

**Board of Building Standards
Minutes**

November 1, 2006

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, November 1, 2006 in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members Present: Paige Gollihar
Michael Bowers
Larry Holmes
Dee Ann Yeilding
David Beard
Betty Bradley
Pamela Yungblut

Visitors: Louise McGlotten
Ernest Herrera
Marilu Corpian
Edward Juarez
Hailey Brooks

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 October 4, 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
99-043	1102 Grape St. Lot 4, Blk. A, Highland Terrace Addn ABL, Abilene, Taylor Co., Texas	Rufus B. Rodriquez Box 1472 Abilene, TX 79604	Granted 60 days to complete repairs and have repairs inspected by the City.

Jerry Prince, Code Enforcement Officer, addressed the Board stating the owner has made progress on the repairs. The exterior has been weatherized, except for the windows that are boarded up. He said the owner was working on utilities and getting the sheetrock put up. Staff reviewed this case and recommends granting the owner 60 days to complete repairs. After discussion, Betty Bradley made a motion, which was seconded by Larry Holmes to grant the owner a 60 day extension to complete repairs and have the repairs inspected by the City. The motion unanimously passed.

Case No.	Address & Description	Owner	Board Action
03-021	2102 Collins Blk. 2, Lot 40, JB Collins of N.Park Addn., Abilene, Taylor Co. Texas	Edward & Elizabeth Juarez 2101 Collins Ave. Abilene, TX 79603	Granted 90 days to complete repairs and have repairs inspected by the City.

Mr. Prince said the owner was making progress; the exterior repairs are almost completed. The repairs on the interior are also progressing. The owner still needs to put cabinets in the kitchen and repair the outbuilding. He said the owner has requested 90 days to complete repairs and staff has no objection. Elizabeth Juarez, owner of the property, addressed the Board members, asking them for an additional 90 days to complete repairs. After discussion, Betty Bradley made a motion to grant the owners a 90 day extension 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
03-062	1641 Cottonwood Blk. 3, Lot 7, College Dr. Replat Addn., Abilene, Taylor Co., TX	James Tavaréz 5220 Hartford #113 Abilene, TX 79605	Granted 90 days to complete repairs and have repairs inspected by the City.

Mr. Prince said the owner has been repairing the exterior buildings on this lot. He said repairs to the main structure are almost complete. He said there are new windows, doors and siding. He said the owner is requesting 90 days to complete repairs, and staff has no objection. 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 David Beard and unanimously passed.

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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 30 days to pull all necessary permits, and if done, an additional 60 days to obtain all utility rough-in inspections, and if this is done, an additional 30 days to obtain all final inspections on the utilities, and if this is done, grant an additional 30 days to complete all repairs and have the repairs inspected by the City.

Mr. Prince said this property has had some exterior weatherization done, and the rear apartment building has also been weatherized. The owner is requesting 180 days to complete repairs. Staff reviewed this case and recommends granting 30 days for the owner to obtain all the necessary permits, and if this is done, grant an additional 60 days to obtain all the utility rough-in inspections, and if this is done, grant an additional 30 days to get the utility finals, and if this is done, an additional 30 days to complete repairs. Marilu Corpian, owner of the property, addressed the Board and stated she needs a 6 month extension due to financial difficulties. After discussion, Larry Holmes made a motion to go with staff's recommendation and grant 30 days to pull all necessary permits, and if done, an additional 60 days to obtain all utility rough-in inspections, and if this is done, an additional 30 days to obtain all final inspections on the utilities, and if this is done, grant an additional 30 days to complete all 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
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 30 days to pull all necessary permits, and if done, an additional 60 days to obtain all utility rough-in inspections, and if this is done, an additional 30 days to obtain all final inspections on the utilities, and if this is done, grant an additional 30 days to complete all repairs and have the repairs inspected by the City

Mr. Prince said this property has had some exterior weatherization, and the owners have removed some debris off the lot. Mr. Prince said the rock siding has been repaired. Staff reviewed this case and recommends granting 30 days for the owner to obtain all the necessary permits, and if this is done, grant an additional 60 days to obtain all the utility rough-in inspections, and if this is done, grant an additional 30 days to get the utility finals, and if this is done, an additional 30 days to complete repairs. Marilu Corpian, owner of the property, addressed the Board and stated she needs a 6 month extension due to financial difficulties. Betty Bradley made a motion to go with staff's recommendation and grant 30 days to pull all necessary permits, and if done, an additional 60 days to obtain all utility rough-in inspections, and if this is done, an additional 30 days to obtain all final inspections on the utilities, and if this is done, grant an additional 30 days to complete all 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
05-032	1334 S. 7th St. (garage only) Blk. 125, E/2 of Lots 7 & 8, OT Abilene, Taylor County, Texas	Alton H. & Nita Smith 3026 Woodway Circle Abilene, TX 79606	Granted 30 days for the owner to repair or demolish the garage, with the condition if this is not done at the end of the 30 days, the City is to demolish the garage, remove debris, clean the lot and bill the owner.

Mr. Prince said the condemnation at this property was on the garage only. There have been no repairs since the building was condemned. The owner has stated it would be repaired before this meeting, but it has not been done. Staff recommends granting the owner 30 days to repair the building, 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 for the owner to repair or demolish the garage, with the condition if this is not done at the end of the 30 days, the City is to demolish the garage, 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
06-029	860 Plum (rear bldg only) S80' of N240' of E140' of 178, 4-E 2/3, OT Abilene, Taylor County, Texas	Casey Denton Curnutt 2018 Old Orchard Rd. Abilene, TX 79605	No action is necessary due to the owner signing a demolition consent for the City to demolish this structure.

No action is necessary.

Case No.	Address & Description	Owner	Board Action
06-030	1342 Ash 4 199 1-2 L. Morrow OT Abilene, Taylor County, Texas	George Robinson 918 Mesquite Abilene, TX 79601	Granted 30 days to provide a plan of action, with cost estimates, and obtain all necessary permits, and if this is done, grant additional 60 days to obtain the utility rough-in inspections, and if this is done, grant an additional 60 days to complete repairs and have the repairs inspected by the City.

Mr. Prince said the only thing that has been done at this property is some exterior painting. There are still 4 junk vehicles that need to be removed. The property has high weeds with debris. There are open exterior walls. The electrical service needs to be corrected. The owner has stated he wants to repair this building, but has not presented a plan of action. Staff reviewed this case and recommends granting the owner 30 days to provide a plan of action and pull all the necessary permits, and if this is done, grant an additional 60 days to obtain all utility rough-in inspections, and if this is done grant an additional 60 days to complete rest of repairs. Mr. Prince said there has been a lot of criminal activity at this property. He said citations have been issued on this property for people living there without water or other utilities. After discussion, Larry Holmes made a motion to grant owner 30 days to provide a plan of action, with cost estimates, and obtain all necessary permits, and if this is done, grant additional 60 days to obtain the utility rough-in inspections, 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 David Beard and unanimously passed.

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Case No.	Address & Description	Owner	Board Action
06-032	1465 Ash 16 199 3 W/2 L. Morrow OT Abilene, Taylor County, Texas	Earnest Herrera 1465 Ash Abilene, TX 79601	Granted 90 days to provide a plan of action, with cost estimates and if this is done, grant additional 60 days to obtain necessary permits and obtain utility rough-in inspections, and if this is done, grant additional 30 days to complete repairs and have the repairs inspected by the City.

Mr. Prince said the owner has cleaned the lot and removed the junk vehicles from the property. The foundation needs corrections, and the utilities need some repairs. At the time of inspection, the structure was unsecured. The owner has not provided a plan of action or asked for an extension. Mr. Prince said the owner had contacted Neighborhood Services for assistance, and after looking at the property, they determined the money allocated for such repairs would not be enough to complete the project, so they would not be assisting with these repairs. The owner has lived in a nursing home for the past 2 years. Staff recommends granting owner 30 days to provide a plan of action and pull all necessary permits, and if this is done, grant an additional 60 days to obtain all the utility rough-in inspections, and if this is done, grant an additional 60 days to complete repairs. Earnest Herrera, owner of the property, addressed the Board stating that he has been in a nursing home and wants to move back into his house. He wants to get someone to help him repair the house so he can move back into it. After a lengthy discussion, Betty Bradley made a motion to grant the owner 90 days to provide a plan of action, with cost estimates, and if this is done, grant additional 60 days to obtain necessary permits and obtain utility rough-in inspections, and if this is done, grant 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
06-034	1358 Petroleum Blk. E, PT of Lot 9, S. Treadaway & Industrial Blvd., Plaza Sec. 4, Abilene, Taylor County, Texas	Burl Harris PO Box 5615 Abilene, TX 79608-5615	Granted 30 days for the owner to remove debris and clean the lot.

Mr. Prince said that the structure on this property had caught fire and burned the night before this meeting. The fire was so severe that the City had to demolish the portion of the structure that was left standing. After discussion, Larry Holmes made a motion to grant the owner 30 days to remove debris and clean the lot. The motion was seconded by David Beard and unanimously passed.

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Case No.	Address & Description	Owner	Board Action
06-035	333 Cockerell Blk. 6, Cont. Lot 5, Stevenson Park Addn., Abilene, Taylor County, Texas	Louise P. McGlotten c/o Sarah Dunman 341 Cockerell Abilene, TX 79601	Granted 30 days to submit a plan of action, with cost estimates, and obtain necessary permits, and if this is done, grant an additional 60 days to obtain utility rough-in inspections, and if this is done, grant an additional 60 days to complete repairs and have the repairs inspected by the City.

Mr. Prince said that when the property was condemned, it was being used as storage. After condemnation, the owner went in and removed all the storage items. The roof has holes and the sheetrock has fallen from the walls. The interior has water damage from the leaking roof. He said the owner wants to repair the property and has furnished him with some bids from contractors for repairs. Staff recommends owner be allowed 30 days to provide a plan of action and pull the necessary permits, and if this is done, the owner be granted an additional 60 days to complete rough-in inspections, and if this is done, grant owner 60 more days to complete the project. Louise McGlotten, owner of this property, addressed the Board stating she recently moved back to Abilene and wants to repair this property to live in. After discussion, Betty Bradley made a motion to grant the owner 30 days to submit a plan of action, with cost estimates, and obtain necessary permits, and if this is done, grant an additional 60 days to obtain utility rough-in inspections, 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 Dee Ann Yeilding and unanimously passed.