

Board of Building Standards Minutes

January 6, 2016

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, January 6, 2016, in the Council Chambers at City Hall, 555 Walnut St, Abilene, Texas.

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|----------------|--------------------------|---------|
| Board Members: | Steve Ellinger, Chairman | Present |
| | Wayne Paris | Present |
| | Delbert Allred | Present |
| | David Beard | Present |
| | Anthony McColum | Present |
| | Lloyd Turner | Present |
| | DeAnn Yeilding | Present |

Visitors: Bruce Kreitler

Staff Present: David Sartor, Building Official
Michael Moffitt, Code Enforcement Officer
Chace Craig, 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 December 2, 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.

| Case No. | Address & Description | Owner | Board Action |
|---|--|--|----------------------|
| 15-002 | 101 Oak St. OT Abilene TIF #1, Block 4, Lot 4-12INC, Abilene, Taylor County, Texas | Abilene Matera LLC 6510 Turner Way Dallas, TX 75230-1934 | Complete demolition. |
| <p>Mr. Michael Moffitt stated, there has not been much progress since the last Board meeting in October. There appears to be some cleaning of the property but not much. The property does contain a fence around the unsecured structures; therefore, it is secured and does not create a hazard for the general public. Mr. Moffitt stated, the property owner, Mr. Watson, called him on Monday and advised him he was not going to be able to make the meeting due to a family medical emergency. Mr. Watson requested the Board table the case until the next meeting, since he was not able to attend. Mr. Ellinger stated, Mr. Watson contacted him as well and relayed the same message.</p> <p>Staff recommendation: Complete the demolition.</p> <p>After discussion, Mr. Beard moved to follow staff's recommendation and order the property owner to complete demolition and Mr. Allred seconded. The motion carried unanimously.</p> | | | |

4. Board Workshop

Mr. Moffitt stated, he and Mr. Chase Craig will be conducting the workshop. Mr. Moffitt also stated, he was going to speak about the Minimal Standard for Buildings and Structures. Back on November 2013, there were some changes with how properties are deemed condemnable. Properties are not being condemned unless they can be brought before the Board for demolition, a board order or civil penalties. Chapter 19-15 (4), is the chapter on which citations can be issued for noncompliance. Mr. Craig discussed with the Board on the Open Meeting Act. Mr. Craig stated the Board is under State law and City ordinance to have open meetings. Mr. Craig explains under that law, the Board has to allow the public ample amount of time to speak on any case. Mr. Craig discussed with the Board the different actions or motions the Board can take on a case. It was also discussed, when an item on the agenda is tabled, the item will have to be untabled before the item can be discussed. Mr. Craig explained, to the Board, the Open Meetings Act. He stated, if there is a quorum of Board members and official items are being discussed, if those two things co-exist at once then that would trigger the Open Meetings Act. There has to be proper notice and provide proper procedures that comply with the Open Meetings Act.

Mr. Ellinger adjourned the meeting.

Approved: David Beard, Chairman Date: 2-3-16