

**Board of Building Standards
Minutes**

October 4, 2006

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, October 4, 2006 in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members Present: Paige Gollihar
Perry Haynes
Larry Holmes
Matt Loudermilk
David Beard
Betty Bradley
Dee Ann Yeilding

Visitors: Larry Neble
Mike Landers
Lloyd G. Turner
Earl Blue
Gary Corpian
A. A. Rajaratnam

Staff Present: Megan Santee, 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 September 6, 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:

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	Grant 90 days to sell, donate or demolish the structure, remove debris and clean the lot, with the condition that if the owner fails to do this, the City is to demolish the structure, remove debris, clean the lot and bill the owner.

Jerry Prince, Code Enforcement Officer, addressed the Board, advising them there have been no repairs to this property since the last time it was before the Board. He said there has been an asbestos survey performed on the property. Mr. Prince said the roof structure was in poor condition and the pool area has been secured. The owners are requesting a 90 day extension to either sell or donate the property. Staff reviewed this case and recommends allowing 90 days to sell, donate or demolish the structure, and if this is not done, the City should demolish the structure. Gary Corpian, owner of the property, addressed the Board and advised them they did get the asbestos survey, which would cost \$48,800. Mr. Corpian said he just wanted to get rid of this property and would give it to anyone that wanted it. After a short discussion, Betty Bradley made a motion to grant 90 days for the owner to sell, donate or demolish the structure, remove debris and clean the lot, and if this is not done, the City is to demolish the structure, remove debris, clean the lot and bill the owner. Larry Holmes seconded the motion and the motion 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	Grant 60 days to complete repairs and have the repairs inspected by the City.

Mr. Prince said this property has had no repairs since the last time the case was presented (at the 9/6/06 Board meeting). Plumbing repairs need to be made and the rotted wood needs to be replaced. Staff recommends allowing 30 days for the owner to repair the property and if this is not done, the owner be allowed 30 more days to demolish the property. The owner is requesting 60 days to complete the project. After discussion, Betty Bradley made a motion to grant 60 days for the owner to repair the property and have the repairs inspected by the City. The motion was seconded by Larry Holmes and passed, with David Beard opposing.

Case No.	Address & Description	Owner	Board Action
03-023	1350 Meander Blk. G, Lot 7, Highland Addn., Cont. 5, Abilene, Taylor Co., Texas	Bill Garner Southwest Lone Star Inv. LP 125 Ruidosa Abilene, TX 79605	Grant 90 days to complete repairs and have the repairs inspected by the City

Mr. Prince said the owner has made quite a few repairs and the property is looking good. The owner is requesting a 90 day extension to complete repairs and staff had no objection to this request. After discussion, Larry Holmes made a motion to grant the owner 90 days to complete repairs and have the repairs inspected by the City. The motion was seconded by Perry Haynes and unanimously passed.

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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	Grant 30 days to complete repairs and have the repairs inspected by the City
Mr. Prince advised the Board that this property is near completion. He said the owner just needs to get the final and the electrical and plumbing permits. The owner is requesting a 30 day extension to complete repairs and staff has no objection to this. After discussion, Larry Holmes made a motion, which was seconded by David Beard, to grant the owner a 30 day extension to complete repairs and have the repairs inspected by the City. The motion unanimously passed.			

Case No.	Address & Description	Owner	Board Action
03-059	1413 Delano W100', S132' Lot 2, Leon Stevenson Addition, Abilene, Taylor Co., Texas	Danny & Lucy Flores 3226 S. 15th Abilene, TX 79605	Grant 60 days to either repair or demolish the structure, remove debris and clean the lot, with the further condition that if this is not done the City will demolish the structure, remove debris, clean the lot and bill the owner.
Mr. Prince said this property has had no repairs since the last time it came before the Board. He said the exterior siding is poor and the electrical service needs repairs. There is no heat in the property and the plumbing system needs repairs. The owner did not turn in an extension request. Staff recommends granting owner 30 days to repair the property, and if this is not done, the owner be granted an additional 30 days to demolish the property, and if this is not done, the City should demolish the property. After discussion, Larry Holmes made a motion to grant the owner 60 days to either repair or demolish the property, remove debris and clean the lot, with the condition if 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 Perry Haynes, 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	Doug Sims 5317 Pueblo Dr. Abilene, TX 79605	Grant 60 days to complete repairs and have the repairs inspected by the City
Mr. Prince advised the Board that the owner has installed exterior siding on the property. There are open walls in the interior and the electrician has started running some wiring. There is an open sewer drain line that needs to be completed. The owner did not submit an extension request. Staff did not have a recommendation on this property. After discussion, Larry Holmes 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 David Beard, and unanimously passed.			

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Case No.	Address & Description	Owner	Board Action
04-061	5403 S. 1st St. Blk. 1, Lot 1, Posada Addn., Acres 7.75, Abilene, Taylor Co., Texas	Rehoboth Hospitality LP c/o A.A. Rajaratnam 5403 S. 1 st St. Abilene, TX 79605	Grant 60 days to complete repairs to the atrium building and get with staff to work out the problem with the 33 rooms without heat and air condition; and additional 120 days to complete repairs on each additional building.

Mr. Prince said repairs are progressing on the atrium building. All the floors have been laid and they are working on the trim. All of the rooms have been completed in the main atrium building, although there are still some mechanical inspections that need to be made on one side of the building. Some repairs still need to be completed in the bathroom area. The only work done on the other three buildings has been exterior work. The owner did not submit an extension request. Staff has no recommendation on this property. The owner of the property, A. A. Rajaratnam, addressed the Board stating he is requesting that the main atrium be released from condemnation. Betty Bradley, one of the Board members, advised Mr. Rajaratnam that the Board did not have the authority to release this from condemnation, that only the Building Inspection Department had the authority to do that, after a final inspection is made. Mr. Rajaratnam further stated he needed the gas release to this building because it was hampering his progress not to have the gas released. It was explained to Mr. Rajaratnam that no utilities would be released until the final building inspection was made on the atrium building. Earl Blue, the plumbing contractor with Multex Mechanical, advised the Board that all the gas lines have been tested and are holding and they are just waiting for everything else to be finished so they can get the inspection. The gas has been capped off to the other three buildings. Van Watson, Assistant Building Official, asked Mr. Rajaratnam the status of the other permits and what was being built without a permit and inspection. Mr. Rajaratnam said it was something the contractor was building and it would be removed. Mr. Watson said that the mechanical, plumbing and electrical permits must be finalized first, and then when everything else in the building is completed, a certificate of occupancy will be granted and the utilities will be released at that time. Mr. Watson suggested that Mr. Rajaratnam and his contractors sit down with representatives of the Building Inspection Department to work through these issues that keep coming up. Mr. Rajaratnam then advised the Board that about 33 guest rooms that do not have individual air condition and heat. He said the reason for this is, because of the way the rooms are laid out, it will be a significant cost to put air condition and heat in these 33 rooms. He said his intention is to use the other rooms that have air condition and heat, and not use these rooms that do not. Van Watson said that obviously a meeting needs to take place with the contractors and see what can be worked out. After discussion, Larry Holmes made a motion to grant 60 days to complete repairs to the atrium building and get final inspections and meet with staff and work out a plan on the 33 rooms, and after this is completed, the owner will have 120 days to complete repairs on each additional building. The motion was seconded by Perry Haynes and unanimously passed.

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Case No.	Address & Description	Owner	Board Action
05-001	2857 Orange Blk. 16, N75', W135', S345', E300' of Lot 2, North Park Addn., Abilene, Taylor Co., Texas	Perfecto G. Camancho 2857 Simmons Abilene, TX 79601	Grant the owner 30 days to provide a Plan of Action, with cost estimates, and if this is done the owner has an additional 60 days to complete repairs and have repairs inspected by the City, and if this is not done, the owner will be granted an additional 30 days to sell or demolish the structure, remove debris and clean the lot, and 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 there had been no repairs to this property since the condemnation. The owner has cleaned up the lot, but there are still items on the property that need to be cleaned up. He said the property had been sitting there in this condition for many years. Mr. Prince said the electrical system and plumbing system need to be replaced. There are exterior repairs that need to be made. The owner has not submitted a Plan of Action and has not made any request for an extension of time. Staff recommends granting the owner 30 days to submit a plan of action, and if done, 60 more days to complete all repairs, and if not done, the owner has 30 days to demolish the structure or the City will demolish. After discussion, Betty Bradley made a motion to grant the owner 30 days to provide a Plan of Action, with cost estimates, and if this is done the owner has an additional 60 days to complete repairs and have repairs inspected by the City, and if this is not done, the owner will be granted an additional 30 days to sell or demolish the structure, remove debris and clean the lot, and 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 Larry Holmes and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
05-003	3217 S. 3rd St. Blk. 3, Lot 4, Riverside Drive Addn., Abilene, Taylor Co., Texas	William Lenches 2826 Russell Abilene, TX 79605	Grant 60 days to complete repairs and have the repairs inspected by the City
Mr. Prince said repairs are progressing, and the owner has put new siding on the exterior. He said the owner is requesting 60 days to complete the project and the staff has no objection to this. After discussion, Larry Holmes 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 Perry Haynes, and unanimously passed.			

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Case No.	Address & Description	Owner	Board Action
05-026	2057 Henson Blk. A, Lot B, Big Elm Addn., Abilene, Taylor Co., Texas	Larry Neble 3702 Urban Ave. Dallas, TX 75227	Grant 30 days to provide a Plan of Action, with cost estimates, and if done, an additional 150 days to complete repairs and have the repairs inspected by the City.

Mr. Prince advised the Board that the ownership has been resolved concerning the estate of Mrs. E.A. Fillmon, the previous owner. The current owner has taken out a permit and has started repairs. Electrical, plumbing and mechanical repairs will need to be made on this property. The owner is requesting 365 days to complete repairs. Staff recommends allowing 30 days for the owner to submit a Plan of Action, with cost estimates and contractors he is going to use, and if this is done, owner be granted an additional 60 days to complete repairs. Larry Neble, owner of this property, then addressed the Board stating this property belonged to his grandparents and he wants to repair it. He said he had leveled the house and just needed additional time. After discussion, Betty Bradley made a motion to grant 30 days to provide a Plan of Action, with cost estimates, and if done, an additional 150 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
05-042	5198 E. Overland Tr. Abstract A0924, Sur. 44 BAL NE/4, Acres 88.57, Abilene, Taylor Co., Texas	W.H. Blackburn c/o Laverne Landers 1845 Elmdale Rd. Abilene, TX 79601	Grant the owner 60 days to get the asbestos report and provide a Plan of Action, and if this is done, grant an additional 90 to complete repairs and have repairs inspected by the City.

Mr. Prince said the property has had no repairs since last presented to the Board. The roof is in bad condition and the walls have been busted out. When this case was first presented to the Board, the owner stated they would like to repair this as storage only, with no utilities. Staff recommends allowing 30 days for owner to get the roof repaired and if this is done, grant another 30 days to weatherize the exterior, and if this is done grant another 30 days to remove all utilities and get final inspections. Mike Landers, representative for the owners of this property, said they had secured the building and put the fence so people couldn't get in the lot. An asbestos survey has been done and the results should be back shortly. He said he was a member of the volunteer fire department, and depending on the asbestos survey, they might want to use this building as a substation for their fire engines. After discussion, Larry Holmes made a motion to grant the owner 60 days to get the asbestos report and provide a Plan of Action, and if this is done, grant an additional 90 to complete repairs and have 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
06-009	2874 Orange Blk. 16, Lot 1, AB Hohertz of N 83-1/3 Outlot of Lot 2, Abilene, Taylor County, Texas	Felix & Irma Gonzales 2974 Orange Abilene, TX 79601-1446	Grant the owner 30 days to provide a Plan of Action, with cost estimates, and if this is done the owner has an additional 60 days to complete repairs and have repairs inspected by the City, and if this is not done, the owner will be granted an additional 30 days to sell or demolish the structure, remove debris and clean the lot, and 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 since the condemnation. The City had to secure the building and had to mow the lot. The interior floors are buckled and torn out, the walls are damaged and the foundation support is failing. The electrical service is in bad disrepair, and there is a sway in the roof that needs to be addressed. Mr. Prince has contacted the owner trying to get him to secure the property, but owner has failed to do this. No extension request or plan of action has been submitted. Staff recommends granting 30 days for the owner to submit a plan of action, and if this is done granting another 60 days to repair and if this is not done, the owner be granted 30 days to demolish the structure or the City should demolish. After discussion, Betty Bradley made a motion to grant the owner 30 days to provide a Plan of Action, with cost estimates, and if this is done the owner has an additional 60 days to complete repairs and have repairs inspected by the City, and if this is not done, the owner will be granted an additional 30 days to sell or demolish the structure, remove debris and clean the lot, and 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 David Beard, and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
06-013	2925 Simmons Blk. 2, Lot 15, AB Hoherty of Lot 1, Abilene, Taylor County, Texas	Minnie Sewell 3309 Sherry Ln. #234 Abilene, TX 79601	Grant the owner 30 days to provide a Plan of Action, with cost estimates, and if this is done, grant owner an additional 60 days to complete repairs, and if this is not done, the owner is granted 30 days 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, clear the lot and bill the owner.
Mr. Prince said this property was a victim of an arson fire. The fire burned the structure substantially on the interior. The owners originally expressed an interest in repairing the property, but no progress has been made. Mr. Prince ordered a large trash container be placed on the lot for trash, at no cost to the owner, but no trash was ever put in it, so Mr. Prince had the trash container removed. Neighbors have complained about the odor. Staff recommends granting 30 days to submit a Plan of Action, and if this is done, grant 60 more days to complete repairs, and if not done, grant owner 30 days to demolish the structure, and if this is not done the City should demolish the structure. After discussion, Betty Bradley made a motion to grant the owner 30 days to provide a Plan of Action, with cost estimates, and if this is done, grant owner an additional 60 days to complete repairs, and if this is not done, the owner is granted 30 days 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, clear the lot and bill the owner. The motion was seconded by Dee Ann Yeilding, and unanimously passed.			

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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	City to demolish, remove debris, clean the lot and bill the owners.

Mr. Prince said he had been unable to locate the owner of this property. Miss Flores, the lady wanting to purchase this property, has had no success in locating the owner. The roof is in bad condition, the exterior weatherization is poor, there is rotted wood on the structure, and the electrical and plumbing services need repairs. The City has had to clean up the debris on the lot. Staff recommends publishing a notice in the newspaper and having City to demolish the structure. David Beard made a motion to have City demolish the structure, remove debris, clean the lot and bill the owner. The motion was seconded by Betty Bradley, and unanimously passed.

Case No.	Address & Description	Owner	Board Action
06-031	889 Mesquite (garage) & 889-1/2 (rear apt) 5 178 1 HJ Stoddard Johnston Addn., OT Abilene, Taylor County, Texas	Tessie Rogers c/o Danny J. Rogers 399 Northway Dr. Abilene, TX 79601-6220	Grant the owner 30 days to demolish the structure, remove debris and clean the lot, with the condition that 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 the back building and a garage was the only buildings condemned on this lot. The carport has been torn down, but there is still debris on the lot from that. This property has been a problem for the Abilene Police Department due to criminal activity on this property and in this building. The roof is in bad repair, there is a poor foundation, and the porch is in bad disrepair. The owner has stated they would like to repair this as storage only, and Mr. Prince has informed the owner of all the repairs that need to be done to even repair this building as storage. Staff recommends the owner be allowed 30 days to demolish this structure or the City will demolish it. After discussion Matt Loudermilk made a motion to grant the owner 30 days to demolish the structure, remove debris and clean the lot, with the condition that 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 Betty Bradley and unanimously passed.