

Board of Building Standards Minutes

April 6, 2016

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

Board Members:	David Beard, Chairman	Present
	Wayne Paris	Absent
	Delbert Allred	Present
	Anthony McColum	Present
	Lloyd Turner	Present
	DeAnn Yeilding	Present
	Wayland Schroeder	Present
Visitors:	Bruce Kreidler	Ann Renner
	Delinda Price	Chris Price
	Bill Ortega	James McFadden
	Patsy Pienta	Elisa Bontke

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. David Beard, Chairman, at approximately 8:15a.m. Mr. Beard stated, the first order of business is to elect a Chairman and Co-Chairman. Mr. Allred made the nomination for Mr. David Beard for Chairman and there were no other nominations. Motion passed to elect Mr. David Beard as Chairman. Mr. Allred nominated Mr. Anthony McColum for Co-Chairman and there were no other nominations. Motion passed to elect Mr. Anthony McColum as Co-Chairman.
2. Mr. Beard stated, the second order of business was the review and approval of the minutes from the March 2, 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
10-017	782 Palm St 11 & N19 LT 12 186 J&M OT ABL, Abilene, Taylor County, Texas	Ortega Bill Juarez & Bontke Elisa 1321 Minter Ln Abilene TX 79603	Table

Mr. Moffitt stated, no progress is being made and in fact, the structure has become more dilapidated since the property was first condemned. Most of the progress made to the property was on the interior. The property was condemned in March of 2010. The Board heard this case back in September, 2015 and an order was given to the property owner to bring property out of condemnation within ninety days. Mr. Moffitt stated, after the ninety days were up, the case was brought back before the Board in November, 2015. At the November meeting, there was no action given from the Board. Mr. Moffitt stated, within weeks prior to the meeting, there were new developments in the form of new owners. Staff's recommendation is to table this case, this would allow staff to work with new owners.

Mrs. Elisa Bontke stated she wanted to restore the historical home, in the hopes to make this a home for a family and also for the structure to remain a historical piece of Abilene. Mrs. Bontke and Mr. Bill Ortega have come to an agreement to sell the property.

Mrs. Ann Renner stated she first saw this property back in October; however, at that time Mrs. Bontke and Mr. Ortega were not wanting to sell. Mrs. Renner stated, she has inherited some money and this is what she will be using to restore the property. This property does have a Historical Overlay. Mrs. Renner expressed to the Board, she is excited and ready to get to work on the property. The first thing that Mrs. Renner is planning on doing, is putting a new roof on the structure. Mr. Beard asked Mrs. Renner if there was a time frame to bring the property out of condemnation. Mrs. Renner explained, a new roof will be the first thing that happens and after that they will start on the other parts. Mr. McColum asked if Mrs. Renner has some kind of estimate on the cost of restoring the property. Mrs. Renner stated, it shouldn't take more than \$20,000 to \$25,000. Mr. McColum explained to Mrs. Renner, if she takes possession of the property, she will be held responsible for bringing the property out of condemnation.

Mr. Moffitt stated since this property does have Historical Overlay, any changes to the property will have to be approved by the Landmarks Commission. Mr. Schroeder asked if this property was accessible to the public. Mr. Moffitt stated, there is not a fence around the property but the structure is secured.

Staff recommendation: Table

After discussion, Mr. McColum moved to table and Mr. Schroeder seconded. The motion carried.

Case No.	Address & Description	Owner	Board Action
14-021	854 Comanche Tr. Lake Fort Phantom Block A, Sect 1, Lot 33, Abilene, Jones County, Texas	Price, Delinda 3117 S 11th St Abilene TX 79605	Allowed to have the slab remain.

Mr. Moffitt stated this property was condemned on October 27, 2014. There was a building on the property which was burned due to a fire. The structure was demolished. Mr. Moffitt has been working with the property owner, Mrs. Price, to bring the property out of condemnation. The reason the property could not be brought out of condemnation was due to a slab that remains on the property. Mr. Moffitt stated, Mrs. Price was not aware the slab/cellar had to be removed during the demolition process. Mrs. Price does have future plans for the slab/cellar. Mr. McColum asked if the slab was the only thing that remains on the property. Mr. Moffitt explained that everything else had been removed and the slab is the only thing remaining. Mrs. Delinda Price stated, after she received notice that the property was condemned, they immediately went to secure the property. Mrs. Price explained they have followed all the procedures with demolishing the structure and abided by all the time lines that were given to her. Mrs. Price stated, the slab in question had nothing to do with the house that was involved in the fire. The cellar is used to store items and also for protection from rain or bad weather, when she is out at the property. Mrs. Price is requesting from the Board to be able to leave the slab/cellar for storage and safety issues. Mr. McColum asked Mrs. Price about future plans. Mrs. Price stated, at some point in the future, she would like to put something out there but right now she is wanting to come into compliance. Mr. McColum asked if Mrs. Price knew what the slab was used for. Mrs. Price stated, there could have been a trailer house on the slab but that was several years ago, even before her father bought the property.

Staff recommendation: Deny the request.

After discussion, Mr. Schroeder moved to allow the slab to remain and Mr. Allred seconded. The motion carried.

Change to April 6th meeting date

Mr. Beard adjourned the meeting.

Approved: David D Beard, Chairman Date: 6-1-16