

**Board of Building Standards
Minutes**

August 2, 2006

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, August 2, 2006 in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members Present: Paige Gollihar, Chairman
Larry Holmes
Michael Bowers
Matt Loudermilk
David Beard
Betty Bradley
Pamela Yungblut

Visitors: Pedro Guerra
Bert Stewart
Rae Freeze
Lynde Lee
Andrea Flores
L. D. Walker
Mary Rangel
Lydia Long

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 July 5, 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:

Case No.	Address & Description	Owner	Board Action
03-019	2034 Shelton Blk. 21, Lot 13, Sears Park Addn., Abilene, Taylor Co., TX	Mary Rangel 2026-1/2 Sears Blvd. Abilene, TX 79603	Granted 180 days to complete repairs and have the repairs inspected by the City.
<p>Jerry Prince, Code Enforcement Officer, addressed the Board stating the owner has made some repairs to the electrical, plumbing and structure. There are open walls on the interior. He said the owner is requesting 180 days to complete the repairs. He said Staff has no objection to granting that amount of time. Mary Rangel, owner of the property, addressed the Board and told them they had made lots of repairs and would like an additional 180 days to complete repairs. Mary Sandoval, the sister of Ms. Rangel, then addressed the Board requesting that the City provide some kind of assistance to help Ms. Rangel repair this property. Larry Holmes informed Ms. Sandoval that this Board has no authority to grant assistance to Ms. Rangel, but that they should check with the City Staff who might point them in the direction of some agencies that might be able to help. David Beard then 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 Larry Holmes, and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
03-032	4134 Waldemar (formerly known as 1165 Westridge) Blk. M, Lot 9, Elmwood West Addition, Sec. 5, Abilene, Taylor Co. TX	Traci L. Thomas 2842 Stonecrest Dr. Abilene, TX 79606	This house was repaired and released from condemnation before this meeting.
No action required. The house has been repaired and the condemnation lifted.			

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 90 days to complete repairs and have repairs inspected by the City, with the condition if this is not done, the owner is to demolish the property, remove debris and clear the lot, and if the owner does not do this, the City is to demolish the structure, remove debris, clean the lot and bill the owner.
<p>Mr. Prince said there were no visible repairs to this property since the last time it was before the Board. He said the property had high weeds and 2 vehicles were left on the lot. He said the owner did not submit a plan of action nor did he request an extension. Mr. Prince said he has called the owner and left many messages and the owner has not responded. He said staff recommends granting 90 days to complete repairs and if the owner does not do this, the property should be demolished. Mr. Prince said all the permits have expired and have not been renewed. After a lengthy discussion among the Board members, Larry Holmes made a motion to grant the owner 90 days to complete repairs and have repairs inspected by the City, and if this is not done at the end of 90 days, the owner is to demolish the property, remove debris and clear the lot, and if the owner does not do this the City is to demolish the structure, remove debris and clear the lot and bill the owner. The motion was seconded by David Beard and passed, with Paige Gollihar, Betty Bradley and Michael Bowers opposing.</p>			

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Case No.	Address & Description	Owner	Board Action
04-037	733 Mesquite (also rear bldgs) Lot 16, 147, Lewis OT 1 ABL, TIF #1, Abilene, Taylor Co., Texas	Keith L. Williams 4831 Farlin St. Louis, Missouri 63115	Granted 30 days to submit a precise plan of action, with cost estimates, and if this is done, the owner is granted an additional 90 days to complete the project.

Mr. Prince advised the Board this property was presented at the Tax Sale in June and the property did sell. Mr. Prince said he has made contact with the owner, and the owner has not presented his plan to the City. The owner verbally stated he is an investor and he will turn this property over to another investor and it will either be repaired or demolished. Staff recommends allowing the owner 30 days to present a precise plan of action, with cost estimates, and if this is done, be granted an additional 90 days to complete repairs. After discussion, Betty Bradley made a motion to grant the owner 30 days to submit a precise plan of action, with cost estimates, and if this is done, the owner is granted an additional 90 days to complete the project. The motion was seconded by Larry Holmes and unanimously passed.

Case No.	Address & Description	Owner	Board Action
05-002	734 Sycamore N139', S320', E150', 162 2 W- 2/3 OT Abilene, Taylor Co., Texas	Kenneth D. & Betty Deaver 734-1/2 Sycamore Abilene, TX 79602	Granted 60 days to complete the framing and obtain a framing inspection and if this is done, an additional 60 days to complete the project.

Mr. Prince said the owners have been working of this project. He said a mechanical final has been made, as well as electrical and plumbing rough-ins. He said when it got to the framing, the progress stalled because the property has framing issues. Southern Hills had a group of people assisting the owner with this project but due to the severity of the framing problems, they decided the project was larger than what they could handle and ceased helping the owner. Mr. Prince said the owner said he would complete the repairs. Staff recommends granting the owner 60 days to complete the framing inspection and if this is done, an additional 60 days to complete the project. After discussion, Larry Holmes made a motion to grant the owner 60 days to complete the framing and obtain a framing inspection and if this is done, an additional 60 days to complete the project. The motion was seconded by Pamela Yungblut, and unanimously passed.

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 the repairs inspected by the City.

Mr. Prince said the owner has removed the exterior siding, and removed two accessory buildings. He said there would have to be plumbing, electrical, window and door repairs. He said the owners are requesting 180 days to complete the repairs. He said the owners are working on some other house, and will start the major repairs on this one shortly. Staff recommends granting 30 days for a precise plan of action, with cost estimates and time frames, and if that is done, they be granted an additional 150 days to complete the project. Bert Stewart, representative for A&M Investments, told the Board they would be starting repairs on this property as soon as they complete repairs on Carl St. After discussion, Betty Bradley made a motion, which was seconded by Larry Holmes, to grant the owners 180 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
05-037	342 Poplar (garage only) Blk. 121, Lot 5-6, OT Abilene, Taylor County, Texas	Mac Moore Hopkin c/o Rosanna Realty 2301 Barrow Abilene, TX 79605-6201	Granted 60 days to complete repairs to this garage and have the repairs inspected by the City.
<p>Mr. Prince said that repairs have been started on this garage. He said the property was damaged by fire, and the roof was installed over charred wood, which had to be corrected. A final inspection was requested for 8/1/06, but the inspection did not pass. Staff recommends granting 30 days to repair the garage. Lydia Long, who resides close of this property, addressed the Board stating Jerry Prince has done a very good job helping this neighborhood turn around for the better during the past 3 years. After discussion, Larry Holmes made a motion to grant the owner 60 days to complete this project. The motion was seconded by Pamela Yungblut, and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
05-061	1502 Pine (aka 1016 N. 15th) Apts. 1, 2, 3 Blk. 14, Lot 6 & S10' of Lot 5, CE Wood of Central Park, Abilene, Taylor County, Texas	L.D. & Peggy Jean Walker 3990 N. 9 th St. Abilene, TX 79603-5544	Granted 60 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prince said this property had been damaged by a fire. He said the owner has gone in and started repairs, and wants to repair as storage only, with no utilities. Some of the framing needs to be corrected and siding installed. He said the owner is requesting 60 days to complete repairs and the staff has no objection to this. L. D. Walker, owner of this property, addressed the Board stating he has a carpenter working of this property and feels the repairs can be completed in 60 days. After discussion, Betty Bradley made a motion to grant the owner 60 days to complete repairs and have repairs inspected by the City. The motion was seconded by David Beard and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
06-011	1049 Wilson Blk. 13, Lot 14, Frank A. Miller Sub., Central Park Addn., Abilene, Taylor County, Texas	Treva Nell Ramey 1466-1/2 Grape St. Abilene, TX 79601-3408	Granted 30 days to provide a precise plan of action with cost estimates, and if this is done, an additional 90 days to complete the project.
<p>Mr. Prince said this property is in poor condition, lacks weatherization, and the roof is falling in. Owner did not return the extension request. Staff recommends granting owner 30 days to present a plan of action, with cost estimates, and if this is done, and additional 60 days to repair or sell. Mr. Prince further stated he had been unable to personally contact the owner. After discussion, Betty Bradley made a motion to grant the owner 30 days to provide a precise plan of action with cost estimates, and if this is done, grant an additional 90 days to complete the project. The motion was seconded by Larry Holmes and unanimously passed.</p>			

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Case No.	Address & Description	Owner	Board Action
06-017	718 Grape S40.4' of Lot 2 & N19.6' of Lot 3, Walsch Sub. Of Cannon Addn., Abilene, Taylor County, Texas	Jesse & Carol Rodriquez 2235 Shelton Abilene, TX 79603--2614	Granted 30 days to provide a precise plan of action with cost estimates, and if this is done, an additional 90 days to complete the project.

Mr. Prince said this property needs plumbing and electrical repairs and structural repairs. Mr. Prince further advised he has not had contact with the owners since the condemnation, although he has tried to contact him. Staff recommends granting 30 days for a precise plan of action, and if this is provided, an additional 60 days to repair or sell. After discussion, Betty Bradley made a motion to grant the owners 30 days to provide a precise plan of action, with cost estimates, and if this is done, and additional 90 days to complete the project. The motion was seconded by David Beard and unanimously passed.

Case No.	Address & Description	Owner	Board Action
06-018	218 Clyde Blk. 32, Lot 5, Nathan Morris, Scott Hwy Addn., Abilene, Taylor County, Texas	Woodridge USA Properties LP PO Box 2473 Abilene, TX 79604-2473	Granted 30 days to provide a precise plan of action with cost estimates, and if this is done, an additional 60 days to complete the project.

Mr. Prince said this property has had no repairs since the condemnation and will need structural supports for the roof, weatherization, and plumbing and electrical repairs. There is trash and debris on the lot. The owner has requested 180 days to complete repairs. Staff recommends owner be granted 30 days to present a precise plan of action and if done, an additional 60 days to complete repairs. Ms. Freeze, who lives near this property, addressed the Board stating she has lived by this shack for years, and has had nothing but "druggies" living there for years. She said she has called the City many times complaining about this house and it finally got condemned. She feels the building should be demolished. She also said the house is full of rats and termites. After discussion, after one motion that failed without a second, Betty Bradley made a motion to grant 30 days to provide a precise plan of action with cost estimates, and if this is done, an additional 60 days to complete the project. The motion was seconded by David Beard, and passed, with Paige Gollihar opposing.

Case No.	Address & Description	Owner	Board Action
06-021	1318 Cypress 13 202 2 JF Clark OT, Abilene, Taylor County, Texas	Bradford Wilson 2051 Edgemont Dr. Abilene, TX 79602-6621	Granted 30 days to provide a precise plan of action with cost estimates, and if this is done, an additional 60 days to complete the project.

Mr. Prince said there have been no repairs to this property since condemnation. A City contractor had to secure the building. The owner appears to have walked away and has shown no interest in it. The Taylor County Appraisal District has started a suit for delinquent houses. Electrical and plumbing repairs need to be made. Staff recommends granting 30 days to submit a precise plan of action with cost estimates, and if this is done an additional 60 days to repair or sell. After discussion, Larry Holmes made a motion, which was seconded by Pam Yungblut, to grant the owner 30 days to provide a precise plan of action with cost estimates and if this is done an additional 60 days to complete the project. The motion unanimously passed.

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Case No.	Address & Description	Owner	Board Action
06-022	1825 Sandefer Blk. 3, Lot 2, University Place Addn., Abilene, Taylor County, Texas	Alton Smith 3026 Woodway Cr. Abilene, TX 79606	Granted 30 days to provide a precise plan of action with cost estimates, and if this is done, an additional 60 days to complete the project.

Mr. Prince said this property was sold to Alton Smith after the condemnation. Mr. Smith says he is going to repair the property. This property needs electrical, plumbing, and structural repairs. There is some trash and debris on the lot. Building and plumbing permits have been recently issued for repairs to the property. The owner did not request any specific time to complete repairs. Staff recommends granting the owner 30 days to provide a precise plan of action with cost estimates, and if this is done, an additional 60 days to complete the project. After discussion, Larry Holmes made a motion to grant the owner 30 days to provide a precise plan of action with cost estimates, and if this is done, an additional 60 days to complete the project. The motion was seconded by Pamela Yungblut and unanimously passed.

Case No.	Address & Description	Owner	Board Action
06-023	2217 Green Blk. 16, Lot 18, Sears Park Addn., Abilene, Taylor County, Texas	Camillio Rosales 2242 Burger Abilene, TX 79603-2639	Table until October 4, 2006 meeting

Mr. Prince said this property has had no repairs since the condemnation. The property needs roof repairs, structural repairs and electrical repairs. Mr. Prince said he had been unable to contact the owners about this property, but he finally contacted some one the day before, and they stated they would like to repair the property. They are requesting 180 days to repair. Staff recommends granting 30 days to provide a precise plan of action with cost estimates, and if this is done, an additional 60 days to repair or sell. Andrea Flores, who has a contract for sale on this property, addressed the Board stating this property was originally being purchased by her older brother, who has passed away. She said her brother had repaired the interior before he died. She said she and her family had started repairing the exterior when her father got sick. After some discussion, Andrea Flores stated that the owner, Camillio Rosales, had died and it was her daughter that came to her with the papers, and that the daughter had moved out of town and she had not been able to contact her. She said she had not been able to make payments on the property since she was unable to locate this owner. After further discussion David Beard made a motion to table this case until the October Meeting. The motion was seconded by Betty Bradley, and unanimously passed.

Case No.	Address & Description	Owner	Board Action
06-024	5298 Taos Blk. R., Lot 14, Alameda Addn., Sec. 5, Abilene, Taylor Co., Texas	M.J. Clark c/o Pedro L. Guerra 2366 Sayles Abilene, TX 79605-6141	The City to do an immediate emergency demolition, remove debris, clean the lot and bill the owner.

Mr. Prince said this property had been substantially damaged by fire. The lien holder received the insurance and has chosen not to follow through with repairs. The listed owner is deceased. Staff recommends ordering demolition. Pedro L. Guerra said he was the executor of the will of the deceased owner and there were no funds to pay for the demolition of this property. After discussion, David Beard made a motion for the City to do an immediate emergency demolition to this property. The motion was seconded by Pam Yungblut and unanimously passed.

Filename: 2006-08-02 Minutes.doc
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