

**Board of Building Standards
Minutes**

August 6, 2008

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, August 6, 2008 in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members Present: Betty Bradley, Chairman
 Perry Haynes
 Matt Loudermilk
 David Beard
 Janet O'Dell
 Steve Ellinger
 Pam Yungblut

Visitors: James Price
 Jim Ussery
 Mark Koslan
 Russell Mullins
 Sally Mullins
 J. L. Wise
 Celestino Rocha
 Joe Foreman
 Alan Harrison
 Tim Ellison
 Kelly Utley
 Sharon Smith
 Julia Kendall

Staff Present: James Prescott, Code Enforcement Officer
 Kelley Messer, Legal Department
 David Sartor, Building Official
 Alice Adams, Recording Secretary
 Gil Perez

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 July 2, 2008 meeting. Perry Haynes made a motion to approve the minutes of the meeting. The motion was seconded by Janet O'Dell 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 |
|---|--|---|--|
| 08-004 | 1301 Chestnut Lot 16, Blk. D&E, Northington, Hughes & Sayles 7-12, Abilene, Taylor County, Texas | Areadio Saucedo 302 Santos Abilene, TX 79605-2019 | Granted 60 days to demolish the structures, remove debris and clean the lot. |
| James Prescott, with Community Enhancement, addressed the Board, advising them the owner boarded up the house. There is rotted wood on the structure, some siding is falling off and the roof needs to be replaced. Mr. Prescott said the owner indicated he is undecided about what he wants to do with the property. Staff recommends granting the owner 30 days to provide a plan of action, with cost estimates, if this is done, grant an additional 60 days to obtain all necessary permits and obtain rough-in inspections, and if this is done, grant the owner 60 days to complete repairs. Mr. Prescott said the last time he talk with the owner the owner indicated he didn't know if he wanted to make repairs or demolish the structure. The owner cannot speak English so Gil Perez, a City employee, served as a translator. Mr. Perez said the owner told him he just wanted to demolish the building and wants to know what the City would charge to demolish the property. Mr. Prescott said he would have the Street Department give him an estimate as to this cost. After discussion, Pamela Yungblut made a motion to grant to the owner 60 days to have the structures demolished. The motion was seconded by Matt Loudermilk and unanimously passed. | | | |

| Case No. | Address & Description | Owner | Board Action |
|--|---|--|--|
| 07-001 | 846 Comanche Lot 846 & 847, Manley Heights, Lake Area, Jones County, Texas | Russell Mullins PO Box 351 Lueders, TX 79533 | The property is to be released from condemnation in its present condition. |
| Mr. Prescott informed the Board that all repairs and have made and the only remaining issue is the swimming pool. Mr. Prescott said the owners have removed all the plumbing from the swimming pool and have filled the swimming pool with mulch. He said the owners had put a false bottom of sheet metal in the pool over 55-gallon drums, and put the mulch on top of this. Mr. Prescott said they need the Board to make a decision as to whether the Board feels this is a sufficient remedy to have the property released from condemnation. Staff's recommendation was that they would like to see this case resolved in 30 days. J. L. Wise, who lives next to this property, addressed the Board, advising them that the owners of this property have worked very hard to try to get the property out of condemnation. He said the Mullins are good neighbors and he doesn't feel the pool, in its current condition, is a safety hazard. Russell Mullins, owner of the property, then addressed the Board stating they have tried to do everything the Board has asked them to do. He said that he would like to keep the pool because eventually he may want to bring the pool up to Code and utilize it. He said he cannot do that right now because he doesn't have the time or the money to make the repairs. He said he would like to get this issue resolved. Two other neighbors, Mark Koslan and Sharon Smith, both addressed the Board advising them this property looks so much better since the owners have worked on it and they are great neighbors and they do not believe the pool represents a safety hazard. After discussion, Steve Ellinger made a motion to release this property from condemnation in its present condition. The motion was seconded by Pamela Yungblut and unanimously passed. | | | |

Board of Building Standards

Minutes August 6, 2008

Page 3

| Case No. | Address & Description | Owner | Board Action |
|---|--|---|---|
| 08-001 | 1249 Locust Lot 14, 208 1 A.Watson & Russell OT ABL, Abilene, Taylor County, Texas | James D. Quinney 1249 Locust St. Abilene, TX 79602-3934 | Case tabled until the October, 2008 Meeting. |
| <p>Mr. Prescott said that a few months back, the garage sitting on this property was ordered to be demolished by the Board and that has been done. He said the main structure is in bad condition and the lot is overgrown with weeds and grass. The neighbors have advised Mr. Prescott that the previous owners are deceased. The City has secured the property and mowed the grass. The lot is covered with debris. Mr. Prescott said that someone is keeping the taxes paid, but he has been unable to contact anyone who has an interest in the property. He said that Staff recommends granting 30 days for a plan of action, with cost estimates, if this is done grant an additional 60 days to obtain necessary permits and get rough-in inspections, and if this is done, grant an additional 60 days to complete repairs. The Board suggested that Mr. Prescott send a notice to the owners by regular mail since no one will sign for the certified letters. James Price, who lives on the north side of this property, addressed the Board and requested that if the property is demolished, he would like the fence between this property and his property to remain. After discussion among the Board members, David Beard made a motion to table this case until the October, 2008 meeting. The motion was seconded by Steve Ellinger and unanimously passed.</p> | | | |

| Case No. | Address & Description | Owner | Board Action |
|---|---|--|---|
| 08-003 | 1709 Victoria N10' E50' of Lot 8 & W90' of Lot 8 less 15x15 TRI, Blk. 58, College Heights, Abilene, Taylor County, Texas | Clestino Rocha 609 S. Western St. #19 Amarillo, TX 79106 | Grant 30 days to provide a plan of action, with cost estimates, if this is done grant an additional 60 days to obtain necessary permits and get 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 said the roof of this structure is in bad shape, the porch over-hang is falling and there are weatherization issues. There is a large opening under the house. The City had to secure the property. There is a shed in back that is falling down and the lot has trash, old tires and debris. Mr. Prescott said the owner is requesting 180 days to complete repairs. Staff recommends granting owner 30 days to provide a plan of action, with cost estimates, if this is done grant an additional 60 days to obtain necessary permit and get rough-in inspections, and if this is done, grant an additional 60 days to complete repairs. Clestino Rocha, owner of the property, addressed the Board stating he plans on repairing this property and would like the Board granting him time to do this. Since he lives out of town, he said he would only be able to work on this is by taking off of work and on the weekends. After discussion, Steve Ellinger made a motion to accept Staff's recommend and grant the owner 30 days to provide a plan of action, with cost estimates, if this is done grant an additional 60 days to obtain necessary permits and get 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 Matt Loudermilk and unanimously passed.</p> | | | |

Board of Building Standards

Minutes August 6, 2008

Page 4

| Case No. | Address & Description | Owner | Board Action |
|---------------|---|--|--|
| 08-010 | 533 Peach W 95' Lot 8, 159 OT, Abilene, Taylor County, Texas | Marion Ellison 1328 S. 7 th Abilene, TX 79602 | Granted 30 days to provide a plan of action, with cost estimates, if this is done grant an additional 60 days to obtain necessary permits and get 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 the new owners bought this property at a Tax Auction. He said the new owners have started making repairs. The structure still has some rotted wood. The owners are requesting 180 days to complete repairs. Staff recommends granting 30 days to provide a plan of action, with cost estimates, if this is done grant an additional 60 days to obtain necessary permits and get rough-in inspections, and if this is done, grant an additional 60 days to complete repairs. Marion Ellison, new owner of the house, addressed the Board advising them he plans to repair the property and has a plumber lined up to give him an estimate, and then he will contact an electrician. After discussion, Perry Haynes made a motion to grant the owner 30 days to provide a plan of action, with cost estimates, if this is done grant an additional 60 days to obtain necessary permits and get 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 |
|---------------|---|---|--|
| 08-011 | 110 Pleasant Hill 110 Pleasant Hill Dr., Abilene, Taylor County, Texas | James & Laura Isabel Wilt c/o Donald Conlin 110 Pleasant Hill Dr. Abilene, TX 79601-2716 | Notice is given for immediate demolition of the mobile home. |

Mr. Prescott said this mobile home was damaged by fire. He said he had a conversation with the owner after the fire and was told by the owners they wanted to move the mobile home off the lot. Mr. Prescott told them he didn't think the mobile home would be able to be moved in the condition it was in. He said since that time, someone is stripping the siding off the mobile home and it is currently in bad condition. Mr. Prescott has been unable to contact the owners after the initial visit with them after the fire. Staff recommends granting the owner 30 days to demolish the structure. Joe Foreman, Manager of the Mobile Home Park where this mobile home is located, addressed the Board advising them that the owners came in at night and stripped everything off the mobile home, including siding, wiring and windows. He said it is a hazard and would like to see it come down. Alan Harrison, who lives to the left of this mobile home, said that the roof on the burned mobile home looks like it can fly off at any time and he would like to see the mobile home torn down. After discussion, Pamela Yungblut made a motion that notice be given for immediate demolition of the mobile home. The motion was seconded by David Beard and unanimously passed.

| Case No. | Address & Description | Owner | Board Action |
|---------------|--|--|---|
| 08-012 | 1158 Vine S20' Lot 3 & N40' Lot 4, Blk. 23, McMurry College, Abilene, Taylor County, Texas | Woodridge Properties LLP PO Box 2473 Abilene, TX 79604 | Grant 60 days to obtain rough-in inspections and if this is done, grant an additional 60 days to complete repairs and have repairs inspected by the City. |

Mr. Prescott said the owners are making good progress on repairs. He said they are requesting 180 days to complete repairs. Staff recommends granting 60 days to obtain rough-in inspections and if this is done, grant an additional 60 days to complete repairs. After discussion, Steve Ellinger made a motion to accept Staff's recommendation and grant the owner 60 days to obtain rough-in inspections and if this is done, grant an additional 60 days to complete repairs and have repairs inspected by the City. The motion was seconded by Janet O'Dell and unanimously passed.

Board of Building Standards

Minutes August 6, 2008

Page 5

| Case No. | Address & Description | Owner | Board Action |
|--|--|---|---|
| 07-075 | 375 Penrose Blk. 3, Lot 26, Pasadena Heights Addn., Abilene, Taylor Co., Texas | Julia Marie Kendall 900 Worthington Dr. DeSoto, TX 75115-3473 | Granted 90 days to complete repairs and have the repairs inspected by the City. |
| Mr. Prescott said that the owner of this property had some trouble with a contractor and that is the reason the repairs had stopped for a period of time. He said the work is progressing again and repairs are looking good. The owner is requesting 90 days to complete repairs and Staff had no objection to this. Julia Kendall, owner of this property, addressed the Board, advising them she has had trouble with contractors but has someone now that she feels will be able to complete the repairs in 90 days. After discussion, Janet O'Dell 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 Perry Haynes and unanimously passed. | | | |

| Case No. | Address & Description | Owner | Board Action |
|---|--|--|---|
| 05-026 | 2057 Henson Blk. A, Lot B, Big Elm Addn., Abilene, Taylor Co., Texas | Mrs. E. A. Fillmon c/o Larry Neble 3702 Urban Ave. Dallas, TX 75227 | Granted 90 days to complete repairs and have the repairs inspected by the City. |
| Mr. Prescott said the owner was making good progress and the house was looking good. He said they were requesting 90 days to complete repairs and Staff had no objection to this. After discussion, Matt Loudermilk made a motion to grant the owners 90 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 |
|--|---|---|---|
| 05-030 | 2973 Hickory (rear bldg.) N55', W130' Lot 1, Blk. 17, North Park Addn., Abilene, Taylor County, Texas | Michael Scott 2973 Hickory Abilene, TX 79601-1525 | Granted 90 days to complete repairs and have the repairs inspected by the City. |
| Mr. Prescott said the property condemned on this lot is the garage out back. He said the owner has done a lot of work on the garage and about the only thing left to be done is the roof. Mr. Prescott said the owner is asking for 90 days to complete repairs. Staff recommends granting 60 days to complete repairs. After discussion, Pamela Yungblut 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 Perry Haynes 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 | Isaiah Ramero 2502 N. 10 th St. Abilene, TX 79603 | Granted 30 days to complete repairs and have the repairs inspected by the City. |
| Mr. Prescott advised the Board that the permanent sources of heat were stolen from the house, so the owner is going to have to replace these three window unit heat pumps before a final can be done on the building permit. All of the other permits have received their final inspections. Staff recommends granting 30 days to complete repairs. After discussion, 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 Perry Haynes and unanimously passed. | | | |

Board of Building Standards

Minutes August 6, 2008

Page 6

| Case No. | Address & Description | Owner | Board Action |
|--|---|---|---|
| 07-073 | 2109 Victoria (rear bldg. only) Lot 11, Blk. 43, College Heights Addn., Abilene, Taylor County, Texas | Abraham & Maria Delgado 1335 Verdun Dr. Houston, TX 77049 | Granted 30 days to demolish the structure, remove debris and clean the lot. |
| Mr. Prescott advised the Board this was a case that was tabled at the June meeting to be brought back before the Board at the August meeting. He said he has had some telephone conversations with the owner who lives in Houston, but the owner never gets back to let him know what he wants to do with the property. The structure was fire damaged and the City has had to secure the structure. The structure is full of children's toys and debris. No permits have been obtained, no progress has been made on repairs and no plan of action has been provided. Staff recommends granting the owner 30 days to demolish the structure. After discussion, Mr. Haynes made a motion to grant the owner 30 days to demolish the structure, remove debris and clean the lot. The motion was seconded by Pamela Yungblut and unanimously passed. | | | |

| Case No. | Address & Description | Owner | Board Action |
|--|---|--|---|
| 08-002 | 1701 Victoria W70' of Lot 7, Block 58, College Heights, Abilene, Taylor County, Texas | Donnie Wood Young 1701 Victoria Abilene, TX 79603-4438 | Granted 30 days to demolish the structure, remove debris and clean the lot. |
| Mr. Prescott said he has visited with the owner right after the condemnation of the property, but has been unable to contact him since that time. He said the City has secured the structure twice and has mowed the lot on several occasions. There is a crawl space which goes under the house and people have been getting in the house through it. It has been a problem trying to keep people out of this structure. The roof is in bad condition and there is rotted wood on the house. Staff recommends granting the owner 30 days to submit a plan of action, with costs estimates, if this is done, grant an additional 60 days to obtain all permits and rough-in inspections, and if this is done grant an additional 60 days to complete repairs. After discussion, Steve Ellinger made a motion to grant the owner 30 days to demolish the structure, remove debris and clean the lot. Matt Loudermilk seconded the motion and the motion unanimously passed. | | | |

| Case No. | Address & Description | Owner | Board Action |
|---|---|--|---|
| 08-005 | 1233 Cherry 8 209 1 T JS Johnston, ABL, Abilene, Taylor County, Texas | Juan Gonzalez 7928 Rahke Rd. Indianapolis, IN 46217-4222 | Granted 30 days to demolish the structure, remove debris and clean the lot. |
| Mr. Prescott said this house is in really bad condition. The owner pulled a building permit, but has now decided to change it to a demolition permit since the repairs are so extensive. Staff recommends granting 30 days to demolish the structure. After discussion, Perry Haynes made a motion to grant the owner 30 days to demolish the structure, remove debris and clean the lot. The motion was seconded by Janet O'Dell and unanimously passed. | | | |

| Case No. | Address & Description | Owner | Board Action |
|---|--|--|---|
| 08-006 | 1117 Mulberry 4 204 4-G Hughes OT ABL, Abilene, Taylor County, Texas | Victor Durrington 3010 Salinas Dr. Abilene, TX 79605 | Granted 30 days to complete repairs and have repairs inspected by the City. |
| Mr. Prescott said the owner has painted the house, but just painted over the peeling paint. The owner did put a new roof on the house. Some of the windows need repairs. The garage is in bad shape and is unsecured. The owner has requested 30 days to complete repairs and Staff has no objection to this. Perry Haynes made a motion to grant the owner 30 days to complete repairs and have repairs inspected by the City. The motion was seconded by Janet O'Dell and unanimously passed. | | | |

Board of Building Standards

Minutes August 6, 2008

Page 7

| Case No. | Address & Description | Owner | Board Action |
|---------------|--|--|--|
| 08-007 | 2133 Clinton (Garage Only) N34' of Lot 13 & S23.82' of Lot 14, Blk. 46, College Heights, Abilene, Taylor County, Texas | Roy S. Saunders 3133 Cherry Bark Abilene, TX 79606 | Granted 30 days to provide a plan of action, with cost estimates, if this is done grant an additional 60 days to obtain necessary permits and get 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 garage caught fire and the Code Enforcement Department was contacted by the Narcotic Department of the Abilene Police Department. They felt someone had been cooking meth in the garage and this is what caused the fire. Mr. Prescott has never made contact with the person living there when the garage caught fire and the property has now gone back to the previous owner. He said the owner has put up a new garage door. The owner is planning on repairing part of the garage and demolishing the rest. The owner is requesting 180 days to make repairs. Staff recommends granting 30 days to provide a plan of action, with cost estimates, if this is done grant an additional 60 days to obtain necessary permits and get rough-in inspections, and if this is done, grant an additional 60 days to complete repairs. After discussion, Pamela Yungblut made a motion to accept the Staff's recommendation and grant the owner 30 days to provide a plan of action, with cost estimates, if this is done grant an additional 60 days to obtain necessary permits and get 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 Matt Loudermilk and unanimously passed.

| Case No. | Address & Description | Owner | Board Action |
|---------------|--|--|---|
| 08-008 | 717 N. 12th St. W50' Lots 1-2 200 1-B, Johnston OT ABL, Abilene, Taylor County, Texas | Yvonne Smith, et al 5249 Hwy 277, Apt. 227 Abilene, TX 79605 | Granted owner 45 days to sell or demolish structure, remove debris and clean the lot. |

Mr. Prescott said this house was in bad shape. The City is having to keep the lot mowed and the structure secured. The roof is in bad shape. The owner requested an estimate for the City to demolish, and this was sent to her, but Mr. Prescott has not heard anything back. The owner is requesting 180 days to sell the property. Staff recommends granting owner 90 days to sell. After discussion, Pam Yungblut made a motion to grant owner 45 days to sell or demolish structure, remove debris and clean the lot. The motion was seconded by Steve Ellinger and unanimously passed.

| Case No. | Address & Description | Owner | Board Action |
|---------------|---|--|---|
| 08-009 | 1133 Houston Lot 23, Blk. 19, College Drive Replat, (JC Reese Rep), Abilene, Taylor County, Texas | Joe Van Rogers 75 Prospect Park W, Apt. 4A Brooklyn, NY 11215-3058 | Case tabled until the October, 2008 Meeting |

Mr. Prescott said that after the property was condemned, a man living across the street tried to claim ownership, but had no verification of this. The house has rotted wood, needs weatherization and has open windows. The carport is held up by a tree because the post supporting it has dropped off. Staff recommends granting owner 30 days to provide a plan of action, with cost estimates, if this is done grant an additional 60 days to obtain necessary permits and get rough-in inspections, and if this is done, grant an additional 60 days to complete repairs. The Board suggested Mr. Prescott sent a letter to the owner by regular mail since no one is signing for certified mail. After discussion, Matt Loudermilk made a motion to table this until the October 2008 meeting. The motion was seconded by Perry Haynes and unanimously passed.