

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
May 05, 2021 8:15 a.m.
BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS
COUNCIL CHAMBERS, CITY HALL**

Members Present: Mr. David Beard, Chairman
Mr. Anthony McColum, Co- Chairman
Mr. Delbert Allred
Mr. Gary Webb
Ms. Betty Bradley
Mr. Lloyd Turner

Staff Present: Mr. Tim Littlejohn, Assistant Director of Planning and Development
Services / Building Official
Mr. Van Watson, Assistant Building Official
Mr. Chace Craig, Assistant City Attorney
Mr. Clay Door, Community Enhancement Division Manager
Mr. Josh Mares, Code Compliance Officer
Mr. Robert Marsh, Code Compliance Officer
Ms. Catina Betoncur, Office Assistant III

Others Present: Mr. Darius Robinson
Mr. Alton Smith
Ms. Haley Napier

CALL TO ORDER

Mr. Beard called the meeting to order at 8:15 a.m. and Ms. Betoncur recorded the minutes. A quorum of members was present, and the meeting proceeded.

APPROVAL OF MINUTES

The minutes of the last meeting, April 07, 2021, were provided in advance to Board Members for review.

Mr. Allred made a motion to approve the minutes as written and was seconded by Mr. McColum, motion carried.

AYES: Mr. Allred, Mr. McColum, Mr. Webb, Mr. Turner, Mr. Beard

NAYS: None

AGENDA ITEMS & PUBLIC HEARINGS

Case for Rehabilitation, Demolition, or Civil Penalties- Case No 20-003773: 1526 Park Ave. (ARTHEL HENSON OUTLOT 33, BLOCK N, LOT 15), Owner: Robinson, Harold

Mr. Mares presented the case, staff recommendations are as follows:

Order: Owner to repair – 30 days to obtain all permits and provide a plan of action including a time frame for repair and cost estimates, and if this is done, 60 days to obtain rough in inspections, and if this is done all final inspections shall be completed by the expiration of all permits.

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (d & g)
- (3) Nuisance, Chapter 19-15 (b & d)
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

Public Hearing:

Mr. Beard opened the public hearing.

Mr. Darius Robinson (202 Miss Ellie) spoke on the status of the property. Mr. Robinson is the son of owner, Harold Robinson, and stated his father received a turnkey proposal agreement which includes extensive work to the property. The proposal did not have a start or end date, but he is willing to comply to remove the home from the condemnation status.

There being no other speakers, Mr. Beard closed the public hearing.

Mr. McColum made a motion to order the owner to repair, 30 days to obtain all permits and provide a plan of action including a time frame for repair and cost estimates, and if this is done, 60 days to obtain rough in inspections, and if this is done all final inspections shall be completed by the expiration of all permits and was seconded by Mr. Allred, motion carried.

AYES Mrs. Bradley, Mr. Allred, Mr. McColum, Mr. Webb, Mr. Turner, Mr. Beard
NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties- Case No 20-004219: 535 Apache Lane (FT PHANTOM HILL SECT 2, BLOCK A, LOT 29), Owner: Rosenbaum, Elisa

Mr. Mares presented the case, staff recommendations are as follows:

Order: Owner to repair – 30 days to obtain all permits and provide a plan of action including a time frame for repair and cost estimates, and if this is done, 60 days to obtain rough in inspections, and if this is done all final inspections shall be completed by the expiration of all permits.

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (d & g)
- (3) Nuisance, Chapter 19-15 (b & d)
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

The Board asked if the owner would still be given the opportunity to demolish the structure with the staff recommendation of a 30/60.

Mr. Mares explained that in addition to the 30/60 order to repair plan, the owner still has the option to pull permits to demolish the structure.

The Board also asked if the owner was contacted.

Mr. Mares stated that he had not been in contact with the owner.

The Board asked why the 30/60 plan was utilized once again.

Mr. Mares explained that utilizing the 30/60 plan gives the owner an opportunity to make the repairs and eliminates reasons for owner not to repair. The plan gives the owner the option to make repairs or demolish the house.

Mr. Mares also informed the Board that the owner was informed about obtaining a list of bonded City contractors, however, the list must be accessed online due to the enormous volume.

Public Hearing:

Mr. Beard opened the public hearing. There being no speakers, Mr. Beard closed the public hearing.

Mr. Turner made a motion to order the owner to repair, 30 days to obtain all permits and provide a plan of action including a time frame for repair and cost estimates, and if this is done, 60 days to obtain rough in inspections, and if this is done all final inspections shall be completed by the expiration of all permits and was seconded by Mr. Webb, motion carried.

AYES Mrs. Bradley, Mr. Allred, Mr. McColum, Mr. Webb, Mr. Turner, Mr. Beard

NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties- Case No 21-000770: 1802 Merchant (COLLEGE HEIGHTS, BLOCK 49, LOT 6 & S/2 OF 5), Owner: Lyman, Julie Lynn

Mr. Mares presented new information on the case, staff recommendations are as follows:

Mr. Mares informed the Board that there was a fire at the property on April 9th.

The Board asked when the last time there was contact with the owner.

Mr. Mares stated that he spoke with the son of the owner who has no interest and that no other relatives have an interest in the property.

Mr. Craig emphasized to the Board to consider that the owner is incarcerated and she is the last legal owner and no one has legal authorization to sign a consent to demolish. It would be helpful to have the demolition order in place but it was their discretion. The other option would be for the Board to table this case until a later hearing to allow the staff time to contact the owner for valid Consent to Demolish.

Public Hearing:

Mr. Beard opened the public hearing. There being no speakers, Mr. Beard closed the public hearing.

Mr. Allred made a motion that the property is a public nuisance, in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable and was seconded by Mrs. Bradley, motion carried.

AYES: Mrs. Bradley, Mr. Allred, Mr. McColum, Mr. Webb, Mr. Turner, Mr. Beard

NAYS: None

Mr. Allred made a motion that the owner is ordered to demolish or appeal the order to the district court within thirty day or the City may demolish, and was seconded by Mrs. Bradley, motion carried.

AYES: Mrs. Bradley, Mr. Allred, Mr. McColum, Mr. Webb, Mr. Turner, Mr. Beard

NAYS: None

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 8:43 a.m.

X *David D Beard* 6-2-21

Approved, Chairman