

Board of Building Standards Minutes

March 2, 2016

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, March 2 2016, in the Council Chambers at City Hall, 555 Walnut St, Abilene, Texas.

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

Visitors:	Bruce Kreitler	David Forcher
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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 February 3, 2016 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
12-039	1702 Marshall Campus ADDN, Block 21 Lot N118, E148.5 of 1, Abilene, Taylor County, Texas	Elsa Adame & Damien Arzola 1702 Marshall Abilene, TX 79605	120 days to bring property out of condemnation.
<p>Mr. Moffitt stated, work has been on-going for several years now. The date of condemnation was July 18, 2012. The deed transfer date to current owner was April 16, 2013. The original time line given to the current owner on August 12, 2013 was 60 days to submit a plan of action, 60 days to get rough end inspections, and 60 to bring property out of condemnation. A plan of action was submitted on April 22, 2013 and a building permit was obtained on May 4, 2013. There have been two citations issued to the owner for non-compliance. Mr. Moffitt stated the only progress being made at this time is a building and plumbing permits have been obtained. This is the first time the property has been before the Board. There has not been any communication with staff to provide an update on progress.</p> <p>Staff recommendation: bring property out of condemnation in 120 days.</p> <p>After discussion, Mr. Beard moved to give property owner 120 days to bring out of condemnation and Mr. Paris seconded. The motion carried.</p>			

Case No.	Address & Description	Owner	Board Action
15-004	401 Plum St OT Abilene Block 38, Lot 7-12 TIF #1, Abilene, Taylor County, Texas	Merrie Vanetta Booe & Myra Johnson 344 Clark Rd Abilene, TX 79602	30 days to clean the unsightly condition and 60 days to complete demolition.
<p>Mr. Moffitt stated, there is a slab with stored material and the material is being blown around in the wind. The date of condemnation was January 12, 2015. The original time line given on January 28, 2015 was 180 days to sell. There has been no communication between owner and staff. A plan of action has not been submitted and no building permit has been obtained. There was a demolition permit obtained but has since expired. No citations have been issued to the property owner. Mr. Moffitt advised the board members that on February 5, 2010 a demolition permit was obtained after a fire destroyed the building on the property. The building was removed but property owners left the slab. The property owner had planned to re-build on the slab but abandoned this plan.</p> <p>Staff recommendation: 30 days to clean the unsightly conditions and 60 days to complete demolition.</p> <p>After discussion, Mr. Allred moved to accept staff's recommendation and Mr. McColum seconded. The motion carried.</p>			

Case No.	Address & Description	Owner	Board Action
15-015	633 Pecan St OT Abilene, Block 131 Lot N35.8FT of LT8 and All LT9, Abilene, Taylor County, Texas	David Forcher 641 Pecan St Abilene, TX 79602	Declared property a nuisance and ordered property owner to demolish structure.
<p>Mr. Moffitt stated, the date of condemnation was March 19, 2015. The deed transfer date was February 23, 2004. The original time line given to the property was 60/60/60. There has been one citation issued to the property owner for non-compliance. The property owner had discussed with Mr. Moffitt his desire to sell the property. Mr. Moffitt then gave the owner 180 days to sell. Mr. Moffitt stated, the property has not been sold to date. The property has not been clean of the unsightly conditions and is a danger to the public.</p> <p>Mr. David Forcher stated, he is wanting to sell the property. He has been talking to several individuals about purchasing the property. Mr. Forcher expressed to the Board that he does not have the funds to demolish the structure. Mr. Forcher is asking for an extra 30 days to sell the property.</p> <p>Staff recommendation: Complete demolition in 60 days.</p> <p>After discussion, Mr. McColum moved to declare the property a public nuisance and Mr. Allred seconded. The motion carried. Mr. Allred moved to recommend demolition and Mr. Paris seconded. The motion carried.</p>			

Case No.	Address & Description	Owner	Board Action
15-028	2457 Grape St North Park of J McKinney Block 1, Lot 8, Abilene, Taylor County, Texas	Plutarco Cisneros Sr. 946 Sycamore Pl. McPherson, KS 67460- 5805	60 days to provide a Plan of Action, 60 days to get rough end inspections, and 60 days to bring property out of condemnation.

Mr. Moffitt stated, the date of condemnation was September 8, 2015. The deed transfer date was July 17, 2003. The original time line was 60/60/60. There has not been a plan of action submitted and no building permit has been obtained. There has been one citation issued to property owner for non-compliance. This is the first time the property has been before the Board. There has not been any on-site meetings arranged between Mr. Moffitt and property owner. On July 12, 2015, the structure was involved in a fire and this was the reason for the condemnation.

Staff recommendation: 60 days to provide a Plan of Action, 60 days to get rough end inspections, and 60 days to bring property out of condemnation.

After discussion, Mr. McColum moved to accept the staff's recommendation and Mr. Beard seconded. The motion carried.

4. Mr. Ellinger made the announcement to the Board, this will be his last meeting, as he is resigning as the Chairman of the Board of Building Standards. Mr. Ellinger stated, he is appreciative of the staff and the City, of the job they have done working with the Board. He also wanted to thank the rest of the Board members for being a part of the Board.

Mr. Ellinger adjourned the meeting.

Approved: David P Beard, Chairman Date: 4-4-16