

# Board of Building Standards Minutes

May 1st, 2013

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, May 1, 2013, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members:	Steve Ellinger, Chairman	Present
	Wayland Schroader	Absent
	Alana Fletcher Maddox	Present
	Gretchen Denny	Absent
	Delbert Allred	Present
	David Beard	Present
	Jeremy Kahl	Absent
	Anthony McColum	Present
	Edger Cordova	Absent
	Lloyd Turner	Absent
	David Brosig	Present

Visitors: Cheryl Erwin

Staff Present: Michael Moffitt, Code Enforcement Officer  
Kelley Messer, Legal Department  
David Sartor, Building Official  
Meagan Baker, Recording

1. The meeting was called to order by Steve Ellinger, Chairman, at 8:15a.m.
2. Mr. Ellinger said the first order of business was the review and approval of the minutes of the March 6, 2013 meeting. Delbert Allred made the motion to accept the minutes as written, Mr. Beard seconded with a correction of the address of case #05-042 and it unanimously passed.

3. CASES FOR REHABILITATION OR DEMOLITION:

Michael Moffitt, 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
10-068	2340 N 20 <sup>th</sup> St Sears Park, Block 33, Lot 19, Abilene, Taylor County, Texas	Bill and Carla Sutton 7733 US Highway 277 S Hawley, TX 79525-33	Table
<p>Mr. Moffitt states the property owner is making significant progress. Mr. Moffitt believes it won't be long before they call for a final inspection and bring the property out of condemnation. This is the fourth time this property has been before the board. The last time was April 2012. Staff's recommendation is to table.</p> <p>After discussion, Mr. Allred motioned to Table and Mr. McColum seconded and the motion carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
10-080	217 Palm OT Abilene, Block 120, Lot 9, Abilene, Taylor County, Texas	Cheryl Erwin 4404 Guernsey Rd. Odessa, TX 79764-3848	Table
<p>Mr. Moffitt states the property owner has made a substantial amount of repairs and has made significant progress. This property has had two final inspections; each time there were issues that would need to be addressed before the property could be brought out of condemnation. This is the fourth time this case has been brought before the board; the last time was May 2012. Staff's recommendation is to Table. Cheryl Erwin (property owner) states she will need about one week in order to get the property out of condemnation.</p> <p>After discussion, Mr. Beard motioned to Table and Mrs. Maddox seconded and the motion carried unanimously.</p>			

Case No.	Address & Description	Owner	Board Action
12-035	874 Clinton Muir & Shelton Outlot 5, Block A, Lot 19, Abilene, Taylor County, Texas	Maria Rentaria 874 Clinton St. Abilene, TX 79603	Declared a Nuisance & Demolition

Mr. Moffitt states this property was subject to a fire. Nothing has been done to the property. City has had to secure to the property. Vagrants are trying to steal whatever is inside and are using the property for shelter. The listed property owner is deceased and relatives do not want anything to do with the house. A citation was issued to a relative in hopes of getting someone to do something with the property, whether it is demolition, selling, or rehabbing. This is the first time this case has been brought before the board.

Staff's recommendation is to demolish.

After discussion, Mr. Beard motioned to declare this property a nuisance and Mr. Allred seconded and the motion carried unanimously. Mr. Beard motioned to order demolition and Mr. Brosig seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
04-040	1934 Victoria S40' Lot 4, George McDaniel Addn., Abilene, Taylor County, Texas	Taylor County AS TR ET TR 1534 Treadaway Bl. Abilene, TX 79602-4927	Declared a Nuisance & Demolition

Mr. Moffitt states this case was heard by the board in March 2013, and it was tabled in order to try and communicate with the owner to give him or her the opportunity to speak for the property. Mr. Moffitt has not been able to locate the property owner. This is the old church that is in serious dilapidation, which is a danger to people around the area. Since the last meeting this property has been taken over by the tax units for tax sale. Mrs. Kelley Messer spoke with Taylor County Appraisal District about the property; TCAD stated they were indifferent as to whether they sell as a vacant lot or with the structure still on the property.

Staff's recommendation is to demolish.

After discussion, Mr. Allred motioned to declare this property a nuisance and Mr. McColum seconded and the motion carried unanimously. Mr. Beard motioned to order demolition and Mrs. Maddox seconded and the motion carried unanimously.

Approved:  , Chairman Date: 05.01.13