

Board of Building Standards Minutes

March 7, 2007

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, March 7, 2007 in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members Present: Betty Bradley, Chairman
Michael Bowers
Janet O'Dell
Pamela Yungblut
Steve Ellinger
Bill North

Visitors: Amalio Lopez
Juanita Morales
Wesley L. Arledge
A. A. Rajaratnam
Ray Martinez
Jeff Brown
Geri Jones
Mary Morgan
Sandi Saringer
Lydia Long
Lynn McVey
James Logan
Kenny Briggs
Justin Farmer
Juanita Saucendo
Virginia Lara
Sherry Moore
Lydia Goodman
Michelle Richards

Staff Present: Thaddeus Iwuji, Legal Department
Jerry Prince, Code Enforcement Officer
David Sartor, Building Official
Alice Adams, Recording Secretary
Priscilla Rayford, Community Enhancement
Sheryl Fillmon, Community Enhancement

1. The meeting was called to order by Betty Bradley, Chairman, at approximately 8:15 a.m.
2. Betty Bradley said the next order of business was the review and approval of the minutes of the February 7, 2007 meeting. Ms. Bradley then stated that in Case No. 02-065, 60 days was left out of the motion made by Perry Haynes. The sentence should read ... "Perry Haynes made a motion to grant the owner **60 days** to complete repairs" With this correction, Steve Ellinger made a motion to approve the minutes of the February 7, 2007 meeting. The motion was seconded by Pamela Yungblut and unanimously passed.

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, advising them repairs are almost completed on this property. He said he had met with the owner at the property and gave an itemized list of repairs that need to be completed. He said the owner is requesting 60 days to complete repairs and Staff has no objection. After discussion, Janet O'Dell 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 Pamela Yungblut, and unanimously passed.			

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	Granted 60 days to complete repairs to the Atrium and an additional 120 days to complete repairs on each additional building, with the first 120 days starting when the Atrium gets a Certificate of Occupancy.
Mr. Prince advised the Board that the owner has been making progress on repairs on the Atrium Building. He said some of the accessory buildings had some unsecured units and some of the gates securing the stairs were not locked. There is some debris on the lot that needs to be removed. Mr. Prince said he talked to the owner about keeping the 3 buildings, which were not being repaired at this time, secured. Mr. Prince said that on the Atrium building, corrections need to be made in the kitchen with the vent-a-hoods and some units on the roof, and the mechanical, electrical and plumbing finals need to be made. Some of the rough-in inspections have been made but others need to be inspected. Mr. Rajaratnam, owner of the property, addressed the Board, stating the roof-top units for the kitchen are being installed now, and he believes the Atrium building will be completed within a few weeks. Mr. Rajaratnam originally stated he thought the repairs would be completed on the Atrium in 30 days, then decided to request 60 days to be on the safe side. After a lengthy discussion, Steve Ellinger made a motion to grant 60 days to complete repairs to the Atrium and an additional 120 days to complete repairs on each additional building, with the first 120 days starting when the Atrium building gets a Certificate of Occupancy. The motion was seconded by Michael Bowers, and unanimously passed.			

Board of Building Standards

Minutes March 7, 2007

Page 3

Case No.	Address & Description	Owner	Board Action
06-007	1217 S. 12th St. Blk. 5, Lot 3, JH Darnell of Bellevue Outlot N 106 of 1, Abilene, Taylor County, Texas	Amalio Lopez 1274 Chestnut Abilene, TX 79602	Grant 30 days to complete the sale of the property, with the condition that if this is done the new owner be granted 30 days to submit a Plan of Action, with cost estimates, with the further condition that if this is done, the owner be granted an additional 60 days to complete rough-in inspections.

Mr. Prince said this property had been damaged by fire. The owner has started repairs on the structure, but no utility repairs have been made. There was a junk vehicle on the lot that has been tagged to be removed. Mr. Prince recently made contact with the owner and the owner stated that he would like to sell the property and has a potential buyer. Amalio Lopez, owner of the property, addressed the Board through his interpreter, Juanita Morales. Ms. Morales said Mr. Lopez would like a three month extension to sell the house, and the prospective purchaser will do the repairs. Juanita Morales said that a contract had been drawn up and that Alton Smith was the person who was going to purchase the property. After discussion among the Board members, Pamela Yungblut made a motion to grant 30 days to complete the sale of the property, with the condition that if this is done the new owner be granted 30 days to submit a Plan of Action, with cost estimates, and if this is done, the owner be granted an additional 60 days to get rough-in inspections. The motion was seconded by Janet O'Dell and unanimously passed.

Case No.	Address & Description	Owner	Board Action
06-043	1425 S. 9th (rear garage only) Blk. B, Lot 8, Jalonick Addn., Abilene, Taylor Co., Texas	Mrs. Jessie Wallace c/o Dovie Teal 4119 Hyer St., Apt. 35 Dallas, TX 75205-1122	Granted 30 days for owner to repair or demolish the garage, with the condition that if the owner fails to do this, the City will demolish the garage, remove debris, clean the lot and bill the owner.

Mr. Prince said the property condemned was the garage only. There are holes in the roof and the garage is in very poor condition. The owner has sent a couple of letters stating she wants to sell the property after the repairs are made. Staff recommends granting 30 days for owner to repair or demolish the garage, and if the owner fails to do this the City will demolish. Mary Morgan, who lives across the alley from this property, addressed the Board complaining about rodents and other animals living in this vacant property. She said there is a lot of brush behind the house which is creating a fire hazard. Ms. Morgan said part of the alley behind this property is being used as parking spaces, and she would like this designated as an alley so people would not be able to park there. Mr. Bradley explained to Ms. Morgan that this Board did not have any authority over this issue, but Staff would direct her to the correct City office that would be able to help her. Lydia Long, President of the Old Town Neighborhood Association, addressed the Board explaining to the Board why Ms. Morgan is worried about the fire hazard in the alley. She said Ms. Morgan has a grandson who is physically handicapped and if there was a fire, he could not get away from the property as fast as he might need to. She said most people in this neighborhood are trying to fix up their property, but the neighborhood is having problems when elderly people move away and leave property such as this behind. After discussion, Pam Yungblut made a motion to grant the owner 30 days to repair or demolish the garage, with the condition that if the owner fails to do this, the City will demolish the garage, remove debris, clean the lot and bill the owner. The motion was seconded by Steve Ellinger, and unanimously passed.

Board of Building Standards

Minutes March 7, 2007

Page 4

Case No.	Address & Description	Owner	Board Action
06-044	1417 S. 9th (rear garage only) Blk. B, N105' of Lot 7, Jalonick Addn., Abilene, Taylor County, Texas	LaSharon Johnson & Derald Bright 1417 S. 9 th St. Abilene, TX 79602-2504	No action necessary.
Garage has been demolished and debris has been removed. The case is closed.			

Case No.	Address & Description	Owner	Board Action
06-048	1249 Chestnut (rear bldg only) Blk. C, N70', S250', W140' E/2, Northington Addn., Abilene, Taylor County, Texas	Dora Rodriguez 243 Airbase Rd. Tye, Texas 79563-2323	Granted 14 days to complete clean up of the demolished structure.
Mr. Prince said this property was damaged by fire. The owner has taken out a permit to demolish the structure and has completed the demolition, and is requesting 14 days to complete clean up of the lot. After discussion, Steve Ellinger made a motion, which was seconded by Pamela Yungblut, to grant the owner 14 days to complete clean up of the demolished structure. The motion unanimously passed.			

Case No.	Address & Description	Owner	Board Action
06-052	1342 Oak Blk. D&E, Lot 6, Northington, Hughes & Sayles Addn., Abilene, Taylor County, Texas	Lynn & Judy McVey 180 Avenida De Coronada Abilene, TX 79602-7502	Granted 30 days to submit a Plan of Action, with cost estimates and obtain all necessary permits, if this is done grant an additional 120 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.
This property suffered fire damage, but there is no documentation regarding this fire. The repairs will include structural, plumbing, electrical and mechanical repairs. The owner has verbally requested 365 days to complete the project. Staff recommends granting the owner 30 days to submit a plan of action, with cost estimates and obtain all necessary permits, and if this is done, grant additional 60 days to obtain rough-in inspections, and if this is done grant 30 days to complete the project. Lynn McVey, owner of this property, said he bought this property as an investment, did some work and sold the property to an individual. After the purchaser defaulted on the note, Mr. McVey filed the necessary papers and took possession of the property. He is paying for the repairs out of his pocket, and needs as much time as possible to get these repairs completed. After discussion, Michael Bowers made a motion to grant owner 30 days to submit a Plan of Action, with cost estimates and obtain all necessary permits, if this is done grant an additional 120 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 Pamela Yungblut, and unanimously passed.			

Board of Building Standards

Minutes March 7, 2007

Page 5

Case No.	Address & Description	Owner	Board Action
06-053	766 Jeanette Blk. 3, Lot 9 & N/2 of 10, Victory Addn., Abilene, Taylor County, Texas	Wesley & Francis Arledge 1297 S. Pioneer Abilene, TX 79605	Granted 30 days to submit a Plan of Action, with cost estimates and obtain all necessary permits, 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.
<p>Mr. Prince said there had been no repairs to this property since condemnation. The exterior paint is peeling, and needs to be repaired, there needs to be repairs to the plumbing and electrical systems. There is a car inside the garage which needs to be removed. Mr. Prince said the owner would like to repair the property. Staff recommends granting 30 days for the owner to submit a plan of action, with cost estimates and obtain all necessary permits, 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. Wesley Arledge, owner of the property, addressed the Board advising them he has been working out of town, but starting next week, he will be working in Abilene and will be able to start on repairs. Mr. Arledge said he would like 180 days to complete repairs. James Logan, who lives next door to this property, addressed the Board advising them there are rodents, raccoons, possums and people coming in and out of this house located next door to him. He said he has lived in his house for 10 years and this house next door is creating problems. He said numerous people go in and out of the property at night and it creates a scary situation. He said the animals are getting into the house through holes in the roof. Lydia Long addressed the Board, advising them this house has been a problem in the neighborhood for years, and she has had numerous people in the neighborhood calling her complaining about this house. She said she feels this house needs to be demolished now. After discussion, Pamela Yungblut made a motion to go with the staff's recommendation and grant the owner 30 days to submit a Plan of Action, with cost estimates and obtain all necessary permits, 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 Steve Ellinger, and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
06-057	1726 Graham Outlot 3, Blk. H, Arthel Henson, Lot 2, Abilene, Taylor County, Texas	Virginia Hatchett (Lara) 2250 Vogel, Apt D-34 Abilene, TX 79603	Granted 30 days to submit a Plan of Action, with cost estimates and obtain the necessary permits, 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.
<p>Mr. Prince advised the Board that no repairs have been done since the condemnation of this property. He said the electrical, plumbing and mechanical would need to be repaired, as well as the structure. Mr. Prince said the owner has not submitted anything to Staff, but owner has verbally stated she would like to repair the structure. Staff recommends granting 30 days for the owner to submit a plan of action, with cost estimates and obtain all necessary permits, 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. Mr. Prince said clean up has been done on the lot, but no clean up has been done on the interior. Lydia Goodman is a friend of Mrs. Lara, the owner of this property, and wants to help her friend get this property repaired. She said there were some volunteer carpenters willing to help her make these repairs. After discussion, Janet O'Dell made a motion to grant the owner 30 days to submit a Plan of Action, with cost estimates and obtain all necessary permits, 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 Steve Ellinger, and unanimously passed.</p>			

Board of Building Standards

Minutes March 7, 2007

Page 6

Case No.	Address & Description	Owner	Board Action
06-058	1350 Mulberry Lot 1 & N47' Lot 2, Ely Subdivision of W. G. Cannon, Abilene, Taylor County, Texas	Earlene Baker Smith, et al c/o Jose & Juanita Saucedo 3001 N. 6 th , #104 Abilene, TX 79603 Cc: Jose Saucedo 1133 Elm St. Abilene, TX 79602	Granted 30 days to submit a plan of action with cost estimates and obtain the necessary permits, and if this is done, grant 60 days to remove the northwest addition which was added without permits, and obtain the rough-in inspections, and if this is done, grant 30 days to complete the project, with the further condition if this is not done, grant the owner 30 days to demolish the structure, remove debris, clean the lot, with the further condition if the owner does not do this the City is to demolish the structure, remove debris, clean the lot and bill the owner

Mr. Prince advised the Board that this property was damaged by fire. He said there are a couple of junk vehicles on the lot and the owner stated she would get them removed. He said there was an add-on on the back on the building that was never permitted or inspected and probably would have to be removed or totally redone. The garage on the lot needs corrections. The electrical service is hazardous and some plumbing repairs need to be made. The owner has not submitted a plan of action or time frame to complete repairs. Staff recommends granting 30 days to submit a plan of action, with cost estimates and obtain all necessary permits, and if this is done, grant 60 days to remove the northwest addition which was added without permits, and obtain the rough-in inspections, and if this is done grant 30 days to complete repairs and if this is not done, grant the owner 30 days to demolish the structure. Mr. Prince said the owners of this property are divorced and Ms. Saucedo is trying to get the property in her name so she can get some assistance from Neighborhood Services. Michelle Richards, attorney for Juanita Saucedo, addressed the Board stating she is trying to get Juanita Saucedo's ex-husband, Jose Saucedo, to sign the property over to Juanita Saucedo so she can get some assistance from Neighborhood Services. Juanita Saucedo has to have title of the property in her name before this organization can help her. She is requesting some time to get Jose Saucedo to sign the proper papers. Geri Jones, who lives and owns rental property next door to this condemned property, addressed the Board, stating that the rental property adjacent to this property will not rent due to the condition of this condemned house. She said she has had to drive by and look at this house every day for 6 months and thinks something needs to be done. She said the house is a hazard and an eyesore to the neighborhood. Juanita Saucedo addressed the Board stating she needed more time to try and get her ex-husband to sign over the house so she and her children can move back in their house. After discussion, Steve Ellinger made a motion to grant the owner 30 days to submit a plan of action with cost estimates and obtain the necessary permits, and if this is done, grant 60 days to remove the northwest addition which was added without permits, and obtain the rough-in inspections, and if this is done grant 30 days to complete repairs, with the condition if this is not done, grant the owner 30 days to demolish the structure, remove debris, clean the lot, with the further condition if the owner does not do this the City is to demolish the structure, remove debris, clean the lot and bill the owner. The motion was seconded by Janet O'Dell and unanimously passed.

Board of Building Standards

Minutes March 7, 2007

Page 7

Case No.	Address & Description	Owner	Board Action
06-059	2010 N. 17 th Lot 2, A. J. Miller of J. Warfield, Abilene, Taylor County, Texas	Ophelia Marie Matthews 1718 Grape St. Abilene, TX 79601-2853	Granted 30 days to obtain the necessary permits, 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.
<p>Mr. Prince addressed the Board advising them this property was damaged by fire caused by the explosion of a meth lab. There are holes in the roof, and the electrical and plumbing systems need repairs. The owner turned in a plan of action and is requesting 365 days to repair the property. Staff recommends granting owner 30 days to obtain the necessary permits, and if this is done, grant 60 days to obtain rough-in inspections, and if this is done grant 30 days to complete repairs. After discussion, Pamela Yungblut made a motion to accept Staff's recommendation and grant 30 days to obtain the necessary permits, 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 Janet O'Dell and unanimously passed.</p>			