

# Board of Building Standards Minutes

**December 1, 2010**

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, December 1, 2010, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members:	Steve Ellinger, Chairman	Absent	Wayland Schroeder Present
	Alana Fletcher Maddox	Present	
	Matt Loudermilk	Present	
	David Beard, Vice-Chairman	Present	
	Vanessa Faz	Absent	
	Pamela Yungblut	Present	
	Perry Haynes	Present	

Visitors:	Sal & Sally Arispe	Blanca Cortez	Randy Wilson
	Robert Lopez	Adam Saenz	Stewart McGregor
	Ramona & Pedro Contu	Lynn Ingalsbe	Arnulfo Guerra
	Sherri McAuliffe	L.D. Walker	Lucy Gentry
	Larry D. Robertson	Jmeyer Barbian	David Judy
	Noe & Amy Duran		

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

1. The meeting was called to order by David Beard, Vice-Chairman, at approximately 8:15a.m.
2. Mr. Beard said the first order of business was the review and approval of the minutes of the November 3, 2010 meeting. Mr. Beard made the motion to approve the minutes as written and it 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.

<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>08-053</b>	<b>5342 N. 9<sup>th</sup> St.</b> Lot 19, Blk. H, Holiday Hills, Sec. 1, Cont., Abilene, Taylor County, Texas	Lynn Ingalsbe 1065 S. 3 <sup>rd</sup> St. Abilene, TX 79602-1403	Grant owner 90 days to complete all necessary repairs and have repairs inspected by the City
<p>Mr. Prescott stated there has been some new roofing but it appears to have been damaged from the high winds, interior is at a rough-in inspection stage, there remains some missing exterior siding but progress is being made. There remains a dead tree that needs to be removed. There is no owner request in writing. Staff recommendation is 60 days to complete all necessary repairs. Mr. Ingalsbe, owner of the property, addressed the board stating that the property was deeded to him by his client Tommy Gilmore, his family has asked that he do whatever is necessary to keep the property from being demolished until he can be released from the drug rehabilitation program and halfway house at which time Mr. Ingalsbe will re-convey the house back to Tommy and he will finish the repairs. Mr. Ingalsbe stated he has spent, to date, \$3,000 for plumbing, electrical and mechanical. Mr. Ingalsbe stated he is not prepared to take the property any further than he has in the rehab stage; he will keep the property clean and will address the dead tree. After discussion, Perry Haynes made the motion to grant owner 90 days to complete all necessary repairs and have repairs inspected by the City, Pamela Yungblut seconded and the motion carried unanimously.</p>			

<b>Case No.</b>	<b>Address &amp; Description</b>	<b>Owner</b>	<b>Board Action</b>
<b>08-088</b>	<b>1202 Plum</b> E/2 Lot 6, 200 Johnston OT, 1-A, ABL Abilene, Taylor County, Texas	Jessica L. Aguirres 1634 Burger St. Abilene, TX 79603	Grant owner 30 days to provide a plan of action, with written cost estimates, if that is done grant an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done grant an additional 60 days to complete.
<p>Mr. Prescott stated there has not been any new work since it was last before the board. Some wall insulation is going up on the interior, there is some working going on the footings. The debris from the shed that was demolished in the back still remains. Mr. Prescott stated he has learned today that there are new owners, who are in attendance; he has not seen a deed of sale. There is no owner request in writing. Staff recommendation is 60 days to complete repairs, sell or demolish the structure. Robert Lopez, the new owner of the property, addressed the board stating he has a warranty deed which states he purchased the home on November 4, 2010; he will be filing it today. He is requesting 180 days to complete the repairs. He has gotten an estimate of \$3,000 from someone to complete the repairs. He also stated he has family members in Abilene who will keep the property clean and the grass cut. After discussion, Pamela Yungblut 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 to obtain all necessary permits and rough-in inspections, if that is done grant an additional 60 days to complete, Perry Haynes seconded and the motion carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
<b>09-021</b>	<b>4074 Clairmont</b> Elmwood West, Sec. 5, Blk. T, Lot 5, Abilene, Taylor County, Texas	Judy David 4074 Clairmont Abilene, TX 79605-3825	Grant owner 90 days to complete all necessary rough-in inspections.
<p>Mr. Prescott stated there is a new roof on the property, some new trim, painting and electrical outlets. There remains some missing siding. The interior is down to framing, there is sheetrock stored inside ready to be installed. The crawl space opening still needs to be secured. There is quite an accumulation of building materials on the property. This is the fourth time this property has been before the board. Other than the electrical rough in inspection in June there have been no other inspections. There is no owner request in writing. Staff recommendation is 60 days to obtain all necessary rough-in inspections, or demolish. Larry Robertson, representative for the owner, addressed the board requesting 90 days to get the rough-in inspections. He stated they do have a contractor working on the property; he is working very slowly but thinks he can have it finished by March. After discussion Pamela Yungblut made the motion to grant owner 90 days to complete all necessary rough-in inspections, Alana Fletcher Maddox seconded and the motion carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
<b>09-042</b>	<b>1610 N. 6<sup>th</sup> St.</b> N Porter Homestead, Lot 2, Abilene, Taylor County, Texas	Sally Arispe 1636 N. 6 <sup>th</sup> St. Abilene, TX 79601	Grant owner 120 days to complete all necessary repairs and have them inspected by the city.
<p>Mr. Prescott stated there remains visible smoke damage; a lot of broken glass, there is a lot of trash and building material on the property. There have been some new electrical boxes and new siding installed. The owner submitted a request, this morning, for 120 days to complete. This is the fourth time this property has been before the board. Staff recommendation is 60 days to obtain all necessary rough-in inspections, or demolish. Sal &amp; Sally Arispe, owners of the property, addressed the board stating they are working hard to complete the project, so their daughter and her children can move in, but they are on a fixed income. The electrical should be ready for a rough-in inspection in about 10-15 days. They have a group from their church ready to help hang the sheetrock. After discussion, Pamela Yungblut made the motion to grant owner 120 days to complete all necessary repairs and have them inspected by the city, Wayland Schroeder seconded, and the motion carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
<b>09-056</b>	<b>3701 Pine</b> Sidney Smith, Lot 8-9, Abilene, Taylor County, Texas	Pedro & Ramona Cantu 8660 CR 103 Hamlin, TX 79520	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.

Mr. Prescott stated this case was tabled from last the November meeting; he has had to post another condemnation sign as the last one was removed. The unattached garage at some point in time had plumbing inside as evidence by a remaining pipe outside. The property has substandard roofing, inadequate maintenance. There is a "For Sale" sign posted on the gate. The RV that was on the property last month is still there. There is a typographical error in the notes on the agenda; the building permit was obtained on 10/03/10. This is the third time this property has been before the board, there is no owner request in writing; the new owners are present. Staff recommendation is 30 days to obtain all necessary permits or demolish. Pedro Cantu, owner of the property, addressed the board stating he purchased the property hoping to make a business but was told by zoning it is not zoned for it so he wants to sell it. He will paint the outside but does not plan to get into the plumbing and electrical. He would like to request 180 days. After discussion, Pamela Yungblut 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, Wayland Schroder and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>09-063</b>	<b>1417 N. 19<sup>th</sup> St.</b> College Heights Addn, Blk 13, Lot 3, Abilene, Taylor County Texas	L. D. Walker P. O. Box 223 FM 2700 Clyde, TX 79510	Grant owner 30 days to provide a plan of action, with written cost estimates, sell or demolish the structure, remove debris and clean the lot.

Mr. Prescott stated the front of the house has been painted; some lattice work has been placed over the windows. There remains construction debris on the property as well as appliances. There are broken windows, damaged electrical outlets. This is the third time this property has been before the board; the plan of action ordered at the last meeting has not been submitted. There is no owner request in writing, the owner is present. Staff recommendation is 30 days to obtain all necessary permits or demolish. L.D. Walker, owner of the property, addressed the board stating he has removed approximately three loads of trash and a junk vehicle. The property has a large bee hive in the back so he has to get rid of them before he can paint it. He has talked to a plumber and electrician and he doesn't think the work and amount quoted to him are reasonable. He doesn't know what he will do with the house; he'd like to sell it, or move it to Clyde. The staff recommendation was explained to Mr. Walker as well as the purpose of the plan of action with written cost estimates. Wayland Schroeder made the motion to grant owner 30 days to provide a plan of action, with written cost estimates, sell or demolish the structure, Pamela Yungblut seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>09-069</b>	<b>1110 S 16th</b> Belmont Addn, Blk 1, Lot 2, Abilene, Taylor County Texas	Lucia & Gilbert M Gentry 1110 S 16th Abilene TX 79602-4807	Grant owner 30 days to obtain all necessary permits or demolish the structure, remove debris and clean the lot.

Mr. Prescott stated there is a good deal of dead wood where the front walk would be, there is some fencing material in the driveway, still a good deal of debris on the property. There are a couple of dogs tied up to a truck on the property. There appears to have been an attempt to repair the roof but it would not pass inspection as it is. There have been no inspections requested, this is the third time this property is before the board, the owner has requested 180 days to complete repairs. Staff recommendation is 30 days to obtain all necessary permits or demolish the structure. Lucy Gentry, owner of the property, addressed the board stating she has done a great deal of cleaning, she feels all the debris currently shown is out of public view. The dogs on the property are the neighbors that she is letting stay there until the neighbors move. She stated the repairs are a matter of money. The purpose of the plan of action was explained. Mr. Beard informed her that there are community services available to help her clean up the outside. After discussion Matt Loudermilk made the motion to grant owner 30 days to obtain all necessary permits or demolish the structure, remove debris and clean the lot, Alana Fletcher Maddox seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>09-079</b>	<b>2834 Orange St.</b> North Park Addn., Blk 16, Lot N61, S206, E150, W ½ Lot 2, Abilene, Taylor County, Texas	Ben Anders & Laura Maxwell 2834 Orange St. Abilene, TX 79601-1446	Owner to immediately demolish this structure, remove debris and clean the lot.

Mr. Prescott stated this property was also tabled from the November meeting. This property had an active meth lab which brought to condemnation. There has been a great deal of illegal activity taking place at this location. The city contractor had to secure the property; there remains a great deal of trash and debris on the lot. This is the third time this property has been before the board, there is no owner request. The owner has had no communication with the city regarding his intentions for this property. Staff recommendation is immediate demolition. Kelley Messer, attorney for the city, addressed that board stating she has contacted the attorney, John O'Connell for Taylor County regarding the tax sale. He informed her that it was in default on the payment of taxes and it will take 6-9 months to get a judgment and then a year to actually get it on the foreclosure sale list. From their perspective it does not matter if there is a house on the lot or not. Jmeyer Barbian, neighbor, addressed the board stating the neighborhood would like to see this house demolished. After discussion, Perry Haynes made the motion to have owner immediately demolish this structure, remove debris and clean the lot, Matt Loudermilk seconded, and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>10-024</b>	<b>2458 S. 2<sup>nd</sup></b> Christian College 2 <sup>nd</sup> Addn., Blk 6, Lot 8, Abilene, Taylor County, Texas	Foundation Mortgage P.O. Box 1847 Midland, TX 79702	Grant owner 30 days to provide a plan of action with written cost estimates, if that is done grant an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done grant an additional 60 days to complete.
<p>Mr. Prescott stated this is the first time this property has been before the board. There was a good deal of illegal activity taking place at this location that required the policy department's intervention. The city contractor had to secure it as almost every window had been broken. Once secured we are unable to take pictures of the inside. There is damaged siding, inadequate maintenance, bare wiring. There is a great deal of trash and debris on the property. There are a couple of storage sheds in the back. The property has been sold since it was first condemned, there is no owner request in writing but there is a representative for the owner present. The new owner obtained a building permit as of yesterday. Staff recommendation is 30 days to provide a plan of action with written cost estimates, if that is done grant an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done grant an additional 60 days to complete. Adam Saenz, representative for the owner addressed the board, stating the owner is requesting 180 days to make repairs; they are ready to move forward with the repairs. The purpose of the plan of action was reviewed with Mr. Saenz. Matt Jones of Foundation Mortgage has other properties throughout the state. After discussion, Pamela Yungblut 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 to obtain all necessary permits and rough-in inspections, if that is done grant an additional 60 days to complete, Matt Loudermilk seconded and the motion carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
<b>10-025</b>	<b>1930 S. 3<sup>rd</sup></b> E62 ½ W210 207 2 OT ABL, Abilene, Taylor County, Texas	Enrique R. Ramos 733 Ross Abilene, TX 79605-3129	Grant owner 30 days to provide a plan of action with written cost estimates, if that is done grant an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done grant an additional 60 days to complete.
<p>Mr. Prescott stated this is the first time this property is before the board. There is some new wood, trim, windows and some new concrete footings. There is an accessory building in back that the owner has indicated he will be demolishing. There is a good deal of construction material in the back. There has requested 180 days to complete repairs. Staff recommendation is 30 days for a plan of action with written cost estimates, if that is done grant an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done grant an additional 60 days to complete. Blanca Cortez, representative for the owner, addressed the board. This property is owned by her father and she has repaired a number of condemned properties in Abilene and will be helping him. Once he is finished with the foundation and windows he will secure the plumbing and electrical permits. They have gotten an estimate of \$3,000-\$3,500 for electrical and plumbing; she will get this in writing within the 30 days. After discussion Perry Haynes 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 to obtain all necessary permits and rough-in inspections, if that is done grant an additional 60 days to complete, Wayland Schroeder seconded and the motion carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
<b>10-026</b>	<b>1042 S. 10th</b> Northington, Blk A, Lot E60 S64 W136 W1/2, Abilene, Taylor County, Texas	Arnulfo Sr. & Dorothy G. Guerra % Vanessa Perry 1042 S. 10th Abilene, TX 79602-2617	Grant owner 30 days to provide a plan of action with written cost estimates, if that is done grant an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done grant an additional 60 days to complete.

Mr. Prescott stated this is the first time this property is before the board; it had an extensive fire in the front of the property. Repairs have begun, new frame work, windows. There remains some smoke damage on the interior; all the sheetrock has been removed. The owner has secured the property. The backyard has a good deal of construction debris. The owner requested 60 days. The staff recommendation is 30 days to obtain all necessary permits, if that is done grant owner an additional 30 days to complete. Arnulfo Guerra, owner of the property addressed the board stating, Vanessa Perry just left the house after the fire. He had to clean everything out. Since he submitted the time request he has learned the electrical damage from the fire will require more work so he is requesting 180 days to complete. After discussion, Pamela Yungblut 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 to obtain all necessary permits and rough-in inspections, if that is done grant an additional 60 days to complete, Matt Loudermilk seconded and the motion carried unanimously.



Case No.	Address & Description	Owner	Board Action
10-027	<b>1310 Vine</b> McMurry College, Blk 25, Lot S40 LT2 & N20 LT3, Abilene, Taylor County, Texas	Jon Martin Bradley ET AL 680 Lakeridge Dr. McKinney, TX 75069- 0128	Grant owner 30 days to submit a plan of action, with written cost estimates, if that is done grant an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done grant an additional 60 days to complete.

Mr. Prescott stated this is the first time this property has been before the board. There is inadequate roof, inadequate maintenance, lots of broken windows. Someone had made an attempt to do a remodel of the house; it's down to the frame inside. It has missing siding, damage to the plumbing, damage to the electrical boxes. Mr. Prescott states he has been in contact with the cousin of the owner, who has passed away, and there are a number of heirs involved, they would like to sell it. 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 to obtain all necessary permits and rough-in inspections, if that is done grant an additional 60 days to complete. Randy Wilson, the perspective buyer, addressed the board stating he met with the cousin (John Bradley), right after the owner passed away, he was the one who began cleaning it up. They tried to come to some sale terms and that is when they found out how many heirs there were, they are continuing to pursue getting all the heirs to sign off on the sale. He has secured estimates for all the work to rehabilitate the property, which is submitted to the board. He estimates it will take approximately a year to completely remodel the property. After discussion, Perry Haynes made the motion to grant owner 30 days to submit a plan of action, with written cost estimates, if that is done grant an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done grant an additional 60 days to complete, Matt Loudermilk seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
10-065	<b>817 Graham</b> Lakeside Addn, BLK 14, Lot 9-10, Abilene, Taylor County, Texas	Tyler and Leticia Lee 817 Graham Abilene, TX 79603-5919	Owner to immediately demolish the structure, remove debris and clean the lot.

Mr. Prescott stated this property was condemned before a fire of suspicious origin took place; it is under investigation by the fire marshal. The city contractor has had to secure it. It's approximately 2 blocks from the nearby elementary school. There is a great deal of trash and debris, a lot of it is from the initial condemnation, some is left on the lot from the fire. Community Enhancement has received a number of complaints regarding the condition of the property and the odor. There is no owner request, staff recommendation is 30 days to submit a plan of action with written cost estimates or demolish. Mike McAuliffe, neighbor, addressed the board stating they would like to see it demolished, there is a lot of illegal activity going on, the police have been out a number of times, the odor is bad. He spoken to the fire marshal two weeks ago and he indicated they have all information they need. After discussion, Pamela Yungblut made the motion to have the owner immediately demolish the structure, remove debris and clean the lot, Wayland Schroeder seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>09-040</b>	<b>1017 S. Danville</b> Elmwood West Sec. 8, Blk. 22, Lot 20, Abilene, Taylor County, Texas	Amy Duran 5220 Hartford #715 Abilene, TX 79605-3585	Grant owner 90 days to complete the repairs and have repairs inspected by the city.

Mr. Prescott stated the siding has been finished; the interior is up to the rough-in inspection stage, ready for a framing and insulation inspection. Last time it was before the board there was a concern about the trenching around the building, he has come back and filled that in. There has been quite a bit of work since it was last before the board. There is no owner request in writing. Staff recommendation is 60 days to complete the project. Noe Duran, husband of the owner, addressed the board stating they would like to request 90 days to complete. There is still sheetrock, insulation and needs to get the plumber in. After discussion, Matt Loudermilk made the motion to grant owner 90 days to complete the repairs, Alana Fletcher Maddox seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>10-074</b>	<b>860 Orange St</b> LT 13 & S1/2 LT 14 180 4-B John Sales OT ABL, Abilene, Taylor County, Texas	George W Larry & Betty George Rahe 4415 Douglas Ave Dallas, TX 75219-2210	Condemnation is upheld.

Mr. Prescott stated this property is before the board at this time because the owners filed an appeal. They did not appear. There is inadequate maintenance of the property, the front door was standing wide open, the sheetrock from the ceiling has fallen down. The plumbing drain has been uncapped and has overflowed subsequently causing a good deal of rotted wood. There is a large bee nest behind the rotted wood. The fencing is in very bad condition. There appears to be a couple of areas on the property where someone has started fires, the fire marshal has been notified. There is a second floor but the staircase is missing steps making it a hazard. The backyard was full of what appears to be the contents of the house, furniture, clothing, household trash (rotting food). Mr. Prescott addressed the current codes adopted by the City of Abilene that addresses the conditions at this property which deem it a substandard building. Pamela Yungblut made the motion to uphold the condemnation, Perry Haynes seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>08-061</b>	<b>1125 Rodgers</b> N62.9' S124' Lot 2, Blk. 2, N/2 Blk. 11 BA 91, Sayles & Hughes, Abilene, Taylor County, Texas	Juan Antonio & Rosenda Sanchez 5418 Congress Abilene, TX 79603	No action required.

The repairs were completed prior to the board meeting; no board action was required.

Case No.	Address & Description	Owner	Board Action
<b>08-082</b>	<b>2402 Walnut (&amp; rear bldg.)</b> OC Howell of North Pk. 3, 4 & 12-14, Blk. 1, Lot 5 & 6, Abilene, Taylor County, Texas	Christine Dodson 334 S. Leggett Abilene, TX 79605	Grant 60 days to obtain all necessary rough-in inspections or demolish the structure, remove debris and clean the lot.

Mr. Prescott stated this is the fifth time this property has been before the board. There have been no changes since it was last before the board. The interior has not changed since it was first condemned. There are no windows, black plastic covers the area where the windows should be, some of the plastic has blown loose, no attempt to secure. There is a rear apartment that has had a roof put on, early in the process, without a permit. The owner has gotten the permits secured which was the board action from last meeting. The main house has had no inspections; the rear apartment had a plumbing rough-in. There is no owner request. Staff recommendation is 60 days to obtain all necessary rough-in inspections or demolish. Mr. Mullins has contacted James asking why he is still getting mail when he sold it. Mr. Dodson has spoken to James stating that he only want to do the minimum until the divorce is final. After discussion, Pamela Yungblut made the motion to grant 60 days to obtain all necessary rough-in inspections or demolish the structure, remove debris and clean the lot, Wayland Schroeder seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>09-044</b>	<b>1342 Cedar St.</b> N72.6' S362' E140' W300' 202 W/2-2, OT ABL, Abilene, Taylor County, Texas	T. E. McFadin 8207 Callaghan Rd. Ste. 155 San Antonio, TX 78230-4736	Grant owner 30 days to obtain all necessary permits or demolish the structure, remove debris and clean the lot.

Mr. Prescott stated the porch has water damage, rotted wood. The property had to be re-secured the back door by the city a couple of days before the photos were taken. There is new electrical work that has yet to be permitted. Mr. Prescott met with the plumbing contractor, the plumbing is ready for a rough-in inspection, they are waiting for the owner to make a decision about placement of kitchen cabinets. There is no owner request in writing, this is the third time this property is before the board. Staff recommendation is 30 days to obtain all necessary permits or demolish the structure. After discussion, Matt Loudermilk made the motion to grant owner 30 days to obtain all necessary permits or demolish the structure, remove debris and clean the lot, Perry Haynes seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>09-057</b>	<b>718 Sycamore</b> S50' N154' E92.3' 162 2 W2/3 ABL OT, Abilene, Taylor County, Texas	Swartz & Brough, Inc. 500 West Texas Ave., STE 1410 Midland, TX 79701	Grant owner 30 days to provide a plan of action with written cost estimates, sell or demolish the structure, remove debris and clean the lot.

Mr. Prescott stated there are broken windows; the securement of the property is minimal as the entire window is not covered. There is inadequate maintenance; the interior had been stripped down to the frame and not finished. There is a dead tree that has been an issue, they have been out twice to cut it down, once it was on their property the second time it was on the neighbors property. A real estate agent contacted James interested in purchasing, but could not give a hard close date. This is the third time this property is before the board, there is no owner request in writing. Staff recommendation is 30 days to provide a plan of action with written cost estimates, sell or demolish the structure. After discussion, Wayland Schroeder made the motion to grant owner 30 days to provide a plan of action with written cost estimates, sell or demolish the structure, remove debris and clean the lot, Perry Haynes seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
<b>10-022</b>	<b>302 N. Crockett</b> Park Plaza Sec. 1, Blk A, Lot 19, Abilene, Taylor County, Texas	Felicia & Michael Victor Luna 306 N. Crockett Abilene, TX 79603	Grant owner 30 days to provide a plan of action with written cost estimates, if that is done grant an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done grant an additional 60 days to complete.

Mr. Prescott stated this property was tabled from the November meeting. Nothing has changed since November, there is inadequate maintenance, missing siding. This is the property where the animals were left inside the house and animal services had to remove them, the inside has a large amount of animal fecal matter. There is a good deal of trash and debris on the property. Kelley Messer, city attorney, addressed the board stating she spoke to the Taylor County attorney on November the 1<sup>st</sup> on this property; they have to do a one month posting process for notice and then it would go to a tax sale in 3-6 months. Mr. Prescott has only had one contact with the owner. There is no owner request. Staff recommendation is to grant owner 30 days to provide a plan of action with written cost estimates, if that is done grant an additional 60 days to obtain all necessary permits and rough-in inspections, if that is done grant an additional 60 days to complete. After discussion, Matt Loudermilk 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 to obtain all necessary permits and rough-in inspections, if that is done grant an additional 60 days to complete, Pamela Yungblut seconded and the motion carried unanimously.

Approved: \_\_\_\_\_, Chairman Date: \_\_\_\_\_