

# Board of Building Standards Minutes

December 2, 2015

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, November 4, 2015, in the Council Chambers at City Hall, 555 Walnut St, Abilene, Texas.

Board Members:

Steve Ellinger, Chairman	Present
Alana Fletcher Maddox	Present
Delbert Allred	Present
David Beard	Present
Anthony McColum	Present
Lloyd Turner	Present
DeAnn Yeilding	Present

Visitors:

Bill Ortega	Bruce Kreidler
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Staff Present:

Michael Moffitt, Code Enforcement Officer  
Stanley Smith, Legal Department  
Meagan Baker, Recording

1. The meeting was called to order by Mr. Steve Ellinger, Chairman, at approximately 8:15a.m.
2. Mr. Ellinger stated the first order of business was the review and approval of the minutes from the November 4, 2015 meeting. Mr. Allred made the motion to approve, Mr. McColum seconded and the motion passed.

3. CASES FOR REHABILITATION OR DEMOLITION:

Mr. Michael Moffitt, Code Enforcement Officer, 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.

3.

Case No.	Address & Description	Owner	Board Action
10-017	<b>782 Palm St.</b> 11 & N19 LT 12 186 J&M OT ABL, Abilene, Taylor County, Texas	Bill Ortega 705 Hamby St. Clyde, TX 79510  Elisa Bontke 1321 Minter Ln. Abilene, TX 79603	No action taken, due to lack of motion.
<p>Mr. Moffitt stated the date of condemnation was March 25, 2010. The deed transfer date to the current owners was March 7, 2011. There was a 30/60/60 timeline letter sent to the property owners. A plan of action was submitted in November 2011. Building permit was obtained on March 7, 2011. There have been four citation issued to the owners for non-compliance. There were four on-site meetings with City staff and the property owners, to explain to the property owners what is required to bring the property out of condemnation. Mr. Moffitt stated there has been a plumbing rough end inspection that was performed on September 1, 2011. An electrical final was performed on January 3, 2012. This case has been before the board seven times. The last time the board heard this case was in September 2015. The staff recommended civil penalties; however, the board granted the property owner 90 days to bring property out of condemnation. Mr. Moffitt stated that there has been little progress since the last board order.</p> <p>Staff recommendation: For findings: (1) The owner Bill Ortega and Elisa Bontke, have received notice of the requirements of the Code for the Abatement of Dangerous Buildings and the current Minimum Standards for Buildings and Structures Division and was advised of there need to comply with those requirements.</p> <p>(2) On September 2, 2015 the Board made the following order: granted owner 90 days to bring property out of condemnation. (3) Owner has failed to comply with the order of the Board and has failed to take action necessary for compliance with the ordinance.</p> <p>Staff recommendation: For Order: Staff moves that the Board assess civil penalties in the amount of \$13,394, being \$153.00 per day from September 2, 2015 to December 2, 2015.</p> <p>Mr. Bill Ortega stated that since the last meeting, there has been progress made on the roof. Mr. Ortega stated that he thinks that are around 40 percent complete for the repairs. He stated that the sinks and water heater has been installed, there is only a couple of toilets that need to be installed. Mr. Ortega would like to request 180 days to complete the repairs and bring the property out of condemnation. The only repairs that need to be made in order to bring the property out of condemnation is finishing the roof and completing the exterior of the structure.</p> <p>After discussion, No action taken due to lack of motion.</p>			

Case No.	Address & Description	Owner	Board Action
12-020	4025 Avondale St. Elmwood West Sec 1, Block E, Lot 10 & E 10 of 9, Abilene, Taylor County, Texas	Kevin Webster 4026 Monticello St. Abilene, TX 79605-3823	30 Days to complete repairs and bring property out of condemnation.

Mr. Moffitt stated the date of condemnation was April 11, 2012. The deed transfer date to current owner was February 8, 2005. There was timeline letter sent to the owner on June 11, 2012 for 60/60/60. A plan of action was submitted on December 2012. There has been four citations issued to the property owner. This is the first time this case has been before the board. Mr. Moffitt stated the property owner lives directly behind this property. He purchased this property for his ex-wife and their child. There was a contractor that was helping the property owner with completing the repairs; however, due to lack of support from the property owner, she quit. There was a plumbing rough end performed on January 17, 2013 and an electrical rough end performed on January 17, 2013. A building roof framing inspection was performed on November 13, 2013. Mr. Moffitt stated a letter was written by the property owner and in that letter, he is requesting six months to complete repairs. Mr. Ellinger asked after reading the letter, why there is no utilities available. Mr. Moffitt explained that since the property is condemned utilities are shut off; however, the property owner does have temporary power available and they can get a 30 day permit for water.

Staff recommendation: 30 days to complete repairs and bring property out of condemnation.

After discussion, Mr. Turner moved to grant property owner 30 days to complete repairs and bring property out of condemnation and Mrs. Maddox seconded. The motion carried.

Case No.	Address & Description	Owner	Board Action
14-006	2141 N 12 <sup>th</sup> St. Lakeside Addition Block 18, Lot MID46, 2/3 Lots 15-16-17, Abilene, Taylor County, Texas	Michelle Goodwin 1110 Grand Av. Abilene, TX 79605	No Action

Mr. Moffitt stated this case has been removed from the agenda, due to the property owner signing consent to demolish.

Mr. Ellinger adjourned the meeting.

Approved:  Chairman Date: 01-06-16