

Board of Building Standards Minutes

July 7, 2010

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, July 7, 2010, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members:	Steve Ellinger, Chairman	Present	
	Alana Fletcher Maddox	Present	
	Matt Loudermilk	Present	
	David Beard	Present	
	Vanessa Faz	Absent	
	Pamela Yungblut	Absent	Delbert Allred Present
	Perry Haynes	Absent	Lloyd Turner Present

Visitors:	Patrick Batten	Carolyn Huston
	Bill Sumner	J. Meyer Barbian
	Rodrigo Castillo	Wilma Barbian
	Benito Cordova	Jed Beasley
	Bob Chatfield	William H. Conway
	Bill Minter	

Staff Present:	James Prescott, Code Enforcement Officer
	Kelley Messer, Legal Department
	David Sartor, Building Official
	Mary McMahon, Recording Secretary

1. The meeting was called to order by Steve Ellinger, Chairman, at approximately 8:15a.m.
2. Mr. Ellinger said the first order of business was the review and approval of the minutes of the June 2, 2010 meeting. David Beard made a motion to approve the minutes as written. The motion was seconded by Lloyd Turner and unanimously passed.
3. CASES FOR REHABILITATION OR DEMOLITION:

James Prescott, Code Enforcement Officer, 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
09-079	2834 Orange St. North Park Addn., Blk 16, Lot N61, S206, E150, W 1/2 Lot 2, Abilene, Taylor County, Texas	Ben Anders & Laura Maxwell 2834 Orange St. Abilene, TX 79601-1446	Grant owner 30 days to provide a plan of action with written cost estimates, if that is done, grant owner an additional 60 days for all necessary permits and rough-in inspections, if that is done, grant an additional 60 days to complete repairs and have repairs inspected by the City.
<p>Mr. Prescott stated this property was brought to his attention by the police department due to illegal drug production. There is a good deal of rotted wood, the roof is in need of repair, there is substandard wiring, damage to plumbing, lots of trash & debris on the property as well as high grass & weeds. There are also three abandoned/junk vehicles. Mr. Prescott spoke to the owner who stated he wishes to sell the property to Habitat for Humanity. The owner has not submitted an extension request in writing. Staff recommendation is 30 days to provide a plan of action, if this is done grant 60 days for permits and rough-in inspections, if this is done grant an additional 60 days to complete repairs and have repairs inspected by the City. Officer Jim Craft with Abilene Police Department addressed the board regarding the illegal drug manufacturing that had taken place at this address. J.Meyer Barbian also addressed the board stating his concern regarding the illegal activity at this location and the eyesore it presents for the community. After discussion, David Beard made the motion to grant owner 30 days to provide a plan of action with written cost estimates, if that is done, grant owner an additional 60 days for permits and rough-in inspections, if that is done, grant owner an additional 60 days to complete repairs and have repairs inspected by the City, Matt Loudermilk seconded and the motion carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
07-090	1555 Mimosa Blk 4, Lot 4, Sec 1, Green Acres, Abilene, Taylor County, Texas	David Batten 5305 Hunters Circle Abilene, TX 79606	Grant owner 60 days to obtain all necessary permits and rough-in inspections or demolish the structure, remove debris and clean the lot.
<p>Mr. Prescott stated this property originally had a fire in the kitchen; it has been before the board seven times before. There are some unsecured windows, there is some work taking place, there has been no owner request in writing. Staff recommendation is 60 days to obtain all necessary permits and rough-in inspections or demolish the structure. Patrick Batten, who stated he is part owner with his brother, addressed the board stating they are working hard to get it finished, he requested 120 days to complete. After discussion, Lloyd Turner made the motion to grant owner 60 days to obtain all necessary permits and rough-in inspections or demolish the structure remove debris and clean the lot, Delbert Allred seconded and the motion carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
08-064	1910 N. 3rd St E128 7-8-9 & S5.5 E123.5 of 6 205 2 B Johnston, OT ABL, Abilene, Taylor County, Texas	Abilene Preservation League P.O. Box 3451 Abilene, TX 79604	Grant owner 180 days to complete repairs and have repairs inspected by the City.
<p>Mr. Prescott stated a new roof is in the process of going up; there was an addition on to the north side of the property which has been removed. There has been a plan of action with timeframes and cost estimates submitted. Staff recommendation is 60 days to obtain all necessary permits. Bill Minter, Exec. Dir. of Abilene Preservation League addressed the board requesting 180 days due to the fact that they don't have anyone interested in the property yet so they are not sure just what they will have to do on the inside. After discussion, David Beard made the motion to grand owner 180 days to complete the repairs and have repairs inspected by the City, Alana Fletcher Maddox seconded and the motion carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
09-048	5314 Lamesa Alameda Addn., Sec 1, Blk A, Lot 3 Abilene, Taylor County, Texas	Richard & Elizabeth Orr Wilma Orr Family Trust 218 Demmer Pl Placentia, CA 92870-2517	Grant owner 30 days to complete repairs and have repairs inspected by the City.
<p>Mr. Prescott stated there is work taking place on the property. The garage has been enclosed; Mr. Prescott addressed the size of the window put in this area with the owner's representative. The interior is getting painted. The owner submitted a request before the start of the meeting for 30 days. Staff recommendation is 60 days to complete all repairs and have repairs inspected by the City. Mr. Bill Sumner, the owner's representative, addressed the board stating that he believes with reasonable certainty that the project should be completed in 30 days. After discussion, Lloyd Turner made the motion to grant owner 30 days to complete repairs and have repairs inspected by the city, Delbert Allred seconded and the motion carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
09-077	2033 Sycamore St Belmont Addn, Blk 21, Lot 6, Outlot 2, Abilene, Taylor County, Texas	New Frontier Development Group of Texas 1442 Roanoak Dr. Abilene, TX 79603-4141	Grant owner 30 days to provide a plan of action with written cost estimates, if that is done, grant an additional 60 days for all necessary permits and rough-in inspections, and if that is done, grant an additional 60 days to complete repairs and have repairs inspected by the City
<p>Mr. Prescott stated this property is in poor condition from years of inadequate maintenance and has been raided by the narcotics division of the Abilene Police Department. There have been some new windows installed, and the inside is down to the framing. The cellar in back has been filled in and sod installed down. There is no owner request in writing. Staff recommendation is 30 days to provide a plan of action with written cost estimates, if that is done, grant an additional 60 days for all necessary permits and rough-in inspections, if that is done grant an additional 60 days to complete repairs and have repairs inspected by the City. Jed Beasley of New Frontier Development Group addressed the board stating they cleared 10 truck loads of trash from the property. They estimate it will take approximately \$20,000 to make the improvements. After discussion David Beard made the motion to grant owner 30 days to provide a plan of action with written cost estimates, if that is done, grant an additional 60 days for all necessary permits and rough-in inspections, and if that is done, grant an additional 60 days to complete repairs and have repairs inspected by the City, Lloyd Turner seconded and the motion carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
09-080	333 Chapel Hill Rd Western Hills, Blk 5, Lot 5, Abilene, Taylor County, Texas	Kenneth L. Cash %Carolyn Huston P.O. Box 5571 Corpus Christi, TX 78465- 5571	Grant owner 30 days for a plan of action, with written cost estimates, if this is done, grant owner an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done, grant owner an additional 60 days to complete repairs and have repairs inspected by the City.

Mr. Prescott stated this is a mobile home, there has been water damage, evident by the curtain at the windows, and it has damaged skirting. The property has high grass and weeds, the storage shed in back is full of trash and debris and there is an abandoned boat. The city contractor had to secure the property as attempts by the owner were not successful. There has been no written request from the owner. Staff recommendation is 30 days for a plan of action, with written cost estimates, if this is done, grant owner an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done, grant owner an additional 60 days to complete repairs and have repairs inspected by the City. Carolyn Huston, owner of the property, addressed the board stating the grass has been mowed. She hopes to make all necessary repairs and will try to pull permits tomorrow. After discussion, David Beard made the motion to grant owner 30 days for a plan of action, with written cost estimates, if this is done, grant owner an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done, grant owner an additional 60 days to complete repairs and have repairs inspected by the City, Matt Loudermilk seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
08-048	2797 Old Anson Rd NW/corner of Lot 1, Blk 2, Dellis & Paxton of Merchant Pasture, A L, Anthony, Abilene, Taylor County, Texas	Conway William Henry 2059 Anthony Abilene, TX 79603-1909	Grant owner 60 days to obtain all necessary permits and rough-in inspections and clean the lot or demolish the structure, remove debris and clean the lot.

Mr. Prescott stated this the fifth time this property has been before the board. The property is very overgrown with grass and trees. There are broken windows; there is a carport area that has some damage to it. There is no licensed contractor on the job; the owner is running an extension cord from his house to this property. The owner has submitted an extension request in writing, today, of 180 days. Staff recommendation is 60 days to obtain all necessary permits and rough-in inspections or demolish the structure. After discussion, Lloyd Turner made the motion to grant owner 60 days to obtain all necessary permits and rough-in inspections and clean the lot or demolish the structure, remove debris and clean the lot, Delbert Allred seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
08-083	5325 Taos Lot 4, Blk S, Alameda Addn., Sec 5, Abilene, Taylor County, Texas	Perry Leroy Nolting 5325 Taos Dr. Abilene, TX 79605-2520	Grant owner 30 days for all rough-in inspections or demolish the structure, remove debris and clean the lot

Mr. Prescott stated this is the fourth time this property has been before the board. It appears the owner has tried to do some exterior painting, the interior looks the same, there is now an abandoned/junk vehicle on the property and the grass is overgrown. There has been no owner request in writing. Staff recommendation is 30 days for all rough-in inspections or demolish the structure. After discussion, Alana Fletcher Maddox made the motion the grant owner 30 days for all rough-in inspections or demolish the structure, remove debris and clean the lot, Lloyd Turner seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
09-038	5434 Durango Alameda Addn., Sec 2, Blk J, Lot 5, Abilene, Taylor County, Texas	Johnny Mark Faught 1473 Roanoak Dr Abilene, TX 79603	Grant owner 30 days for all rough-in inspections, if that is done, grant an additional 60 days to complete repairs and have repairs inspected by the City

Mr. Prescott stated there has been a new roof installed since last before the board, some of the rotted wood has been replaced and it has been painted. This property is involved in a divorce settlement, Mr. Faught brought in a letter, this morning, from an attorney's office stating mediation has been scheduled for August 24th. Staff recommendation is 30 days for rough-in inspections, if that is done, grant an additional 60 days to complete repairs and have repairs inspected by the City. After discussion Lloyd Turner made the motion to grant owner 30 days for rough-in inspections, if that is done, grant an additional 60 days to complete repairs and have repairs inspected by the City, Matt Loudermilk seconded and the motion carried with Alana Fletcher Maddox voting no.

Case No.	Address & Description	Owner	Board Action
09-053	534 N 8th St 6 177 3 3 LD King ABL of TIF #1, Abilene, Taylor County, Texas	Valentine & Angeleta Salazar 534 N. 8 th St. Abilene, TX 79601	Grant 30 days to provide a plan of action with written cost estimates or demolish the structure, remove debris and clean the lot

Mr. Prescott stated this property has years of inadequate maintenance, the city contractors have repeatedly mowed it and it was recently cleaned by the city. The city contractor has had to secure the structure. Every room is full of cloths, trash and debris. Mr. Prescott had an appointment with two daughters on June 10th but they did not show and there has been no contact since. Staff recommendation is 30 days to provide a plan of action with written cost estimates or demolish the structure. After discussion, Delbert Albert made the motion to grant 30 days to provide a plan of action with written cost estimates or demolish the structure, remove debris and clean the lot, Lloyd Turner seconded and the motion carried with Alana Fletcher Maddox abstaining and David Beard voting no.

Case No.	Address & Description	Owner	Board Action
09-076	10734 FM 1082 (rear bldg only) A0187 64 A Greenwall, Tract 4, Acres 2.22, Abilene, Taylor County, Texas	Blackshear Patricia N & Thomas R ET AL 1234 Palacio Ln. Phoenix, AZ 85014-2348	Grant owner 90 days to demolish the structure, remove debris and clean the lot

Mr. Prescott stated the main building on the property is gone, this is what appears to be a two car garage with a work area, and there is overgrown grass and weeds. He has spoken to the owners who indicated they do not wish to repair it but demolish it; two contractors have called him for information. There has been no request in writing from the owners. Staff recommendation is 90 days to demolish the structure, remove debris and clean the lot. After discussion, Lloyd Turner made the motion to grant owner 90 days to demolish the structure, remove debris and clean the lot, Matt Loudermilk seconded and the motion carried unanimously.

Approved:

_____, Chairman