

**Board of Building Standards
Minutes**

April 2, 2008

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, April 2, 2008 in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members Present: Betty Bradley, Chairman
 Perry Haynes
 Jimmy McDonald
 David Beard
 Janet O'Dell
 Steve Ellinger

Visitors: Phil Gililland
 Joe Gravens
 Gene Ashworth
 Judy McVey
 Jose Sotelo
 Gloria Barr
 Deann Powers
 Isaius Romero
 Kristi Rubner
 Mitch McVey
 Joel Flores
 Officer Jimmy Craft

Staff Present: James Prescott, Code Enforcement Officer
 Kyle Thomas, Legal Department
 David Sartor, Building Official
 Alice Adams, Recording Secretary
 Butch Chandler
 Bill Whitley
 Steven Baugher

1. The meeting was called to order by Betty Bradley, Chairman, at approximately 8:15 a.m.
2. Ms. Bradley said the first order of business was the review and approval of the minutes of the March 5, 2008 meeting. Steve Ellinger made a motion to approve the minutes of the meeting. The motion was seconded by David Beard and unanimously passed.

3. CASES FOR REHABILITATION OR DEMOLITION:

Mrs. Bradley then rearranged the order in which the cases were to be heard by the Board to accommodate the citizens and/or owners in attendance waiting to speak about the properties they were interested in.

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 90 days to complete repairs and have the repairs inspected by the City.
James Prescott, Community Enhancement Division, addressed the Board members, advising them some repairs have been made, but they still need to get final inspections on electrical and plumbing, and there is still some exterior wood that needs painting. Mr. Prescott said the interior is almost complete, and the owner is requesting an additional 90 days to complete repairs. He said Staff has no objection to this. Judy McVey and her son, Mitch McVey addressed the Board. Mrs. McVey said the reason the repairs are not complete is because her husband is working out of town and is gone 7 days a week. Mitch McVey said they are now waiting on the plumbing and electrical contractors to finish their work. After discussion, David Beard made a motion to grant the owners 90 days to complete the repairs and have the repairs inspected by the City. The motion was seconded by Jimmy McDonald and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
07-082	881 Mesquite Blk. 178, N50' of W140' Lot 4 E-2/3 OT, Abilene, Taylor County, Texas	Lorene Stephens Washington 1466 Fannin Abilene, TX 79603-4847	Granted owner 30 days to demolish structure, remove debris, and clean the lot, with the condition that if owner fails to do this, the City will demolish the structure, remove debris, clean the lot and bill the owner.
Mr. Prescott then advised the Board that Officer Jimmy Craft with the Abilene Police Department was present to address the Board members regarding this property. Mr. Prescott stated that this property is a drug house. The owner is deceased and the grandson of the owner has never done anything to get the property in his name. Some local church organization donated some windows and the windows were busted out before they could even be put in. Some of the siding is gone and the roof is leaking. Mr. Prescott said the City has secured this property at least 5 times, and he has called the Abilene Police Department twice about drug activity at this property. He said that just as soon as the City secures the property, the people that hang out there just pull the securement boards off so they can gain entry. Officer Craft advised the Board that the police department has received numerous calls regarding criminal activity at this property. He said he spoke to the grandson and told him the steps he needed to take to get the house in his name. He said the grandson is in and out of jail and hangs out at night at this property with the people engaging in criminal activity. He said the Abilene Police Department has spent many hours answering calls regarding criminal complaints at this property. Officer Craft went on to say he would prefer the house be demolished. Mr. Prescott said that Staff recommends granting owner 30 days to demolish this property. After discussion, Steve Ellinger made a motion to grant the owner 30 days to demolish structure, remove debris, and clean the lot, with the condition that 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.			

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Case No.	Address & Description	Owner	Board Action
07-026	1342 N. 12th St. Blk. 204, W46-2/3' of Lots 5-6, 3E Steffens & Lowden Addn., OT, Abilene, Taylor County, Texas	Wanda H. Woods Estate c/o Helen Joyce Duck 2100 Minnesota Ave. Kenner, LA 70062 Purchaser: Phil Gililland PO Box 5692 Abilene, TX 79603	Granted 30 days to sell the property.

Mr. Prescott said the structure has unpainted wood, vines growing up on the house and are also growing inside the house through the windows. Some of the siding is missing, the dryer vent is gone, and the lot is over-grown with limbs and bushes. He said the roof on the garage has fallen in, and someone has ripped the securement board off the garage. Mr. Prescott said this house is in probate court and the owner is deceased and the daughter is the person trying to sell the house. He said the owner is asking for 60 additional days to sell the property. Staff recommends granting the owner 30 additional days to sell. Phil Gililland, the person who is thinking about purchasing the property, addressed the Board. He said he thinks everything has been done for the property to sell, but the realtor had recently called and said there was some problem. He said that if the property doesn't close in 30 days, he is going to withdraw his offer. Perry Haynes made a motion, which was seconded by David Beard, to grant the owner 30 days to sell the property. The motion unanimously passed.

Case No.	Address & Description	Owner	Board Action
07-061	2401 Hollis Blk. 17, Lot 34, Brookhollow, Sec. 5 Addn., Abilene, Taylor County, Texas	William Donald Hallman, et al 3153 S. 1 st , Apt 201 Abilene, TX 79605	Granted 30 days to complete repairs and have the repairs inspected by the City.

Mr. Prescott said that the contractor on this job was an active fireman, and is doing this job when he is not working on his regular job. He said good progress has been made on the repairs and there are just a few minor things to be finished. No extension request was submitted, but the contractor said they would probably be finished in a couple of weeks. Staff recommends granting the owner 30 days to complete repairs. Joe Gravens, who owns the house to the south of this property, addressed the Board stating he has been in the house within the last 10 days and he feels like all repairs should be completed in less than 30 days. He is anxious for the house to be completed so the "condemned" sign can be taken off the house. Steve Ellinger made a motion to allow the owner 30 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
07-064	1449 Shelton Blk. G, Lot 5, Crescent Heights Addn., Abilene, Taylor County, Texas	Isaias Romero and Luis Miguel Romero 2502 N. 10 th St. Abilene, TX 79603	Granted 90 days to complete repairs and have repairs inspected by the City.

Mr. Prescott said this property recently sold and the new owners have made progress on repairs. An electrical final has been made and now the plumbing work needs to be done. He said the house has some new siding and the new sheetrock is going up on the interior. A little work needs to be done on the storage building. The owner is asking for 90 days to complete repairs, and Staff has no objection to this. Isaias Romero said he and his son are making repairs for his son to live in the house and is requesting 90 additional days. Jimmy McDonald 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
07-083	1025 S. Willis Blk. 3, N65' W116.5' of Lot 8, Sayles & Hughes B10BA9, Abilene, Taylor County, Texas	Charlie J. Fuller 401 S. Bell View Amarillo, TX 79106	Granted 30 days to provide a plan of action, with cost estimates, and clean the lot, and if this is done grant an additional 60 days to obtain the necessary permits and rough in inspections, and if this is done, grant an additional 60 days to complete all repairs; with the stipulation that if either one of the first two times frames is not met, the owner is granted an additional 30 days to demolish the structure, remove debris and clean the lot, with the further stipulation that if the owner fails to do this, the City will demolish the structure, remove debris, clean the lot and bill the owner.
<p>Mr. Prescott said this is a 2-story structure, the siding is starting to rot away, the front porch is damaged, there is exposed wood on the exterior and the lot is covered with trash and debris. Some of the trash and debris in the kitchen was apparently thrown out into the back yard. The roof has been leaking and the insulation has fallen and is all through the house. Mr. Prescott talked to the owner and the potential purchaser about getting a dumpster on site to put the trash in. No permits have been obtained to repair this property and no repairs and/or cleanup have started. The trash and debris in the house is almost waist deep in some areas. The owner is requesting 150 days to complete repairs. 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 permits and rough-in inspections; and if this is done, grant 60 days to complete repairs. Gene Ashworth, who lives next to this property, addressed the Board, advising them he has been fighting the mess at this property for years. He said they have a problem with rats and cats going in and out of this house. Mr. Ashworth went on to say he and his other neighbors are at a loss on what to do about this property. He said the potential purchaser is a drug addict and is scrapping all the materials he can strip out of the house. He said this property is a fire hazard and he has caught over 70 cats in the last 3 years from this property that the City has come and picked up. Kristi Rubner, the daughter of the owner of this property addressed the Board, advising them that they had discovered the prospective purchaser was just scrapping all the material he was taking from this property, and her Dad had ran this person off the day before. She said she hasn't lived in the house for 15 years, and the house went into disrepair when her Dad moved out of town and rented the property. Ms. Rubner said she would like to see this house repaired and her Dad is trying to sell it. She said she would try to get the trash picked up. After a long discussion among the Board members, David Beard made a motion to grant the owners 30 days to provide a plan of action, with cost estimates, and clean the lot, and if this is done grant an additional 60 days to obtain the necessary permits and rough in inspections, and if this is done, grant an additional 60 days to complete repairs; with the stipulation that if either one of the first two times frames is not met, the owner is granted an additional 30 days to demolish the structure, remove debris and clean the lot, with the further stipulation that if the 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 Steve Ellinger and unanimously passed.</p>			

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Case No.	Address & Description	Owner	Board Action
07-084	8 Silo View Blk. 1, Lot 8, S9030-Silo View, Ft. Phantom, Abilene, Jones County, Texas	Carl & Deann Powers 6372 CR 324 Hawley, TX 79525-2854	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. Prescott said this property was damaged by fire. There are broken windows and the exterior needs some paint. Most of the fire damage was in the interior. The owners have requested 180 days to complete repairs. 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. Deann Powers, owner of the property, said she and her husband have bought other burned units and they completely gut the interior and rebuild it with new materials. She said that they own a construction company and the rental units they own and repair go to the City of Abilene HUD program. After discussion, Steve Ellinger made a motion to grant the owners 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 Perry Haynes and unanimously passed.

Case No.	Address & Description	Owner	Board Action
07-086	1842 Clinton Blk. 57, Lot 1, College Heights Addn., Abilene, Taylor County, Texas	Jose Sotelo, Sr. PO Box 470043 Tulsa, OK 74146	Granted 30 days to obtain all necessary permits and rough-in inspections, and if this is done grant an additional 30 days to complete repairs and have repairs inspected by the City.

Mr. Prescott said the owner of this property lives in Oklahoma, and plans on living in this house when he is in Abilene. He said a lot of work has been done on the house, but there has been no plumbing or electrical permit obtained on this property even though there has been a lot of electrical and plumbing work done. Mr. Prescott said the owner is requesting 60 days to complete repairs. Staff recommends granting 30 days to obtain all necessary permits and rough-in inspections, and if this is done grant an additional 30 days to complete repairs. Gloria Barr, daughter of Mr. Sotelo, addressed the Board. She said she did not know the electrician and plumber had not obtained the proper permits, and she would make sure the proper permits are obtained. After discussion, Jimmy McDonald made a motion to accept Staff's recommendation and grant owners 30 days to obtain all necessary permits and rough-in inspections, and if this is done grant an additional 30 days to complete repairs and have repairs inspected by the City. The motion was seconded by Janet O'Dell and unanimously passed.

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Case No.	Address & Description	Owner	Board Action
07-011	1409 Victoria Blk. 61, Lot 13, College Heights Addn., Abilene, Taylor County, Texas	Joel Flores 2934 Beech Abilene, TX 79603	Granted 30 days to submit a plan of action, with cost estimates.
Mr. Prescott advised the Board that this structure is in bad condition, there is a lot of rotted wood and the roof is in bad condition. He said the back yard and storage shed need to be addressed. The owner is requesting 180 days to complete repairs. Staff recommends granting 30 days for owner to obtain all necessary permits and submit a plan of action, with cost estimates. Joel Flores, owner of the property, addressed the Board, advising them that after purchasing the property he was going through a divorce. He said he is still interest in repairing this property. After discussion, Perry Haynes made a motion to grant the owner 30 days to submit a plan of action, with cost estimates. The motion was seconded by Jimmy McDonald and unanimously passed.			

Case No.	Address & Description	Owner	Board Action
05-002	734 Sycamore N139', S320', E150', 162 2 W- 2/3 OT Abilene, Taylor Co., Texas	Kenneth D. & Betty Deaver 734-1/2 Sycamore Abilene, TX 79602	Granted 60 days to complete repairs and have repairs inspected by the City.
Mr. Prescott said repairs were getting close to being finished. He said there was some unpainted wood on the exterior. He said they still needed proper ventilation under the house. The owners requested 60 days to complete repairs and Staff has no objection. After discussion, Steve Ellinger made a motion to grant the owners 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
07-001	846 Comanche Lot 846 & 847, Manley Heights, Lake Area, Jones County, Texas	Machelle Barrett 5127 County Road 319 Abilene, TX 79601-9113 Russell Mullins – Purchaser PO Box 351 Lueders, TX 79533	Granted 60 days to complete repairs and have repairs inspected by the City.
Mr. Prescott said this property was the one that went from a full size house to a storage building. This lot was replatted with the lot to the south. The plumbing has been disconnected from the pool, and the owner wants to make the pool into a strawberry patch. The owner requested 60 days to complete repairs and Staff has no objection. After discussion, David Beard 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 Janet O'Dell and unanimously passed.			

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Case No.	Address & Description	Owner	Board Action
07-050	1450/1452 N. 18th St. Lot 9, Blk 13, College Heights Addn., Abilene, Taylor County, Texas	David Phillips 402 S. Treadaway Abilene, TX 79602	Granted 60 days to sell.
<p>Mr. Prescott advised the Board that the prospective purchasers have decided not to go through with the sale. The house is up for sale again and when these pictures were taken, the house was unsecured. The realtor sent someone out to secure the property. The structure has rotted wood, the front porch is damaged and the exterior needs painting. The owner is requesting 90 days to sell the property. Staff recommends granting 60 days to sell. After discussion, Steve Ellinger made a motion to grant the owner 60 days to sell the property. The motion was seconded by Perry Haynes and unanimously passed.</p>			

Case No.	Address & Description	Owner	Board Action
07-058	5126 Congress Blk. B, Lot 9, Holiday Hills, Sec. 1, Abilene, Taylor County, Texas	Jorge Portillo 8825 Neptune El Paso, TX 79904	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. Prescott advised the Board members that the new owner has started repairs. The interior has been gutted. The structure was originally damaged by fire. The storage building needs a new door. The owner is requesting 180 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. After discussion, Jimmy McDonald made a motion to accept Staff's recommendation and grant 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.</p>			

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Case No.	Address & Description	Owner	Board Action
07-087	1430 Franklin W50' E60' 22 Sidney Smith Addn., Abilene, Taylor County, Texas	Richard Martin & Cheryl Brewer 1430 Franklin Abilene, TX 79601	The City is to immediately demolish the structure, remove debris, clean the lot and bill the owner.
<p>Mr. Prescott advised the Board that this house was totally unsecured, every door was open and all windows were broken out. The structure was secured by the City contractor. One of the inspectors went by this property the day before this meeting, and the securement had been removed. There are little children playing around the building and there is broken glass everywhere. The roof over the front porch is falling. The interior is in bad disrepair. Mr. Prescott said he was advised that the owner was trying to live in the house even though it is condemned and was trying to use electricity from the house next door. There is a big swamp cooler sitting on a step ladder, which is about to fall. There is a well in the back that is partially covered. The lot is covered with trash and debris and looks like a dumping lot. The owner said he sold the house but has no documentation to confirm this. No extension request has been submitted. Staff recommends granting the owner 30 days to demolish the property. After a lengthy discussion among the Board members, Jimmy McDonald made a motion for the City to immediately demolish the structure, remove debris, clean the lot and bill the owner. The motion was seconded by David Beard and unanimously passed.</p>			