

Board of Building Standards Minutes

October 3, 2007

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

Board Members Present: Perry Haynes, Vice-Chairman
Steve Ellinger
David Beard
Janet O'Dell

Visitors: Rosemary Rivera
Martha Rivera
Larry & Mary Neble
Stella Diaz
Don McDonald
Carole Brashear
Celsa Portillo
John Wood
E.M. & Helen Hames
Enrique Ortiz

Staff Present: Jerry Prince, Code Enforcement Officer
Kelly Messer, Legal Department
David Sartor, Building Official
Alice Adams, Recording Secretary
Priscilla Rayford-Templeton

1. The meeting was called to order by Perry Haynes, Vice-Chairman, at approximately 8:15 a.m.
2. Mr. Haynes said the first order of business was the review and approval of the minutes of the September 5, 2007 meeting. David Beard made a motion to approve the minutes of the meeting. The motion was seconded by Steve Ellinger and unanimously passed.
3. CASES FOR REHABILITATION OR DEMOLITION:

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	Granted 90 days to complete repairs and have repairs inspected by the City.
Jerry Prince, Code Enforcement Officer, addressed the Board members and advised them the owner has almost completed exterior repairs. He said the owner has changed the flat roof to a pitched roof. He further stated the owner is requesting 90 days to complete repairs, and Staff has no objection to this request. Mary Neble, wife of the owner of this property, addressed the Board stating they feel they can have repairs finished in 90 days. David Beard made a motion, which was seconded by Steve Ellinger, to grant the owner 90 days to complete repairs and have the repairs inspected by the City. The motion unanimously passed.			

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Case No.	Address & Description	Owner	Board Action
06-051	2442 Simmons (rear bldg only) Blk. 1, S50', E150' of Lot 18, North Park Addn. N/2, Abilene, Taylor County, Texas	Chano A. Rivera c/o Rosemary Rivera 2224 Alston Ave. Ft. Worth, TX 76110	Granted 120 days to sell.
Mr. Prince advised the Board that the owners were originally thinking about repairing the property, but are now leaning toward selling the property to HSU. The owner has turned in a request for 120 days to complete the sale of this property, and Staff has no objection. Rosemary Rivera, daughter of the owner of this property, addressed the Board advising that after taking several bids she realized it would be too expensive to repair. She said Hardin Simmons University would like to purchase the property and she needs 120 days to complete the sale. After discussion, Steve Ellinger made a motion to grant the owner 120 days to sell the property. The motion was seconded by Janet O'Dell and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
06-071	1189 Butternut Blk. 4, Lots 11 & 12, Outlot 2-3, Butternut Addn., Abilene, Taylor County, Texas	Hames Family Trust Emory M. & Helen A. Hames CO-TR 1426 Glendale Dr. Abilene, TX 79603-4234	Granted 120 days to sell or demolish, with the condition that if the owner fails to do this, the City will demolish the property, remove debris, clean the lot and bill the owner.
Mr. Prince said there had been no progress on repairing the property. The City hired a contractor to clean the courtyard. This was a fire damaged structure and there is an open roof inside the structure that allows the rain in. Mr. Prince said he has visited with the owner and the owner has no funds with which to repair this property. The owner has had no luck in selling the property. Staff recommends granting the owner 120 days to sell or demolish the property. Mr. Hames, owner of the property, then addressed the Board advising them that he is 95 years old and does not have the funds to repair this property. He further said he has been unable to sell it. After discussion, Steve Ellinger made a motion to grant the owner 120 days to sell or demolish the structure, with the condition that if this is not done, the City will demolish the structure, remove debris, clear the lot and bill the owner. The motion was seconded by Janet O'Dell and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
07-032	2141 Green Blk. 21, N5' of Lot 31 & S40' of Lot 32, Sears Park Addn., Abilene, Taylor County, Texas	Deborah Portillo Gonzales 2134 Green St. Abilene, TX 79603	Granted 30 days to provide a Plan of Action, with cost estimates, and if this is done, grant an additional 60 days to obtain all necessary permits and 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 owner has started some repairs to this property; however, there are open stud walls in the interior. The foundation needs some repairs and 3-tab shingles have been put on a flat roof, and this will not meet code. The owner verbally requested 270 days to complete repairs. Staff recommends granting 30 days to provide a Plan of Action, with cost estimates, and if this is done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, and if this is done grant an additional 60 days to complete repairs. Debra Portillo, owner of this property, addressed the Board advising them she just needs more time to repair the property, due to financial responsibilities. After discussion, Steve Ellinger made a motion to grant the owner 30 days to provide a Plan of Action, with cost estimates, and if this is done, grant an additional 60 days to obtain all necessary permits and 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
07-033	865 Palm (garage only) Lot 11 & N10' of Lot 10, Blk. C, Sunnyside Addn., Abilene, Taylor County, Texas	Jessie Haile 865 Palm St. Abilene, TX 79602	Granted 30 days to remove debris and clean the lot, with the condition that if owner fails to do this, the City will remove debris, clean the lot and bill the owner.
Mr. Prince said the main structure on this lot is currently occupied. The garage is condemned, and after condemnation, the garage caught fire and the City sent a crew in to level the garage. Staff recommends granting 30 days for owner to clean up debris, and if the owners fail to do this, City should clean the lot. After discussion, David Beard made a motion to grant 30 days for the owner to clean up debris, with the condition that if the owner fails to do this, the City will remove debris and bill the owner. The motion was seconded by Janet O'Dell and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
07-039	742 S. 11th St. (rear bldg only) aka 726 S. 11th St. Lot 11, 189 Lambeth & Porter, OT ABL, Abilene, Taylor County, Texas	Jackie D. Payne 301 N. Treadaway Abilene, TX 79601	Granted 30 days to complete repairs and have the repairs inspected by the City.
Mr. Prince said the owner has started repairs on this property. He said permits have been obtained, and a final inspection has been made on replacing the water service line. Mr. Prince said this property sold after condemnation, and the new owner is requesting 30 days to complete repairs. Staff has no objection to this request. Steve Ellinger made a motion to grant the owner 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
07-040	1410 Beech (garage only) Blk. 204, Lot 9, 2 A Baldwin Addn., OT, Abilene, Taylor County, Texas	Johnnie L & Marilyn Wood 1410 Beech Abilene, TX 79601	Granted 60 days to repair or demolish the structure, with the condition that if the owner does not do this, the City will demolish the structure, remove debris, clear the lot and bill the owner
Mr. Prince said the garage has holes in the roof and poor weatherization. He said the owner has been pulling items out of the garage. Mr. Prince said when he talked with the owner, the owner was unsure whether he wanted to repair or demolish the garage. Staff recommends granting the owner 60 days to repair or demolish the garage. John Wood, owner of the property, addressed the Board, asking for an extension of time to finish cleaning out the garage and make a determination whether to repair or demolish the garage. Janet O'Dell made a motion to grant the owner 60 days to repair or demolish the structure, with the condition that if the owner does not do this, the City will demolish the structure, remove debris, clear the lot and bill the owner. The motion was seconded by Steve Ellinger and unanimously passed.			

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Case No.	Address & Description	Owner	Board Action
07-042	4449 Capitol Av. Blk. 3, Lot 115, West Freeway Estates Rep., Abilene, Taylor County, Texas	Rodolfo G. Hernandez 1309 Mulberry Abilene, TX 79601	Granted 30 days to provide a Plan of Action, with cost estimates, and if this is done, grant an additional 60 days to obtain all necessary permits and 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 this property was damaged by fire on 12/7/05. He said the structure is currently secure. The heating system was destroyed by the fire and some windows and studs will have to be repaired. He said that Mr. & Mrs. Gary Corpian are the lien holders of this property. Staff recommends granting 30 days to provide a Plan of Action, with cost estimates, and if this is done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, and if this is done grant an additional 60 days to complete repairs. Rodolfo Hernandez, the owner of the property, addressed the Board and asked for additional time to complete repairs. Gary Corpian, the lien holder of this property, addressed the Board advising them he sold this property to Mr. Hernandez after the fire. He said he would try to help Mr. Hernandez with the repairs. After discussion, David Beard made a motion to grant the owner 30 days to provide a Plan of Action, with cost estimates, and if this is done, grant an additional 60 days to obtain all necessary permits and 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 Janet O'Dell and unanimously passed.

Case No.	Address & Description	Owner	Board Action
07-043	2026 Shelton (illegal add-on only) Blk. 21, Lot 14, Sears Park Addn., Abilene, Taylor County, Texas	Rafael & Stella Diaz 326 N. Crockett St. Abilene, TX 79603	Granted 90 days for owner to complete demolition of the illegal add-on, and remove debris, with the condition that if the owner does not do this, the City will complete demolition of the illegal add-on, remove debris, clean the lot and bill the owner.

Mr. Prince said that since the condemnation of this illegal add-on, the tenant has removed a portion of the add-on, but there still remains more to be removed. Staff recommends granting 60 days for the owner to complete demolition of this illegal add-on. Enrique Ortiz, the tenant of this property, addressed the Board stating he is in the process of demolishing this illegal add-on and would like 90 days to complete the demolition. Stella Diaz, the owner of this property, addressed the Board said she felt Mr. Ortiz would need more than 90 days to complete demolition. She said she offered to help him, but he refused her help. David Sartor, Building Official, told the owner of this property that since she is the owner of the property, it is her responsibility to see that this illegal add-on be removed. Steve Ellinger made a motion to grant 90 days for the owner to complete demolition of the illegal add-on, and remove debris, with the condition that if the owner does not do this, the City will complete demolition of the illegal add-on, remove debris, clean the lot and bill the owner.

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Case No.	Address & Description	Owner	Board Action
07-044	4042 Waldemar Blk. P, Lot 12, Elmwood West Sec. 5, Abilene, Taylor County, Texas	Carol Brashear CJBB Properties, Inc. 107 Hickory Ridge Highland Village, TX 75077	Granted 30 days to provide a Plan of Action, with cost estimates, and if this is done, grant an additional 60 days to obtain all necessary permits and 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 occurred since condemnation, was that the interior had been cleaned of items cluttering it. He said Dr. Travis, Taylor County Health Official, said this property was a health hazard and should not be occupied. He said the daughter of the owner has taken charge of cleaning out the interior. There are still a few items that need to be removed. The roof is damaged and the electrical system needs repairs. The representative of the Bank in Lubbock advised Mr. Prince that the property has changed hands and the previous owners' daughter, Carol Brashear, is the new owner. Staff recommends granting owner 30 days to provide a Plan of Action, with cost estimates, and if this is done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, and if this is done grant an additional 60 days to complete repairs. Carol Brashear, the owner of this property said that this was the home she and her parents lived in when she was in high school and that it had been vacant for about 15 years. She said the house was put into a trust, but has now been signed over to her. She has already had contractors submit estimates to her for repairs and she will turn these over to Mr. Prince. After discussion, Steve Ellinger made a motion to grant owner 30 days to provide a Plan of Action, with cost estimates, and if this is done, grant an additional 60 days to obtain all necessary permits and 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.

Case No.	Address & Description	Owner	Board Action
07-045	3708 Fortune Ave. Blk. 3, Lot 65, Pleasant Hill Estates, Sec. 2 Cont, Abilene, Taylor County, Texas	Michael Krebs 3708 Fortune Ave. Abilene, TX 79601	The City to make a public notification in the local newspaper and if no response is received, the City should proceed with demolition.

Mr. Prince said this property consists of a mobile home, which is falling apart. He said the storage building on the lot is also falling apart. He said he had not been able to get in touch with the owner of the mobile home. Staff reviewed the matter and recommends making a public notification in the local newspaper and if no response is received, the City should proceed with demolition. After discussion, Steve Ellinger made a motion for the City to make a public notification in the local newspaper and if no response is received, the City should proceed with demolition. The motion was seconded by Janet O'Dell and unanimously passed.

Case No.	Address & Description	Owner	Board Action
07-047	2750 S. 12th St. E57.25' of Lot 7, Blk. 1, Sayles & Hughes S/2, Blk. 11 BA, Abilene, Taylor County, Texas	Don McDonald 2809 Stonecrest Dr. Abilene, TX 79606	Granted 30 days to provide a Plan of Action, with cost estimates, and if this is done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, and if this is done grant an additional 60 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prince said that this property was originally damaged by fire. There have been no repairs since the fire. The structure has poor weatherization and the electrical system needs to be repaired. The foundation will have to have some repairs. The owner is requesting 180 days to complete repairs. Staff recommends granting the owner 30 days to provide a Plan of Action, with cost estimates, and if this is done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, and if this is done grant an additional 60 days to complete repairs. Don McDonald, the owner of the property, advised the Board that he purchased the property after the fire. He said he had tried to sell the property, but has now decided to repair it and would like 180 days to complete the repairs. After discussion, David Beard made a motion to grant the owner 30 days to provide a Plan of Action, with cost estimates, and if this is done, grant an additional 60 days to obtain all necessary permits and 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 Steve Ellinger and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
07-048	1925 Fulton Blk. 9 & 11, W50', E200' of Lot 9, Hattie M. Sayles Addn., Abilene, Taylor County, Texas	Dewayne & Ola Mae Jenkins 2020 S. Clack #403 Abilene, TX 79606-1451	Granted 30 days to provide a Plan of Action, with cost estimates, and if this is done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, and if this is done grant an additional 60 days to complete repairs and have the repairs inspected by the City.
<p>Mr. Prince said this house was also damaged by fire. There needs to be some roof repairs and weatherization. There is also debris on the lot, caused by the fire. The accessory building needs to be removed or repaired. The owner has not turned in an extension request. Staff recommends granting the owner 30 days to provide a Plan of Action, with cost estimates, and if this is done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, and if this is done grant an additional 60 days to complete repairs. After discussion, Janet O'Dell made a motion to grant the owner 30 days to provide a Plan of Action, with cost estimates, and if this is done, grant an additional 60 days to obtain all necessary permits and 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 Steve Ellinger, and unanimously passed.</p>			

Jerry Prince then announced to the Board members that this will be his last meeting and that he will be retiring on October 12, 2007.