

Board of Building Standards Minutes

August 7, 2013

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, August 7, 2013, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members:	Steve Ellinger, Chairman	Present
	Wayland Schroader	Absent
	Alana Fletcher Maddox	Absent
	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:	Bill Riggs	Stephanie Goodrich
	Tom Benson	Gary Corpian
	Ed McRoy	Wayland Schroeder

Staff Present:

Michael Moffitt, Code Enforcement Officer
Kelley Messer, Legal Department
Van Watson, Building Official
Meagan Baker, Recording

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 May 1, 2013 meeting. Delbert Alfred made the motion to approve with the correction of a date change, Mr. McColum seconded 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
07-022	541 Oak St Block 89, Lot 7 & S1/2 of 8, TIF #1, OT, Abilene, Taylor County, Texas	Gary Lee & Marilu Corpian 70 Castle Dr. Abilene, TX 79602	Table
<p>Mr. Moffitt states this case has been requested by Chairman Steve Ellinger. There have been complaints made regarding the condition of the Old Ice House. The combination of the salt and moisture rusted the steel support structures for the roof, the hole in the roof measures approximately 14ft x 72ft. Property was condemned February 12, 2007; this is the fourth time this property has been before the board. On July 20, 2012 the staff issued Mr. Corpian a 60/60/60 letter. Mr. Corpian did not follow any of the requests from the letter. January 2013 Mr. Moffitt spoke with Mr. Corpian to see what his plan is for the property. Mr. Corpian stated he did not have the funds to repair the property; therefore he is trying to sell the property. Mr. Moffitt gave Mr. Corpian 180 days to sell. Mr. Moffitt asks that Mr. Ed McRoy to give the staff recommendation.</p> <p>Mr. Ed McRoy states there is no staff recommendation for this particular case. The board has ordered demolition on this case many years ago; the board has also ordered to Table the case. Mr. McRoy states that the option for today's meeting are to Table the case and give staff some direction on what the board's desire would be for how we handle the case, the board also has the option to order a demolition again. Mr. McRoy explains that if the board orders demolition the City does not have the money or resources to demolish the structure in a reasonable amount of time.</p> <p>Mr. Corpian states he received a letter in September 2007 that states the board granted 180 day to sell or demolish the structure with a condition that if the owner fails to do so the City will demolish the structure and bill the owner. Mr. Corpian has been trying to sell the property; he has had three possible buyers in the past couple of months.</p> <p>Mr. Tom Benson is the owner of the building that adjoined to the Ice House. Mr. Benson explains to the board that he has spent a substantial amount of money in hopes to lease or sell his building however Mr. Benson has been unsuccessful in leasing or selling the property. The ending statement with each potential buyer for the property is that the adjoining building is an eye sore and a fire hazard.</p> <p>After discussion, Mr. Beard motioned to declare this property a nuisance and Mr. McColum seconded and the motion carried unanimously. Mr. Beard motioned to order demolition and Mr. Allred seconded and the motion carried unanimously.</p>			

4. Mrs. Kelley Messer speaks about the current ordinances referencing the items in the current 1991 Uniform Code for Abatement for Dangerous Building and the 1991 Housing Code which do not reflect the requirements of the Chapter 214 Local Government Code. Mrs. Messer explains that if a citizen wants to know how the board works or what a substandard building is, it would be very difficult for them to find. Mrs. Messer generated a new ordinance which compiles the current information from Chapter 214 and 54 from the Local Government Code putting all the referenced codes in one ordinance making it more simple for the general public and future staff members to reference the ordinances. Mrs. Messer discussed that she would like to have some assist from the board before the updated ordinances are brought before City Council. Mrs. Messer stated that the board could make their recommendations at the next Board meeting in September, 2013.

Approved:



Chairman

Date: 01.04.13