



City of Abilene

Board of Building Standards Agenda

Notice is hereby given of a meeting of the Board of Building Standards of City of Abilene to be held on January 6, 2020, at 8:15 a.m., at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

MINUTES

- A. **Board of Building Standards December 02, 2021 Minutes**
• Public Hearing

AGENDA ITEMS

PUBLIC HEARINGS:

STATEMENT OF POLICY

In all cases, except where specifically stated otherwise, buildings must be secured and the lot clean and mowed by the owner within ten (10) days of receipt of notice of results of this hearing. If this is not done, the City may do so and bill the owner. In any case where the Board orders the owner to demolish a structure or structures, but the owner fails to demolish or appeal the Board's order, the City may demolish. Any appeal must be filed in district court within 30 calendar days after the aggrieved party receives notice of the Board's decision. At the hearing, you should be prepared to present the following information:

- 1. Specific time frame needed to complete repairs.*
- 2. Specific scope of repair work to be completed.*
- 3. Cost estimates for work to be done by licensed, bonded contractors such as electrical, plumbing or heating and air-conditioning contractors.*

You have the right to hire an attorney to represent you at the hearing, the right to inspect the file on the property at the office of Planning and Development Services prior to the hearing, and the right to request the presence of city staff for the purpose of questioning at the hearing.

- A. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 20-00431: 1326 Burger St. (CRESCENT HEIGHTS, BLOCK A, LOT 4), Owner: Marshall, Robert Ondra**
• Public Hearing
- B. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 20-002280: 1431 S 6th (OT ABILENE, BLOCK 124, LOT W5 LTS 1 & 2 E40 LTS 10, 11, 12 & N150 OF ALLEY), Owner: Smith, Alton and Alicia**
• Public Hearing

EXECUTIVE SESSION

The Board of Building Standards of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections:

- A. **551.071 (Consultation with Attorney)**

ADJOURNMENT

Notice

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received forty-eight (48) hours prior to scheduled meetings. Please contact the City Secretary's Office at 325-676-6208. Telecommunication device for the deaf is 325-676-6360.

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 23rd day of December, 2020, at 2:45 p.m.

Shawna Atkinson, TRMC
City Secretary

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
December 02, 2020 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
Dr. Wayne Paris
Mr. Delbert Allred
Mr. Wayland Schroeder
Mr. Lloyd Turner
Mr. Gary Webb

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

Others Present: Mr. Joel Flores
Mr. Gilbert Villarreal
Mr. Leland Kinkade
Mrs. Kay Kinkade

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, November 04, 2020, were provided in advance to Board Members for review.

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

AYES: Dr. Paris, Mr. Allred, Mr. McColum, Mr. Turner, Mr. Beard

NAYS: None

ABSTAIN: Mr. Webb, Mr. Schroeder

AGENDA ITEMS & PUBLIC HEARINGS

Case for Rehabilitation, Demolition, or Civil Penalties- Case No. 11-044: 2926 Beech St. (NORTH PARK ADDN, BLOCK 15, LOT S75 N319 OF E138.5) Owner: Flores, Joel

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

Finding: 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.

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: The owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish.

Public Hearing:

Mr. Beard opened the public hearing.

Mr. Joel Flores (5726 Chachalaca Ln) spoke about the status of the property. He stated that he has made repairs to the ceiling and the back room and is working to get the problems up to code. He invested \$45,000 on the property and is currently having financial problems which is preventing him from completing the work. Mr. Flores stated that the shifted foundation was caused by a tornado last year, and he stated that he needs to move the foundation over 8 feet. Mr. Flores cannot afford the estimate he received of \$6,000 to have the primary structure professionally moved.

The Board asked Mr. Flores what the timeline goal was to remove the house out of condemnation.

Mr. Flores stated that he attempted to get the inspectors to respond to him and it was without success.

The Board had discussion about the foundation and how it was able to be moved 8 feet off the footing.

Mr. Flores explained that the original foundation was made of rocks and cinder blocks were later added and that the movement was a result of the tornado in 2019.

Dr. Paris made a motion to give the owner 60 days to move the structure within the setback lines and the Board would revisit the case during the February Board hearing and the motion was seconded by Mr. Schroeder, motion carried.

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

Case for Rehabilitation, Demolition, or Civil Penalties- Case No. 17-033: 1233 S Crockett (ELMWOOD WEST SEC 11, BLOCK N, LOT 21) Owner: Coddington, Sharon D

Mr. McColum made a motion to remove the case from the table, and the motion was seconded by Mr. Allred, motion carried

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

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

Finding: 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.

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: The owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish.

Public Hearing:

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

Mr. McColum 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 Mr. Allred, motion carried.

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

Mr. McColum 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 Mr. Allred, motion carried.

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

Case for Rehabilitation, Demolition, or Civil Penalties – Case No. 20-002282: 1517 N. 16th St. (COLLEGE HEIGHTS, BLOCK 26, LOT 3 & W/2 OF 2) Owner: Jones, Gregory ET AL % Gregorio Hernandez

Mr. McColum made a motion to remove the case from the table, and the motion was seconded by Mr. Allred, motion carried

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

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

Finding: 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.

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: The owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish.

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 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 Mr. McColum, motion carried.

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

Dr. Paris 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 Mr. McColum, motion carried.

AYES: Dr. Paris, Mr. Allred, Mr. McColum, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

Clay Door Staff Presentation – Condemnation Program Statistics review (FY 2019-2020)

Clay Door presented statistics on condemnation cases and demolitions within the Community Enhancement division.

The Board inquired about the dilapidated structure program.

Mr. Door provided the Board with more details to explain that the program is part of the public nuisance and provides a resolution for owners to repair minor problems with their homes to avoid the condemnation process which was implemented around 2018.

A question was asked by the Board about how recent City cutbacks will influence the budget.

Mr. Door stated that the budget was already allocated so there are funds available. Mr. Door explained that the City has CDBG funding (Community Development Block Grant) which can be utilized for demolitions.

ADJOURNMENT

There being no further business to come before the meeting, the Board of Building Standards hearing was adjourned at 9:22 a.m.

X

Approved, Chairman



**Board of Building Standards
Agenda Memo**

Meeting Date: 1/6/2021

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition or Civil Penalties - Case No. 20-00431: 1326
Burger St. (CRESCENT HEIGHTS, BLOCK A, LOT 4), Owner: Marshall, Robert Ondra
• Public Hearing

GENERAL INFORMATION

Owner: Marshall, Robert Ondra

Sq. Ft.: 747

Structural: P

Foundation: P

Value: \$27,465

Total: \$ 29,112

Del. Tax: \$3020.82

SPECIAL CONSIDERATIONS

December 21, 2018 Case opened for dilapidated structure due to fire that occurred on July 8, 2018.

February 19, 2020 Property was condemned. Notice was posted on the structure.

February 20, 2020 Sent utility shut off request.

February 21, 2020 Mailed initial notice of condemnation with POA and 30/60 letters.

September 25, 2020 Made contact with property owner, explained to him that he needed to submit his plan of action, or I would have to present the case before the Board of Building Standards. He stated he was not sure if he would be able to complete everything in 30 days. I cleared up the misunderstanding, and explained to him that he did not need to complete the project in 30 days. I explained to him how the plan of action and permit process worked, and explained to him that he would receive extensions on the permit as progress was made by passing the required inspections, (Rough in, top out, final).

October 28, 2020 Individual who stated he was going to be helping the owner with the project came in to get a plan of action. I

explained to him that we needed paper estimates attached with detailed explanations of the work that is going to be done. He was also given a building permit application and reminded that the contractors needed to be bonded with the City. He stated he would have everything turned in next week.

December 15, 2020 Posted and mailed notice for January BOBS meeting. We also met with the owner at the property, where he allowed the code officer to enter the structure and take recent photos. He stated he intended to demolish the garage structure, and he was just waiting for permission from the City to demolish. I explained to him that he would need to come in and pull a demolition permit to begin the process.

December 17, 2020 Phone call from individual who stated he was going to be helping Mr. Marshall with the demolition. He stated he would come in the next day to pull the demolition permit.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Order: Owner ordered to repair, 30 days to obtain all permits and provide 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.

- (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)

BOARD OR COMMISSION RECOMMENDATION

The Board will hear the case on January 06, 2021.

ATTACHMENTS:

- | | | |
|----|------------------------------------|---|
| 1. | 20210106 01 slides intro | 20210106 01 slides intro.pptx |
| 2. | 20210106 20-000431 1326 Burger St. | 20210106 20-000431 1326 Burger St..pptx |

BOARD OF BUILDING STANDARDS

January 6, 2021



PUBLIC NOTICE – January 6, 2021 MEETING

A meeting of the Board of Building Standards will be held at 8:15 a.m., Wednesday, January 6, 2021 in the Council Chambers at City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 1326 Burger St. Abilene, TX 79603 and 1431 S. 6th St. Abilene, TX 79602. Property owners are required to submit at the hearing proof of the scope of work, including cost estimates, that may be required to comply with city ordinance and the calendar days in which it will take to perform the work. Owners have the right to hire an attorney to represent them, the right to inspect the file on the property at the Office of Planning and Development Services prior to the hearing, and the right to request the presence of City staff for the purpose of questioning at the hearing. The Board may take action, including but not limited to demolition orders and/or the assessment of civil penalties.



ITEM NO. 3 (a)
CASE # 20-000431
1326 Burger St.



CHECKLIST FOR RECORDS SEARCH

Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.

COUNTY RECORDS – Warranty Deed naming **Robert Ondra Marshall** as the owner.

TAYLOR COUNTY – Shows **Robert Ondra Marshall** to be the owner.

SECRETARY OF STATE – Shows **no entity under this name.**

TAX RECORDS OF THE MUNICIPALITY – Not applicable

UTILITY RECORDS OF THE MUNICIPALITY – Inactive since **April 2018.**

Search reveals **Robert Ondra Marshall** to be the owner.



PUBLIC NOTICE

Dec 15, 2020 2:48:01 PM
Abilene

"NOTICE"

**THIS BUILDING IS UNFIT FOR
HUMAN HABITATION AND IS
CONDEMNED BY THE CITY
OF ABILENE**



CONTACT CITY OF ABILENE 325-676-6241

—NOTICE— PUBLIC HEARING CONCERNING CONDEMNATION OF THIS PROPERTY AT CITY HALL ON

**DATE: December 15, 2020 AT 8:15 A.M.
All interested parties are urged to attend.
676-6277**

Owner Rights and Responsibilities

At the hearing you should be prepared to present the following information:

1. Specific time frame needed to complete repairs.
2. Specific scope of repair work to be completed.
3. Cost estimates for work to be done by licensed, bonded contractors such as electrical, plumbing or heating and air-conditioning contractors.

You have a right to hire an attorney to represent you at the hearing, the right to inspect the file on the property at the office of Planning and Development Services prior to the hearing, and the right to request the presence of city staff for the purpose of questions at the hearing.



Front East Side



North Side of the Structure



West Side of the Structure



South Side of Structure



Exterior Fire Damage to Garage



Interior Fire Damage to Garage



Minimal Smoke Damage



Interior Ceiling Damage



Interior Plumbing Issues



TIMELINE OF EVENTS

- **December 21, 2018** Case opened for dilapidated structure due to fire that occurred on July 8, 2018.
- **February 19, 2020** Property moved to the condemnation program due to lack of progress by the owner. Notice was posted on the structure.
- **February 20, 2020** Sent utility shut off request.
- **February 21, 2020** Mailed initial notice of condemnation with POA and 30/60 letters.
- **September 25, 2020** Made contact with property owner, explained to him that he needed to submit his plan of action, or I would have to present the case before the Board of Building Standards. He stated he was not sure if he would be able to complete everything in 30 days. I cleared up the misunderstanding, and explained to him that he did not need to complete the project in 30 days. I explained to him how the plan of action and permit process worked, and explained to him that he would receive extensions on the permit as progress was made by passing the required inspections, (Rough in, top out, final).
- **October 28, 2020** Individual who stated he was going to be helping the owner with the project came in to get a plan of action. I explained to him that we needed paper estimates attached with detailed explanations of the work that is going to be done. He was also given a building permit application, and reminded that the contractors needed to be bonded with the City. He stated he would have everything turned in next week.
- **December 15, 2020** Posted and mailed notice for January BOBS meeting. We also met with the owner at the property, where he allowed the code officer to enter the structure and take recent photos. He stated he intended to demolish the garage structure, and he was just waiting for permission from the City to demolish. I explained to him that he would need to come in and pull a demolition permit to begin the process.
- **December 17, 2020** Phone call from individual who stated he was going to be helping Mr. Marshall with the demolition. He stated he would come in the next day to pull the demolition permit.



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)

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 IF THIS IS DONE, ALL FINAL INSPECTIONS SHALL BE COMPLETED BY THE EXPIRATION OF ALL PERMITS.



End of 1326 Burger St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:1/6/2021

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition or Civil Penalties - Case No. 20-002280: 1431 S 6th (OT ABILENE, BLOCK 124, LOT W5 LTS 1 & 2 E40 LTS 10, 11, 12 & N150 OF ALLEY),
Owner: Smith, Alton and Alicia
• Public Hearing

GENERAL INFORMATION

Owner: Smith, Alton & Alicia

Sq. Ft.: 2330

Structural: Poor

Foundation: P

Value: \$26,104

Total: \$30,492

Del. Tax: \$411.24

SPECIAL CONSIDERATIONS

May 26, 2020 Property was initially reported from complaining citizen for dilapidated building.

July 9, 2020 Property was inspected by code officer for dilapidated building. Decision made to condemn. Property was condemned. Sent initial notice of condemnation and 30/60 letters.

July 10, 2020 Sent utility shut off letters.

December 14, 2020 Records show a roofing permit pulled on July 29, 2020 by the owner under the address of 1433 S. 6th St. Legal address of the property is 1431 S 6th St. Owner needs to pull full building permit to repair the entire structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Order: Owner ordered to repair, 30 days to obtain all permits and provide 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.

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
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- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

BOARD OR COMMISSION RECOMMENDATION

The Board will hear the case on January 06, 2020.

ATTACHMENTS:

1. 20210106 20-002280 1431 S. 6th St. 20210106 20-002280 1431 S. 6th St..pptx

ITEM NO. 3 (b)
CASE # 20-002280
1431 S. 6th St.



CHECKLIST FOR RECORDS SEARCH

Searches shown below ~~verify~~ proof of ownership and lienholders to which all notices shall be sent.

COUNTY RECORDS – Warranty Deed naming **Alton & Alicia Smith** as the owner.

TAYLOR COUNTY – Shows **Alton & Alicia Smith** to be the owner.

SECRETARY OF STATE – Shows **no entity under this name.**

TAX RECORDS OF THE MUNICIPALITY – Not applicable

UTILITY RECORDS OF THE MUNICIPALITY – Inactive since July 2018.

Search reveals **Alton & Alicia Smith** to be the owner.



PUBLIC NOTICE

Dec 15, 2020 3:02:56 PM
Abilene



—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
Wednesday, December 16, 2020 AT 8:15 A.M.
All interested parties are urged to attend.
676-6277

Owner Rights and Responsibilities
At the hearing you should be prepared to present the following information:

1. Specific time frame needed to complete repairs.
2. Specific scope of repair work to be completed.
3. Cost estimates for work to be done by licensed, bonded contractors such as electrical, plumbing or heating and air-conditioning contractors.

You have a right to hire an attorney to represent you at the hearing, the right to inspect the file on the property at the office of Planning and Development Services prior to the hearing, and the right to request the presence of city staff for the purpose of questioning at the hearing.

“NOTICE”
THIS BUILDING IS UNFIT FOR
HUMAN HABITATION AND IS
CONDEMNED BY THE CITY
OF ABILENE


CITY OF ABILENE

CONTACT CITY OF ABILENE 325-676-6241
IT IS A VIOLATION OF THE LAW FOR ANYONE TO REMOVE OR DESTROY THIS NOTICE.



North Side of the Structure



West Side of Structure



South Side of the Structure



East Side of Structure



Exterior Foundation Issues



Exterior Plumbing Issues



Exterior Bulging Out



Exterior Cracking & Deterioration



Interior Plumbing Issues



Interior Ceiling Work (no permits)

Monday, July 6, 2020 at 9:11 PM



Dec 14, 2020 at 12:41:06 PM
Abilene



Dec 14, 2020 at 12:38:20 PM
Abilene



Dec 14, 2020 at 12:39:27 PM
Abilene



TIMELINE OF EVENTS

- **May 26, 2020** Property was initially reported from complaining citizen for dilapidated structure.
- **July 9, 2020** Property was inspected by code officer for dilapidated structure. The decision was made to condemn. Sent initial notice of condemnation and 30/60 letters.
- **July 10, 2020** Sent utility shut off letters.
- **December 14, 2020** Records show a roofing permit pulled on July 29, 2020 by the owner under the address of 1433 S. 6th St. Legal address of the property is 1431 S 6th St. Owner needs to pull full building permit to repair the entire structure.



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

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
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- (3) Nuisance, Chapter 19-15 (b & d)
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- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

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 IF THIS IS DONE, ALL FINAL INSPECTIONS SHALL BE COMPLETED BY THE EXPIRATION OF ALL PERMITS.



End of 1431 S. 6th St. presentation

