

## **Board of Building Standards Minutes**

**March 5, 2014**

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, March 5, 2014, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members:	Steve Ellinger, Chairman	Present
	Wayland Schroeder	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:

Staff Present:

Michael Moffitt, Code Enforcement Officer
David Sartor, Building Official
Kelley Messer, Legal Department
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 February 5, 2014 meeting. Mr. Allred made the motion to approve, Mr. McColum seconded and it passed unanimously.
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
12-056	926 N Treadaway Bl S25 OF E70FT W140 OF N265 177 OT LOT 1 OT ABL TIF#1	Emilio Flores c/o Emilio Flores Jr. 1974 N Willis St Abilene TX 79603	Declared a Nuisance & Demolition

Mr. Moffitt stated there is no one to speak for this property. The property owner that is listed on Taylor County Appraisal District is deceased. Vagrancies have gotten inside the structure and started a fire, which burned a lot of the house. The City has had to secure this structure several times and has been maintaining the property for the past year.

Staff's recommendation is demolition.

After discussion, Mr. Beard moved to declare this property a nuisance based on staff recommendation and Mr. Allred seconded and the motion carried unanimously. Mr. Allred moved to order demolition based on section 8-564 and Mr. McColum seconded and the motion carried unanimously.

Case No.	Address & Description	Owner	Board Action
12-002	3142 Simmons Av NORTH PARK ADDN, BLOCK 25, ACRES 1.0	Thomas Charlotte %Martin Lee Thomas 3141 Simmons St Abilene TX 79601	Declared a Nuisance & Demolition

Mr. Moffitt stated this house was condemned original because the degradation and dilapidation with the rock façade. The structure is continuing to dilapidate. There is no fence and no restriction for access; it's really putting the general public at risk of injury. Mr. Moffitt states there is no imamate danger but the risk is there. The gentleman is currently using the structure for storage, which is prohibited under the Condemnation Code. Property owner has obtained a demolition permit about 9 months ago, that permit ran out. He has since renewed the permit. Mr. Moffitt believes the property owner has no intent to demolish the structure. Property owner has 3 or 4 months left on the permit, after that if he has not demolished the structure then the City will demolition. Mrs. Kelley Messer asked if Michael Moffitt will explain to the board members what was discussed in the staff meeting about the outside rock structure being supportive. Mr. Moffitt explained this house was built with a main structure and the sub-structure is all rock. Mr. Beard states he went by this property yesterday and about half of the rock is down off the building and stacked on pallets. Mr. Beard asked "if the property owner has an active permit, then why does the board have to take action on the case?" Mrs. Kelley responded "He has already let one permit expire without doing anything. Then if he fails to demolish before the permit runs out, then we have the order to demolish." Mr. McColum asks "Per the file there were two citations issued to the property owner, what does the citation put upon the home owner? Is there a fine?" Mr. Sartor states "the citations go through the Municipal Court and it's a fine up to \$500." Mr. McColum asked "has this property owner gone through the court for his fine?" Mr. Moffitt states "there has not been a court date set yet."

Staff's recommendation is demolition.

After discussion, Mr. Beard moved to declare this property a nuisance based on staff recommendation and Mr. McColum seconded and the motion carried unanimously. Mr. Allred moved to order demolition based on section 8-564 and Mr. Brosig seconded and the motion carried unanimously.

4. Mr. Sartor spoke on the status of the demolition at 101 Oak St. The demolition has been proceeding however its proceeding slowly because of the nature of what the property owner is trying to do by salvaging the bricks. The originally permit was issued on February 2012, and then fence was installed around the sight in April 2012. The permit was renewed on February 2013, and again September 2013. Building Inspections have contacted the owner and is in the process of renewing the permit again. Mr. Sartor has been observing the property for some time and there is progress being made. All of the bricks have been disassembled and removed. Along with the renewal of the permit, Building Inspection has asked the owner to submit a Plan of Action for what the time frame would be for this project being completed. Mr. Sartor hopes that this demolition will be completed with the next six months before the permit expires again. Mr. Ellinger asked "does the owner understand that he is going to have to fill in basement and the property be leveled?" Mr. Sartor answered "yes the property owner is aware this, Building Inspection has explained this to him at the time of the permit was issued." Mrs. Messer adds that this property was never condemned; we are just giving the update because the board had asked for an update. This is for informational purpose only. Mr. Ellinger asked "do they have to remove the concrete in the basement or can they just fill in." Mr. Sartor answered "the concrete has to be removed. The City ordinance requires on demolitions all footing, foundation and slabs to be removed."

Mr. Ellinger adjourned the meeting.

Approved: \_\_\_\_\_

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