

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
December 7, 2022 8:30 a.m.
BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS
COUNCIL CHAMBERS, CITY HALL**

Members Present: Mr. David Beard, Chairman
Dr. Wayne Paris
Mr. Delbert Allred
Mr. Jeremy McBrayer
Mr. Gary Webb
Mr. Lloyd Turner
Mr. Wayland Schroeder

Staff Present: Mr. Michael Rice, Assistant City Manager
Mr. Tim Littlejohn, Director of Planning and Development Services
Mr. Van Watson, Building Official
Ms. Kelley Messer, First Assistant City Attorney
Mr. Clay Door, Code Compliance Division Manager
Mr. Josh Mares, Code Compliance Officer
Mr. Robert Marsh, Code Compliance Officer
Mr. Ricky Wright Jr., Code Compliance Officer
Ms. Christi Jones, Office Assistant

Others Present: Mr. Roland Borden

CALL TO ORDER

Mr. Beard called the meeting to order at 8:30 a.m. Ms. Jones recorded the minutes. A quorum of members was present, and the meeting proceeded.

APPROVAL OF MINUTES

The minutes of the last meeting, November 2, 2022, were provided in advance to Board Members for review.

Mr. Allred made a motion to approve the September minutes as written.

The motion was seconded by Mr. Schroeder, motion passed.

AYES: Mr. Allred, Mr. McBrayer, Mr. Schroeder, Mr. Beard

NAYS: None

ABSTAIN: Dr. Paris, Mr. Webb

AGENDA ITEMS & PUBLIC HEARINGS

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 21-004566: 1018 ORANGE ST. (3 204 4-B HUGHES OT ABL, TAYLOR COUNTY, TEXAS), Owner: BORDEN, ROLAND INC.

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

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:
(1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & I)
(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)

Order: Owner to repair – 30 days to provide a plan of action and to obtain all permits including a timeframe for repair and cost estimates, 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.

Public Hearing: Mr. Beard opened the public hearing. Mr. Borden spoke to the board about his intent to work on the structure. He stated he has someone planning to move into the home. Mr. Borden stated he is comfortable with the staff recommendation.

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

Board Held Discussion: The board held a discussion about the structural issues within the structure.

Mr. McBrayer made a motion that the owner is ordered to repair – 30 days to provide a plan of action and to obtain all permits including a timeframe 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 passed.
AYES: Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. Beard
NAYS: Dr. Paris
ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-002607: 258 ROSS AVE. (CHRISTIAN COLLEGE 2ND ADDN, BLOCK 9, LOT S/2 OF 11 & 12, TAYLOR COUNTY, TEXAS), Owner: PENNA, SANDRA

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

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:
(1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & I)
(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)

Order: Owner to repair –30 days to provide a plan of action and to obtain all permits including a timeframe 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.

Board Held Discussion: The board discussed that this is the first time this case has come before the board. The board is concerned about the criminal and police activity that has gone on at the property. The staff is recommending a 30/60 plan and if the owner doesn't comply with the order it will come back before the board at a later date.

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

Dr. Paris made a motion that the owner is ordered to repair – 30 days to provide a plan of action and to obtain all permits including a timeframe 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 passed.

AYES: Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Beard

NAYS: Mr. Schroeder

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-002969: 1102 MONROE ST. (COLLEGE DRIVE REPLAT, BLOCK 19, LOT 19 (JC REESE REP), TAYLOR COUNTY, TEXAS), Owner: HARRISON, DAVID

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

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)

Order: Owner to repair – 30 days to provide a plan of action and to obtain all permits including a timeframe 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.

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

Board Held Discussion: Mr. Mares informed the board that the owner came into the office on December 6, 2022 and signed a consent to demo form. The staff recommends a 30/60 in case the owner changes his mind.

Mr. Webb made a motion that the owner is ordered to repair – 30 days to provide a plan of action and to obtain all permits including a timeframe 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. Schroeder.

Motion passed.

AYES: Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. Beard
NAYS: None
ABSTAIN: None

Fiscal Year 2022 Condemnation Program Stats Presentation

Mr. Door presented the stats to the board:

Code Enforcement Condemnation Program FY2022
October 1, 2021 – September 30 2022

54 New condemnation cases, that's up 4 from FY2021
441 Dilapidated structure cases with only 269 last year
38 Cases completed, 6 more than last year
51 Brought before Board of Building Standards, 18 more than last year
18 Resolved without going to the Board of Building Standards 18 City funded demolitions, 12 CDBG funded and 7 by owner consent
Average cost per demolition \$7,396, down from \$12,500 last year
5 Owner repaired structures and 5 demolitions by owner.

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 9:34 a.m.

X David D Beard
Jan 4, 2023

Approved, Chairman