do is to make the exterior look good. He said they were requesting 365 days to complete the repairs. After discussion, Larry Holmes made a motion to grant the owners 90 days to complete exterior repairs, obtain utility rough-in inspections, and finish tearing down the out-building that is falling, and if this is done, an additional 60 is granted to complete repairs and have the repairs inspected by the City. The motion was seconded by Dee Ann Yeilding, and unanimously passed.

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 repairs and have the repairs inspected by the City.

Mr. Prince advised that the owner has started repairs, the exterior weatherization has been completed and all permits have been obtained. The owner is requesting 60 days to complete repairs and Staff has no objection. Larry Holmes made a motion, which was seconded by Dee Ann Yeilding, to grant the owner 60 days to complete repairs and have the repairs inspected by the City. The motion unanimously passed.

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Case No.	Address & Description	Owner	Board Action
04-070	2326 Beech Blk. A, S60' of Lot 1, Darby of North Park Addn., Abilene, Taylor Co., Texas	Hardin Simmons University Attn: Harold R. Preston PO Box 16005 Abilene, TX 79608-6005	Granted 54 days for the new owner to complete demolition, remove debris and clean the lot.
Mr. Prince said there have been no repairs to this property. Nassau Wilson was purchasing this property and the owner foreclosed on the property for non-payment. Mr. Justice, the owner, then sold the property to Hardin Simmons University. Mr. Harold Preston of HSU sent a letter to the City stating the house would be demolished by the end of July, 2006, which is 54 days from this date. She said the Staff had no objection. Betty Bradley made a motion, which was seconded by Larry Holmes, to grant a 54 day extension for owners to demolish the property, remove debris and clean the lot. The motion unanimously passed.			

Case No.	Address & Description	Owner	Board Action
05-024	834 Grape E/2 of Lot S25-26 181 2 T, C.Anderson OT Abilene, Taylor County, Texas	Steve McManaway 542 Cherry St. Abilene, TX 79602	Granted 30 days for a precise Plan of Action and submit asbestos survey, with the condition this is not done the owner is to demolish the structure, remove debris and clean the lot, with the further condition that 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 this property has had no repairs; the exterior is in bad shape with the weatherization, rotted wood and lose material. There are electrical hazards and holes in the roof. The owner is requesting 180 days to complete repairs. The Staff review the case and recommend granting 30 days for a precise Plan of Action and submit the asbestos survey, with the condition that if this is not done, the owner is to demolish the structure, with the further condition, if owner does not do this then the City should do the demolition. After discussion Perry Haynes made a motion to follow Staff recommendation and grant the owner 30 days for a precise Plan of Action and submit asbestos survey, 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, 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
05-036	334 Jeanette (garage only) 1.185.2, Haynes, OT Abilene, Taylor Co., Texas	Randall Dennison c/o Joe Julian Perales 334 Jeanette Abilene, TX 79602	Granted 60 days to complete repairs to the garage and have the repairs inspected by the City.
The owner originally took out a permit to demolish the garage, and then changed his mind and changed the permit to a repair permit. The owner requested 60 days to complete repairs, and the Staff had no objection. Joe Perales, owner of the property, addressed the Board and asked for 90 days to complete repairs. He said Southern Hills Church of Christ is going to help them with the repairs. After discussion, Larry Holmes made a motion, which was seconded by Perry Haynes, to grant the owner 60 days to complete repairs and have repairs inspected by the City. The motion unanimously passed.			

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Case No.	Address & Description	Owner	Board Action
05-056	2026 Poplar Blk. 2, Lot 4, Norman S. Lawler Addn., Abilene, Taylor Co., Texas	John Craig McCain c/o Marilyn Garner, Trustee 2000 E. Lamar Blvd., #450 Arlington, TX 76006 Lienholder: Associates Financial Service Co. 105 Decker Dr. #7 Crestview Irving, TX 75062	Granted 180 day extension, with the condition that if the property presents a problem to the City, such as vandals breaking in, or inappropriate activity at the property, the case should be brought back to the Board before the end of 180 days.

Mr. Prince said that the Bankruptcy Court has declared this property abandoned by the current owners, and the lienholder has shown no interest in the property. Central Appraisal District has filed a suit for back taxes, but Mr. Prince does not know when the property will be offered for sale. Mr. Prince said that Staff recommends granting the lienholder 30 days to respond and provide a precise Plan of Action, and if this is not done, a demolition order should be placed on the property. After discussion, Betty Bradley made a motion to grant a 180 day extension, with the condition that if the property presents a problem to the City, such as vandals breaking in, or inappropriate activity at the property, the case should be brought back to the Board before the end of 180 days. The motion was seconded by Perry Haynes and passed, with David Bears, Dee Ann Yeilding and Larry Holmes opposing.

Case No.	Address & Description	Owner	Board Action
06-005	1241 Meander Blk. 24, N30' 2/5 of Lot 19 & S20' of Lot 20, McMurry College Addn., Abilene, Taylor Co., Texas	Jesus Jacques 1302 Amarillo Abilene, TX 79602-3506	Granted 30 days for owner to demolish the garage, 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.

Mr. Price said the main structure was fire damaged, and the owner hired a contractor to demolish it. The garage has been left and even though it is in fair condition, the Zoning Department has advised that since the main structure has been removed, this remaining building cannot be used for anything. This information has been related to the owner. Mr. Prince said that Staff has reviewed this case and recommends granting the owner 30 days to demolish the garage and if the owner does not do this, the City is to demolish the structure. After discussion, Larry Holmes made a motion to grant 30 for owner to demolish the garage, 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 Perry Haynes, and passed, with Paige Gollihar opposing.

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