

**Board of Building Standards
Minutes**

September 6, 2006

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, September 6, 2006 in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members Present: Perry Haynes, Vice-Chairman
 Larry Holmes
 Robert Roadcap
 David Beard
 Betty Bradley

Visitors: Tom Choate (Wills)
 Roberta Grimes
 Quintin H. Gregory
 Pete Palacio
 Sandi Saringer

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 Perry Haynes, at approximately 8:15 a.m. The first order of business was the review and approval of the minutes of the August 2, 2006 meeting. Larry Holmes made a motion to approve the minutes. David Beard seconded the motion and the motion unanimously passed.
2. Mr. Haynes 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
01-092	2214 S. 7th Lot 10, Block 11, Highland Addn., Abilene, Taylor Co., TX	Edward A & Christie Price 2834 Canton Place Abilene, TX 79605	Granted 30 days to provide a Plan of Action, with cost estimates, and obtain necessary permits, if this is done an additional 30 days to obtain utility finals and if this is done an additional 30 days to complete repairs and have the repairs inspected by the City.

Jerry Prince, Code Enforcement Officer, addressed the Board members advising them there have been no repairs on this property since the last two times it was before the Board. He said the exterior was almost completely repaired, and repairs have been made to the interior, but no permits have been obtained to repair utilities. The owner says he does have an interest in the property and has been keeping current with his payments to the mortgage company. Staff recommends granting the owner 30 days to provide a Plan of Action, with cost estimates, and obtain necessary permits, if this is done an additional 30 days to obtain utility finals and if this is done an additional 30 days to complete repairs After discussion, Larry Holmes made a motion to grant the staff's recommendation and give the owners 30 days to provide a Plan of Action, with cost estimates, and obtain necessary permits, if this is done an additional 30 days to obtain utility finals and if this is done an additional 30 days to complete repairs and have the repairs inspected by the City. The motion was seconded by David Beard and unanimously passed.

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 14 days to complete repairs and have repairs inspected by the City, and if repairs are not completed, bring this case back to the Board at its October 4, 2006 meeting.

Mr. Prince advised the Board the owner obtained an inspection on the roof, which passed. The electrical service has been installed and inspected. There are a few exterior repairs that need to be made, and some plumbing repairs still need to be made. He said the owner did not turn in the extension request, but stated he could complete repairs in a couple of weeks. Staff recommends allowing 14 days for owner to complete repairs, and if the repairs are not completed, it be scheduled for the October 4, 2006 meeting. After discussion, Larry Holmes made a motion to grant the owner 14 days to complete repairs, and if the repairs are not completed, the case be brought back to the Board at the October 4, 2006 meeting. The motion was seconded by Robert Roadcap, and unanimously passed.

Board of Building Standards

Minutes September 6, 2006

Page { PAGE }

Case No.	Address & Description	Owner	Board Action
03-038	1625/1627 N. 21st St. Blk. 6, Lot 4, College Heights Addn., Abilene, Taylor Co., Texas	Quin Gregory 1265 Westview Abilene, TX 79603	Grant 30 days to submit a Plan of Action, with cost estimates, obtain all utility permits and complete repairs on the roof, and if this is done grant an additional 60 days to obtain rough-in inspections, and if this is done grant an additional 30 days to complete repairs and have the repairs inspected by the City.

Mr. Prince said this property was being repaired as a duplex. He said the owner had made repairs to the exterior and was currently working on the roof. A foundation inspection was requested and passed. The interior currently has no sheet rock, just stud walls. The owner is requesting 180 days to complete repairs. Staff recommends granting 30 days to submit a Plan of Action, with cost estimates, obtain all utility permits and complete repairs on the roof, and if this is done grant an additional 30 days to obtain rough-in inspections, and if this is done grant an additional 30 days to complete repairs. Quin Gregory, owner of this property, addressed the Board stating the roof would be finished during the next 1-1/2 weeks. He said he was going to complete these repairs, but was having trouble getting the mechanical contractor to give him a bid. After discussion, Betty Bradley made a motion to grant the owner 30 days to submit a Plan of Action, with cost estimates, obtain all utility permits and complete repairs on the roof, and if this is done grant an additional 60 days to obtain rough-in inspections, and if this is done grant an additional 30 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
05-038	802 Sycamore & rear bldg. 1-2, 188, 2-B, Wise, OT, Abilene, Taylor Co., Texas	Michael E. Wills 3950 Concord Dr. Abilene, TX 79603-4102	Granted 30 days to submit a Plan of Action, with cost estimates, if this is done, grant an additional 30 days to obtain all necessary permits, and if this is done, grant an additional 60 days to complete repairs and have the repairs inspected by the City.

Mr. Prince advised the Board that the owner of this property has been working on some of the windows on the ground floor, but work also needs to be done to the windows on the second floor. The owner states that the rear building will be utilized as a storage building only, with no utilities. Mr. Prince said the owner has been working on the property, but is doing the work by himself and it may take some time for him to complete repairs. Mr. Prince further advised there is a basement under the house. He said the owner is requesting 120 days to complete repairs. Staff recommends allowing the owner 30 days to submit a Plan of Action, with cost estimates, and obtain the necessary permits, and if this is done, grant an additional 90 days to complete repairs. After discussion, Betty Bradley made a motion to grant the owner 30 days to submit a Plan of Action, with cost estimates, if this is done, grant an additional 30 days to obtain all necessary permits, and if this is done, grant an additional 60 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 September 6, 2006

Page { PAGE }

Case No.	Address & Description	Owner	Board Action
05-048	4350 and 4358 Caldwell Rd. Blk. A, Lot 141, Pleasant Hill Est., Sec. 4, Abilene, Taylor Co., Texas and Blk. A, Lot 140, Replat, Pleasant Hill Est., Sec. 4, Abilene, Taylor Co., Texas	Pete & Maria Palacio 4398 Caldwell Rd. Abilene, TX 79601	Grant 30 days to complete demolition, remove debris and clean the lot.
<p>Mr. Prince advised the Board that this condemned property is a mobile home. There have been no repairs to the property. The owner has obtained a permit to demolish this mobile home. Staff recommends allowing the owner 30 days to demolish the mobile home and if the owner fails to do this, the City should demolish. Pete Palacio, owner of this property, addressed the Board advising them that he had tried to give the mobile home to three separate parties, but was unable to do so and has just decided to demolish it. He said he thought he could get it demolished and removed within 30 days. After discussion, Betty Bradley made a motion to grant the owner 30 days to demolish the mobile home, remove debris and clean the lot. The motion was seconded by David Beard and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
06-025	1924 Ambler (rear bldg only) Blk. 1, Lot 15-16 & W20' of 17, West University Place Addn., Abilene, Taylor County, Texas	Johnny Jimenez 1526 Victoria Abilene, TX 79603-4429	Granted 72 hours to abate the hazardous portion of the building or the City will abate the hazardous situation, and 30 days for the owner to complete demolition, remove debris and clean the lot, 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.
<p>Mr. Prince stated this building has had no repairs since the condemnation. He further advised the building is hazardous in its current condition. Mr. Prince said he had spoken with the owner and the owner advised he is financially unable to deal with this problem, and said he would sign a consent form for the City to demolish it. Mr. Prince said this is a commercial building and the asbestos requirements of the State would have to be addressed before demolition. Due to the hazardous condition, the owner will be given 72 hours to remove the hazardous situation, and if he does not do this the City will abate the hazardous situation. Staff recommends that after the hazardous situation is abated, the owner be granted 30 days to demolish the structure. After discussion, Betty Bradley made a motion to grant the owner 72 hours to abate the hazardous portion of the building or the City will abate the hazardous situation, and 30 days for the owner to complete demolition, remove debris and clean the lot, 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 Larry Holmes, and unanimously passed.</p>			

Board of Building Standards

Minutes September 6, 2006

Page { PAGE }

Case No.	Address & Description	Owner	Board Action
06-026	942 Carver Blk. 2, Lot 15, Meadowbrook Addn., Abilene, Taylor County, Texas	Otto Vest c/o Janet Moorse 4934 S. 7 th Abilene, TX 79605	Granted 30 days to provide a Plan of Action, with cost estimates, and obtain all necessary permits, if this is done an additional 30 days to obtain rough-in inspections, and if this is done an additional 60 days to complete repairs, and have repairs inspected by the City, with the condition that if any of the above time frames are not met, the owner will be granted 30 days to demolish the structure, remove debris and clean the lot, with the further condition if the owner fails to do this, the City will demolish the structure, remove debris, clean the lot, and bill the owner.
<p>Mr. Prince said no repairs have been made since the condemnation, and the lot has high weeds and debris. He said the building needs electrical, plumbing and structural repairs. Mr. Prince stated that the Abilene Police Department had called him regarding this property due to major drug activity going on at this location. Staff recommends allowing the owner 30 days to provide a Plan of Action, with cost estimates, and obtain all necessary permits, if this is done an additional 30 days to obtain rough-in inspections, and if this is done an additional 60 days to complete repairs, and if owner fails to do this, the owner be granted 30 days to demolish, and if owner fails to do this, the City is to demolish the structure. After discussion, Larry Holmes made a motion to grant staff's recommendation and grant 30 days to provide a Plan of Action, with cost estimates, and obtain all necessary permits, if this is done an additional 30 days to obtain rough-in inspections, and if this is done an additional 60 days to complete repairs, with the condition that if any of the above time frames are not met, the owner will be granted 30 days to demolish the structure, remove debris and clean the lot, with the further condition if the owner fails to do this, the City will demolish the structure, remove debris, clean the lot, and bill the owner. The motion was seconded by David Beard and unanimously passed.</p>			

Filename: 2006-09-06 Minutes.doc
Directory: C:\Documents and Settings\scott.a.hughes\Desktop
Template: C:\Documents and Settings\scott.a.hughes\Application
Data\Microsoft\Templates\Normal.dot
Title: Board of Building Standards
Subject:
Author: terrys
Keywords:
Comments:
Creation Date: 9/27/2006 3:46:00 PM
Change Number: 2
Last Saved On: 9/27/2006 3:46:00 PM
Last Saved By: hughes
Total Editing Time: 0 Minutes
Last Printed On: 9/27/2006 3:47:00 PM
As of Last Complete Printing
Number of Pages: 5
Number of Words: 2,219 (approx.)
Number of Characters: 10,519 (approx.)