

Board of Building Standards Minutes

March 1, 2017

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, March 1, 2017, in the Council Chambers at City Hall, 555 Walnut St, Abilene, Texas.

Board Members:	David Beard, Chairman	Present
	Wayne Paris	Present
	Delbert Ailred	Present
	Anthony McColum	Present
	Lloyd Turner	Absent
	DeAnn Yeilding	Present
	Wayland Schroeder	Present
	David Brosig	Present
Visitors:	Ann Renner	Jim Jones
	Bruce Kreitler	Elena Barrientes
Staff Present:	Tim Littlejohn, Building Official	
	Michael Moffitt, Code Enforcement Officer	
	Chace Craig, Legal Department	
	Meagan Baker, Recording	

1. Mr. Beard stated, the first order of business was the review and approval of the minutes from the February 1, 2017 meeting. Mr. McColum made the motion to approve with the corrections of adding the Boards request to have a representative from Taylor County Appraisal District to answer questions, Mr. Schroeder seconded and the motion passed.
2. CASES FOR REHABILITATION OR DEMOLITION:
Mr. Michael Moffitt, Code Enforcement Officer, presented the cases 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 1 OT ABL, Abilene, Taylor County, Texas	Ortega, Bill Juarez & Bontke Elisa 1321 Minter Ln Abilene TX 79603	Order owner to repair- 30 days to obtain all permits and provide plan of action including a timeframe for repair and costs estimates, and if this is done, 60 days to obtain rough-in inspections and all final inspections shall be completed by the expiration of all permits.

Mr. Moffitt provided the Board with the checklist for records search. County records showed a warranty deed naming Ann Renner to be the owner. Taylor County Appraisal District (TCAD) shows owner to be Bill Ortega & Elisa Bontke. TCAD has not updated their records to show new owner. There are no records for this name found through the search with Secretary of State. Tax records of the municipality is not applicable. Utility records of the municipality showed to be inactive since March 12, 2010. Property sold to Ann M. Renner effective February 6, 2017. Documents do not appear in TCAD, this usually takes two to six weeks for the information to be updated. Search reveals Ann M. Renner to be the owner of this property.

Mr. McColum made a motion to untable and Mr. Allred seconded. Motion carried.

On April 6, 2016, a BOBS decision letter was sent to owner. The initial notice of condemnation was sent to Ann Renner on February 9, 2017. A notice for the March 1, 2017 BOBS meeting was sent on February 15, 2017. Mr. Moffitt explained there was an accessory building on the west side of the property, this would have to be either demolished or repaired prior to bringing the property out of condemnation.

Staff recommendation:

Order owner to repair- 30 days to obtain all permits and provide plan of action including a timeframe for repair and costs estimates, and if this is done, 60 days to obtain rough-in inspections and all final inspections shall be completed by the expiration of all permits.

Mrs. Renner and Mr. Jones explained to the Board they are going to level the porch and put on a new roof. After that is done, they will start putting up sheet rock and painting. Mrs. Renner stated they should be able to get all the permits within thirty days.

After discussion, Mr. Allred moved to follow staff's recommendation and Mr. Paris seconded. The motion carried.

Case No.	Address & Description	Owner	Board Action
10-074	860 Orange St LT 13 & S1/2 LT 14 180 4- B JOHN SAYLES OT ABL, Abilene, Taylor County, Texas	Avila Maria M. & Avila Magdalila 2817 S 2 nd St Abilene TX 79605	Order owner to repair, 30 days to obtain all permits, and if this is done, 60 days to obtain rough-in inspections and all final inspections shall be completed by the expiration of all permits.

Mr. Moffitt provided the Board with the checklist for records search. County records showed special warranty deed to Maria M. Avila & Magdalila Avila. TCAD showed owners to be Maria M. Avila & Magdalila Avila. There are no records for these names found through the search with Secretary of State. Tax records of the municipality showed service has been inactive since October 22, 2010. Search revealed Maria M. Avila & Magdalila Avila to be the owners of this property.

Mr. Allred made a motion to untable and Mr. McColum seconded. Motion carried.

On August 1, 2012, a BOBS decision letter was sent. The initial notice of condemnation was sent on November 26, 2014. A timeline for repairs, 60/60/60, was sent on March 20, 2015. The new initial notice of condemnation was sent on July 26, 2016. The notice for the March 1, 2017 BOBS meeting was sent on February 15, 2017.

Staff recommendation:

Order owner to repair, 30 days to obtain all permits, and if this is done, 60 days to obtain rough-in inspections and all final inspections shall be completed by the expiration of all permits.

Mr. Allred asked Mr. Moffitt if he has had any contact with the owners. Mr. Moffitt explain he has not been in contact with the owners. Mr. Moffitt explained he had spoken to one of the owners after a citation was issue for non-compliance.

After discussion, Mr. McColum moved to follow staff's recommendation and Mr. Allred seconded. The motion carried.

Mr. Chace Craig explained to the Board what happens to a civil penalties lien if the property goes to tax sale. Mr. Craig stated the civil penalties lien would be extinguished at the time of the sale.

Mr. Beard adjourned the meeting.

Approved: <i>David D Beard</i>	Chairman	Date: <i>5-3-17</i>
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