

**Board of Building Standards
Minutes**

January 3, 2007

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, January 3, 2007 in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members Present: Perry Haynes
 Betty Bradley
 David Beard
 Janet O'Dell
 Pamela Yungblut
 Steve Ellinger

Visitors: Tony & Carmen Alsidis
 Lydia Long
 S. C. Jones
 Brad Carter
 Diana Horton

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, Vice Chairman, at approximately 8:15 a.m.
2. The first order of business was to elect a new Chairman. A motion was made by Pamela Yungblut and seconded by Perry Haynes to elect Betty Bradley as the new Chairman. The motion unanimously carried.
3. Betty Bradley, the new Chairman said the next order of business was the review and approval of the minutes of the December 6, 2006 meeting. Perry Haynes made a motion to approve the minutes. Pamela Yungblut seconded the motion and the motion unanimously passed.
4. The next item to come before the Board was consideration, with possible action, regarding the request of S.C. Jones III, to appeal the condemnation of the structure located at 216/218 Palm. Jerry Prince, Code Enforcement Officer, addressed the Board members, advising them this property had a structural fire on 9/16/06, causing damage to the structure. Shortly after the fire, the Abilene Police Department called the Building Official for the City of Abilene and notified him of people going in and out of the property. The City contractor was called to secure the structure to prevent injury to the people going in and out of the property and to prevent further damage to the structure. Mr. Prince told the Board that no permits have been issued on this property since the fire damage. He further stated the staff recommendation is that the property remain condemned, the bill for securement be paid by the owner and that permits be obtained before repairs are started.

S. C. Jones III, owner of the property in question, addressed the Board advising them there were three separate units on this property. He said the back unit, 216-1/2 Palm, was the unit that caught fire. He said he had a cleanup crew go in and remove items from the structure. He said he left the doors unsecured because he felt if people could see there was nothing of value inside the structure, which might prevent them from breaking out windows to gain entry into the structure. He further stated that he felt he should have been given more time to secure the structure himself before the City secured it and billed him. He said the front two units sustained only smoke damage and no other damage. He said he was appealing the condemnation of the two front units, and wants the electricity turned back on in these units.

Lydia Long, President of the Old Town Neighborhood Association, addressed the Board, advising them that this house is in their Association boundaries. She said this house has been a problem for the neighborhood for some time. She said the neighbors have had to constantly call the police, people are in and out of the house all the time buying drugs and prostitutes are working the street in front of this house. She said Mr. Jones is an "investor" that buys houses and rents them out no matter what condition the house is in and a lot of these houses are not safe for people to live in.

Brad Carter, President of the Cedar Creek Neighborhood Association, addressed the Board stating that renting substandard property to people in Abilene is a problem throughout the City. He said people are living in places that are not safe to live in. He said Mr. Prince is doing a good job of trying to get these substandard properties condemned and repaired and he feels the Board should encourage Mr. Prince to continue doing the great job he is doing.

Diana Horton, a resident of the Old Town Neighborhood Association, addressed the Board stating she feels it is very important to prevent "slumlords" from buying substandard property and renting this property without proper repairs being made. She said she feels it is important to have healthy neighborhoods and the only way they can be healthy is not having houses, like this one owned by Mr. Jones, in the neighborhood.

After discussion among the Board members, Perry Haynes made a motion that the order of condemnation stand, and Mr. Jones' request to appeal the condemnation be denied. The motion was seconded by Pamela Yungblut and unanimously passed.

Ms. Bradley 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."

5. CASES FOR REHABILITATION OR DEMOLITION:

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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 repair, sell or demolish the structure, 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 no repairs have been made to this property since the condemnation. He said the tax office is working on a foreclosure for taxes due on this property. He said the owner has obviously abandoned the property; the City had to have the property secured. He said there are plumbing and electrical problems, as well as structural repairs that need to be made. He said staff recommends granting the owner 30 days to repair, sell or demolish the structure. After discussion Pamela Yungblut made a motion to grant staff's recommendation and grant the owner 30 days to repair, sell or demolish the structure, 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. David Beard seconded the motion, and the motion unanimously passed.

Case No.	Address & Description	Owner	Board Action
06-038	1466 Hope Lot 25, CE Crim of J Warfield Addn., Abilene, Taylor County, Texas	Antonio & Carmen Alsides 1473 Hope St. Abilene, TX 79603	Granted 30 days for owner to submit a plan of action, with cost estimates, and if this is done, an additional 60 days to obtain the necessary permits and rough-in inspections, and if this is done an additional 60 days to complete repairs.

Mr. Prince said this property has sold since the condemnation. The new owners have cleaned the lot and secured the structure. Mr. Prince said the foundation has some problems and the electrical and plumbing systems need some work. The house also has some termite damage. Mr. Prince said the owner turned in an extension request, asking for 365 days. Mr. Prince said staff recommends granting owner 30 days to submit a plan of action, with cost estimates, and if this is done, an additional 60 days to obtain the necessary permits and rough-in inspections, and if this is done an additional 60 days to complete repairs. Carmen Alsides, owner of the property, addressed the Board telling them they live next door to these properties and want to repair them for their children. After discussion among the Board members, Pamela Yungblut made a motion to go with staff's recommendation and grant 30 days for owner to submit a plan of action, with cost estimates, and if this is done, an additional 60 days to obtain the necessary permits and rough-in inspections, and if this is done an additional 60 days to complete repairs. Steve Ellinger seconded the motion and the motion unanimously passed.

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Case No.	Address & Description	Owner	Board Action
06-039	1488 Hope Lot 27, CE Crim of J Warfield Addn., Abilene, Taylor County, Texas	Antonio & Carmen Alsides 1473 Hope St. Abilene, TX 79603	Granted 30 days for owner to submit a plan of action, with cost estimates, and if this is done, an additional 60 days to obtain the necessary permits and rough-in inspections, and if this is done an additional 60 days to complete repairs.

Mr. Prince stated this property is owned by the same people that own the previous case property. He said this property needs foundation and structural repairs, and electrical and plumbing repairs. He said the owners are requesting 365 days to complete repairs. Staff recommends granting 30 days for owner to submit a plan of action, with cost estimates, and if this is done, an additional 60 days to obtain the necessary permits and rough-in inspections, and if this is done an additional 60 days to complete repairs. Carmen Alsides, owner of the property, addressed the Board stating they would need time to complete repairs. She said she doesn't know which property they will complete first, but would like to complete repairs on one property and then start repairs on the other one. After discussion, Steve Ellinger made a motion to go with staff's recommendation and grant 30 days for owner to submit a plan of action, with cost estimates, and if this is done, an additional 60 days to obtain the necessary permits and rough-in inspections, and if this is done an additional 60 days to complete repairs. The motion was seconded by David Beard and unanimously passed.

Case No.	Address & Description	Owner	Board Action
06-040	1925 Over Lot 11, Blk. D, GW Murfee Addn., Abilene, Taylor County, Texas	Dean G. Jameson 1202 S. Leggett Dr. Abilene, TX 79605	Granted 60 days for owner to demolish structure, remove debris and clean the lot, with the condition that if owner fails to do this, 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 electrical system is in bad shape, the roof has holes and the plumbing needs to be repaired. The owner turned in an extension request, asking for 45 days, starting in February, to demolish the structure. Staff reviewed the case and recommends granting 60 days for the owner to demolish. After discussion, David Beard made a motion to grant 60 days for owner to demolish structure, remove debris and clean the lot, with the condition that if owner fails to do this, City is to demolish the structure, remove debris, clean the lot and bill the owner. The motion was seconded by Perry Haynes and unanimously passed.