



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 July 7, 2021, 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 June 02, 2021 Minutes**
• Public Hearing

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.

AGENDA ITEMS

- A. **Case for Rehabilitation, Demolition or Civil Penalties - Case No.20-003908:2433 Walnut St. (O C HOWELL OF NORTH PK 3,4 & 12-14, BLOCK 2, LOT 11 & N1/2 LT 10), Owner: Estes, Bernarda De Leon**
• Public Hearing
- B. **Case for Rehabilitation, Demolition or Civil Penalties - Case No.21-001059: 1734 N 5th St. (E55 W205 S146 182 1 OT ABL N 300 L 1), Owner: Vivion, Guy & Debra K**
• Public Hearing
- C. **Case for Rehabilitation, Demolition or Civil Penalties - Case No.21-001060: 789 Ross Ave. (PARK HEIGHTS ABL, BLOCK 4, LOT 7), Owner: Griffin, Margaret Beth**
• Public Hearing

- D. **Case for Rehabilitation, Demolition or Civil Penalties - Case No.21-001109:1933 Vogel Av. (WEST UNIVERSITY PLACE, BLOCK 4, LOT 5), Owner: Remmers, Bobby Lee % Megan Remmers**
• Public Hearing
- E. **Case for Rehabilitation, Demolition or Civil Penalties - Case No.21-001110:2158 Lillius St. (SEARS PARK, BLOCK 35, LOT 3), Owner: Dulaney, Alan**
• 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. Consultation with Attorney 551.071

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 2nd day of July, 2021, at 1:55 p.m.

*Kaitlin Richardson, Deputy City
Secretary*



**Board of Building Standards
Agenda Memo**

Meeting Date:7/7/2021

TO:

FROM:

**SUBJECT: Board of Building Standards June 02, 2021 Minutes
 • Public Hearing**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. 06.02.2021 BOBS mins

06.02.2021 BOBS mins.docx

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
June 02, 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
Dr. Wayne Paris
Mr. Gary Webb
Mr. Lloyd Turner

Staff Present: Mr. Michael Rice, Assistant City Manager
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
Mr. Ricky Wright, Code Compliance Officer
Ms. Catina Betoncur, Office Assistant III

Others Present: None

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, May 05, 2021, were provided in advance to Board Members for review.

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

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

NAYS: None

ABSTAIN: Dr. Paris

AGENDA ITEMS & PUBLIC HEARINGS

Case for Rehabilitation, Demolition, or Civil Penalties- Case No 21-000082: 2404 N 3rd.
(PECAN PARK, BLOCK K, LOT 1 & 2), Owner: FOCO Capital LLC

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 wanted to know if there were recent conversations with the owner.

Mr. Mares explained that he had no contact with the owner, but he had been in touch with the lien holder was told that the owner did want to demolish the structure.

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 Dr. Paris, Mr. Webb, Mr. Turner, Mr. Beard

NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties- Case No 21-000224: 4026 Pine St. (A0012 SUR 83 L BOWERMAN, ACRES 5.2359), Owner: Little, Phil J

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.

The Board had a question about why the tax records weren't applicable, and if the taxes are paid. There was a concern that the owner wasn't aware that there was a structure at this property, as well as, notification of liens.

Mr. Mares explained that the municipality records were not applicable taxes and that in his discussion with owner, who lives out of town, the owner was not aware of the current structure.

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

Prior to seconding the motion, Mr. Webb posed a question to legal counsel regarding the legality of the demolition order.

Mr. Craig advised that as long as the local government code was properly followed, the Board then has the authority to declare the property a public nuisance and so order a demolition.

Previously stated motion by Dr. Paris was seconded by Mr. Webb, motion carried.

AYES Dr. Paris, Mr. Webb, Mr. Turner, Mr. Beard

NAYS: None

Prior to making a motion, Dr. Paris posed a question to legal counsel about the property having multiple liens; and is the Board required to file a lien on the property if the owner does not follow the Board order to demolish.

Mr. Craig stated that after 30 days there is an opportunity for the owner appeal the decision to district court. If no compliance, a City contractor can be contacted, after the bid process, and can demolish the property. The owner can be billed and a lien can be placed on the property for non-payment.

Previously stated motion Dr. Paris made a motion that the owner is ordered to demolish or appeal the order to district court within thirty days or the City may demolish, and was seconded by Mr. Turner, motion carried.

AYES: Dr. Paris, 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 8:35 a.m.

X

Approved, Chairman



**Board of Building Standards
Agenda Memo**

Meeting Date: 7/7/2021

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition or Civil Penalties - Case No.20-003908:2433
Walnut St. (O C HOWELL OF NORTH PK 3,4 & 12-14, BLOCK 2,
LOT 11 & N1/2 LT 10), Owner: Estes, Bernarda De Leon
• Public Hearing

GENERAL INFORMATION

Owner: Estes, Bernarda De Leon

Sq. Ft.: 630

Structural: Poor

Foundation: P

Value: \$14,748

Total: \$16,717

Del. Tax: \$345.74

SPECIAL CONSIDERATIONS

November 13, 2020 – Property was condemned.

November 24, 2020 – Affidavit filed with the County Clerk.

December 1, 2020 – Mailed initial notice of condemnation and 30/60 letters.

April 16, 2021 – No contact from owner, and no permits on record.

April 23, 2021 – Property removed from BOBS agenda due to discovery of possible new ownership by Hardin Simmons University.

June 1, 2021 – After extensive research, property was confirmed by Hardin Simmons University that they did not own the property.

June 10, 2021 – Sent notice of July Board of Building Standards meeting.

June 14, 2021 – Posted notice of July Board of Building Standards meeting at the property.

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 this case on July 07, 2021.

ATTACHMENTS:

- | | | |
|----|------------------------------------|---|
| 1. | 01 Slides Intro | 01 Slides Intro.pptx |
| 2. | 20210707 20-003908 2433 Walnut St. | 20210707 20-003908 2433 Walnut St..pptx |

BOARD OF BUILDING STANDARDS

July 7, 2021



PUBLIC NOTICE – July 7, 2021 MEETING

- A meeting of the Board of Building Standards will be held at 8:15 a.m., Wednesday, July 7, 2021 in the Council Chambers at City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 2433 Walnut St. Abilene, TX 79601, 1734 N 5th St. Abilene, TX 79603, 789 Ross Av. Abilene, TX 79605, 1933 Vogel St. Abilene, TX 79603, and 2158 Lillius St. Abilene, TX 79603 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)

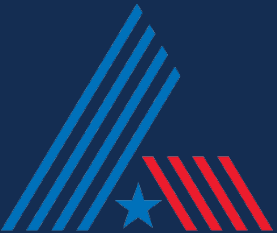
CASE # 20-003908

2433 Walnut 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 **Bernarda De Leon Estes** as the owner.
- **TAYLOR COUNTY**– Shows **Bernarda De Leon Estes** to be the owner.
- **SECRETARY OF STATE**– Shows no entity under that name.
- **TAX RECORDS OF THE MUNICIPALITY**– Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since **April 29, 2011**
- Search reveals **Bernarda Estes De Leon** to be the owner.



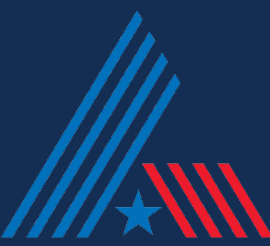
Public Notice



**NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THE PROPERTY**
AT CITY HALL ON
JULY 5, 2021 AT 9:15 A.M.
All interested parties are urged to attend.
925-676-4323

Owner Duties 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 site 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
CITY OF ABILENE



Front West Side



North Side



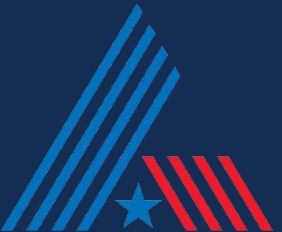
Rear East Side



South Side



Exterior Damage and Dilapidation



Exterior Damage and Dilapidation



Exterior Plumbing and Electrical Issues



Interior Plumbing Issues



Interior Ceiling Damage



Interior Ceiling Issues



Timeline of Events

- **November 13, 2020** – Property was condemned.
- **November 24, 2020** – Affidavit filed with the County Clerk.
- **December 1, 2020** – Mailed initial notice of condemnation and 30/60 letters.
- **April 16, 2021** – No contact from owner, and no permits on record, schedule for Board of Building Standards in May.
- **April 23, 2021** – Property removed from Board of Building Standards agenda due to discovery of possible new ownership by Hardin Simmons University.
- **June 1, 2021** – After extensive research, property was confirmed by Hardin Simmons University that they did not own the property.
- **June 10, 2021** – Sent notice of July Board of Building Standards meeting.
- **June 14, 2021** – Posted notice of July Board of Building Standards meeting at the property.



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 2433 Walnut St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 7/7/2021

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition or Civil Penalties - Case No.21-001059: 1734 N 5th St. (E55 W205 S146 182 1 OT ABL N 300 L 1), Owner: Vivion, Guy & Debra K
• Public Hearing

GENERAL INFORMATION

Owner: Vivion, Guy & Debra K
Sq. Ft.: 1320
Structural: Poor
Foundation: P
Value: \$22,215
Total: \$24,910
Del. Tax: \$0.00

SPECIAL CONSIDERATIONS

May 5, 2021 – Property was condemned.

May 11, 2021 – Affidavit of Condemnation filed with County Clerk.

May 13, 2021 – Notice of Condemnation and 30/60 sent to the owner and lien holder.

May 13, 2021 – Phone call with Terry McFadin, EMC Management Co., who is listed as a lien holder of the property. He stated that he still has an interest in the property, and was going to get in touch with the owner Guy Vivion. I informed Mr. McFadin that I would be sending him the notices of condemnation, and advised him to call me if he had any questions. He asked if the property was not in a state of repair, could the City demolish it and send him the bill. I explained to him that he does have the option to sign a consent to demo, however he would need to obtain full ownership of the property in order to make that decision.

May 14, 2021 – Utility shut off letters sent

June 10, 2021 – Sent notice of July Board of Building Standards meeting.

June 14, 2021 – Posted notice of July Board of Building Standards meeting at the property.

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 July 07, 2021.

ATTACHMENTS:

1. 20210707 21-001059 1734 N 5th St. 20210707 21-001059 1734 N 5th St..pptx

ITEM NO. 3 (b)

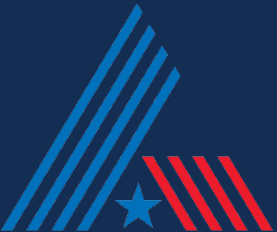
CASE # 21-001059

1734 N 5th 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 with Vendor's Lien naming **Guy Vivion** and **Debra K. Vivion** as the owner, and shows **Terry McFadin dba EMC Management Company** to be the Lien Holder.
- **TAYLOR COUNTY**– Shows **Guy & Debra K. Vivion** to be the owner.
- **SECRETARY OF STATE**– Shows **Terry McFadin** to be the registered agent of **EMC Management Company** (Lien Holder).
- **TAX RECORDS OF THE MUNICIPALITY**– Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since **August 9, 2019**.
- Search reveals **Guy & Debra K. Vivion** to be the owner.



Public Notice



Front South Side

May 12, 2021 at 2:06 PM



Rear North Side



West Side



East Side



Exterior Damage and Dilapidation



Exterior Damage and Dilapidation



Interior Ceiling Damage



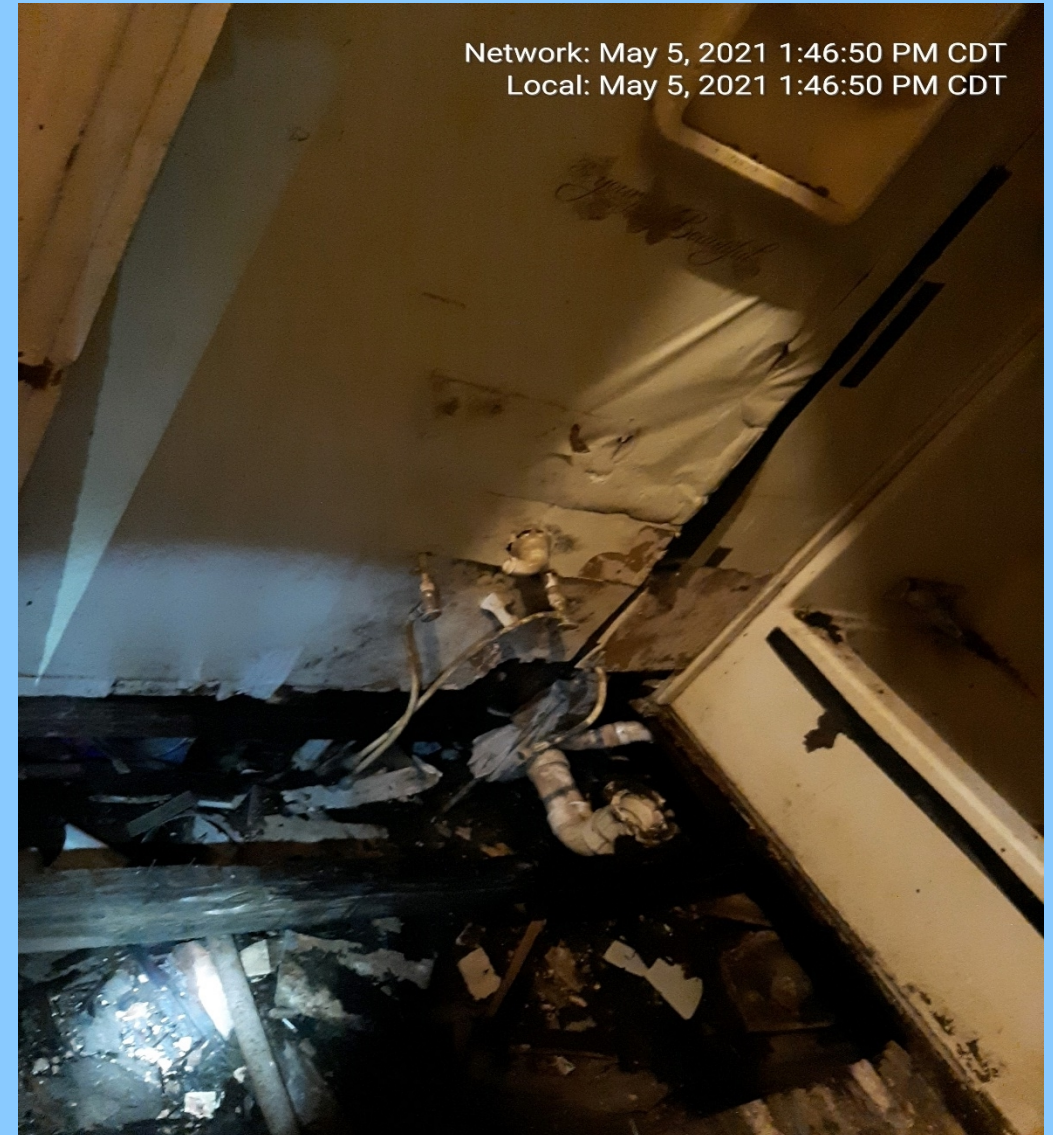
Interior Ceiling Damage



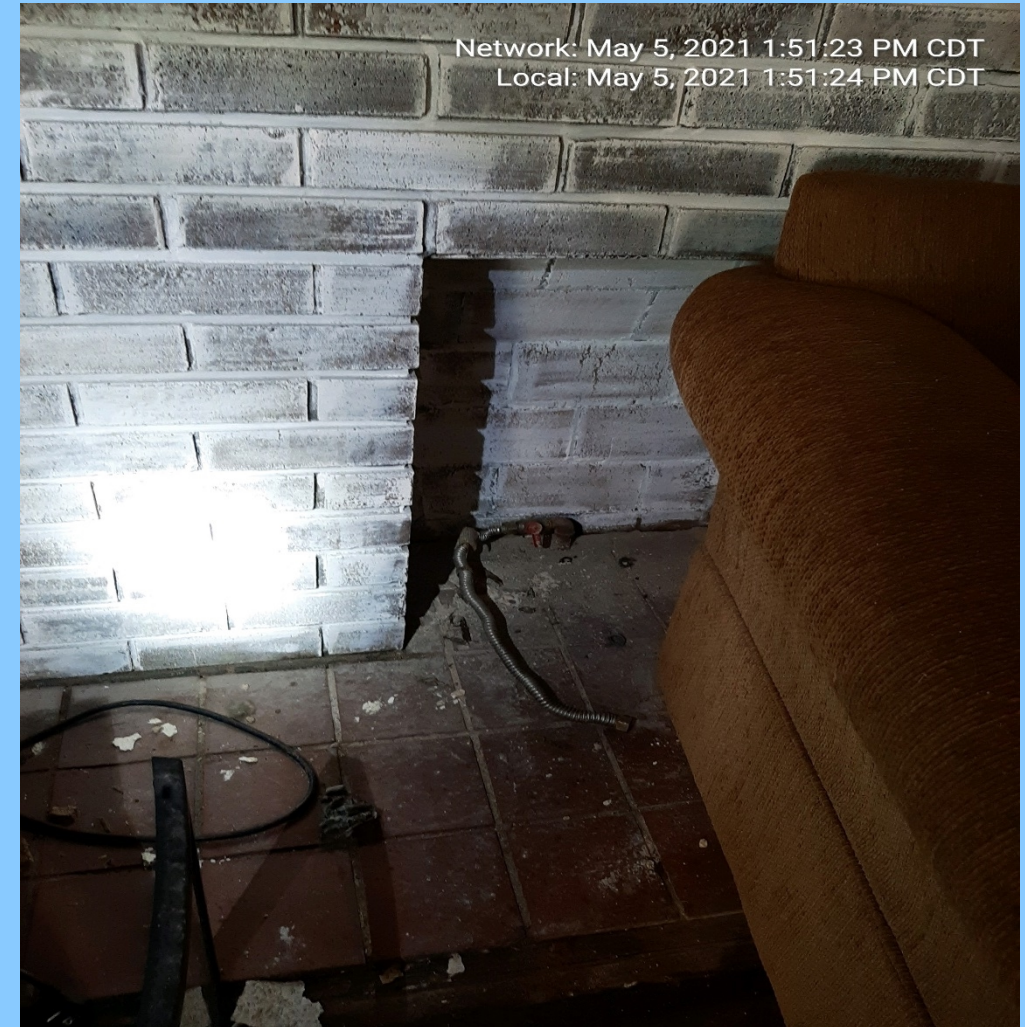
Interior Mold and Floor Damage



Interior Plumbing Issues



Interior Plumbing Issues



Timeline of Events

- **May 5, 2021** – Property was condemned.
- **May 11, 2021** – Affidavit of Condemnation filed with County Clerk.
- **May 13, 2021** – Notice of Condemnation and 30/60 sent to the owner and lien holder.
- **May 13, 2021** – Phone call with Terry McFadin, EMC Management Co., who is listed as a lien holder of the property. He stated that he still has an interest in the property, and was going to get in touch with the owner Guy Vivion. I informed Mr. McFadin that I would be sending him the notices of condemnation, and advised him to call me if he had any questions. He asked if the property was not in a state of repair, could the City demolish it and send him the bill. I explained to him that he does have the option to sign a consent to demo, however he would need to obtain full ownership of the property in order to make that decision.
- **May 14, 2021** – Utility shut off letters sent
- **June 10, 2021** – Sent notice of July Board of Building Standards meeting.
- **June 14, 2021** – Posted notice of July Board of Building Standards meeting at the property.



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 2433 Walnut St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 7/7/2021

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition or Civil Penalties - Case No. 21-001060: 789
Ross Ave. (PARK HEIGHTS ABL, BLOCK 4, LOT 7), Owner: Griffin,
Margaret Beth
• Public Hearing

GENERAL INFORMATION

Owner: Griffin, Margaret Beth
Sq. Ft.: 1600
Structural: Poor
Foundation: P
Value: \$49,922
Total: \$55,281
Del. Tax: \$0.00

SPECIAL CONSIDERATIONS

November 25, 2020 – Case opened and worked for dilapidated structure.
January 29, 2021 – Citation issued for dilapidated structure.
May 4, 2021 – Received report of structure fire.
May 5, 2021 – Property was condemned.
May 11, 2021 – Affidavit of Condemnation filed with the County Clerk.
May 13, 2021 – Initial Notice of Condemnation and 30/60 letters sent.
May 14, 2021 – Utility shut off letters sent.
June 10, 2021 – Sent notice of July Board of Building Standards hearing.
June 14, 2021 – Posted notice of July Board of Building Standards hearing at the property.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Finding:

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.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear the case on July 07, 2021.

ATTACHMENTS:

1. 20210707 21-001060 789 Ross Av. 20210707 21-001060 789 Ross Av..pptx

ITEM NO. 3 (c)
CASE # 21-001060
789 Ross Av.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Probate records naming **Margaret Beth Griffin** as the owner.
- **TAYLOR COUNTY**– Shows **Margaret Beth Griffin** 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 **May 17, 2021**
- Search reveals **Margaret Beth Griffin** to be the owner.



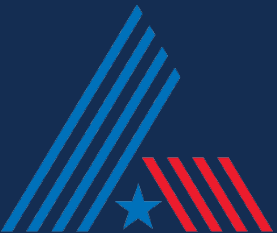
Public Notice



Front West Side



Rear East Side



North Side



South Side



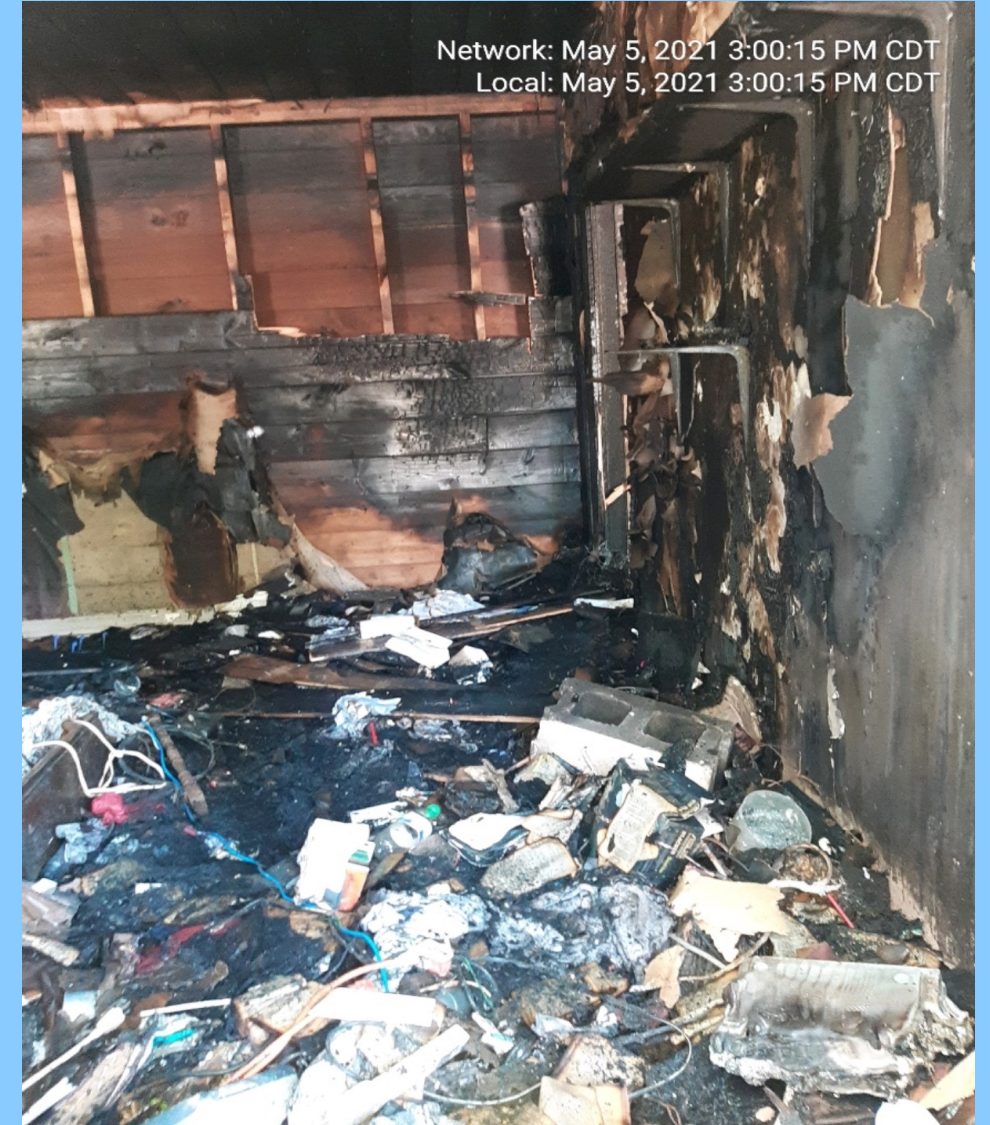
Exterior Fire Damage and Dilapidation



Interior Fire Damage



Interior Fire Damage



Interior Ceiling Damage



Interior Structure Issues



Timeline of Events

- **November 25, 2020** – Case opened and worked for dilapidated structure.
- **January 29, 2021** – Citation issued for dilapidated structure.
- **May 4, 2021** – Received report of structure fire.
- **May 5, 2021** – Property was condemned.
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- **May 13, 2021** – Initial Notice of Condemnation and 30/60 letters sent.
- **May 14, 2021** – Utility shut off letters sent.
- **June 10, 2021** – Sent notice of July Board of Building Standards hearing.
- **June 14, 2021** – Posted notice of July Board of Building Standards hearing at the property.



Staff Recommendation

Findings:

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.



End of 789 Ross Av. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 7/7/2021

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition or Civil Penalties - Case No. 21-001109:1933
Vogel Av. (WEST UNIVERSITY PLACE, BLOCK 4, LOT 5), Owner:
Remmers, Bobby Lee % Megan Remmers
• Public Hearing

GENERAL INFORMATION

Owner: Remmers, Bobby Lee

Sq. Ft.: 1,044

Structural: Poor

Foundation: P

Value: \$9,949

Total: \$12,454

Del. Tax: \$333.24

SPECIAL CONSIDERATIONS

December 22, 2017 – Structure fire

November 23, 2020 – Case opened for dilapidated structure after complaint was received.

December 2, 2020 – During phone call with the owner (Megan Remmers), was told her parents, the homeowners, are both deceased and she is not sure what to do with property.

December 8, 2020 – Home secured by city.

May 10, 2021 – Property was condemned.

May 11, 2021 – Recorded affidavit of condemnation at court. Sent utility shut off letters.

May 12, 2021 – Posted condemnation sign on property

May 13, 2021 – Initial notice of condemnation, POA, violation list, and 30/60 notice sent to property owner and heir, Megan Remmers.

May 18, 2021 – House is still secured/appears that it hasn't been entered to date (18 May 21)

June 10, 2021 – Sent notice of Board of Building Standards hearing.

June 14, 2021 – Posted notice of Board of Building Standards hearing on the property.

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 this case on July 07, 2021.

ATTACHMENTS:

1. 20210707 21-001109 1933 Vogel St. 20210707 21-001109 1933 Vogel St..pptx

ITEM NO. 3 (d)

CASE # 21-001109

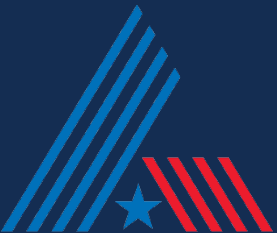
1933 Vogel St.



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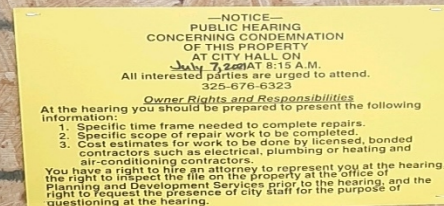
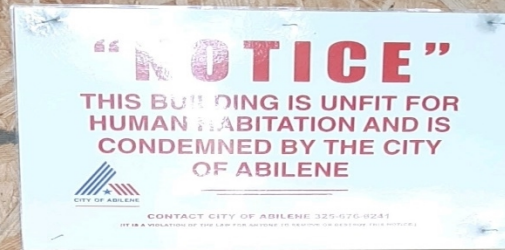
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Warranty Deed naming **Bobby Lee Remmers** as the owner.
- **TAYLOR COUNTY**– Shows **Bobby Lee Remmers % Megan Remmers** 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 17, 2018**
- Search reveals **Bobby Lee Remmers** to be the owner.



Public Notice

Jun 14, 2021 11:47:05 AM
Abilene



Front North Side



Rear South Side



East Side



West Side



Exterior Fire Damage and Dilapidation



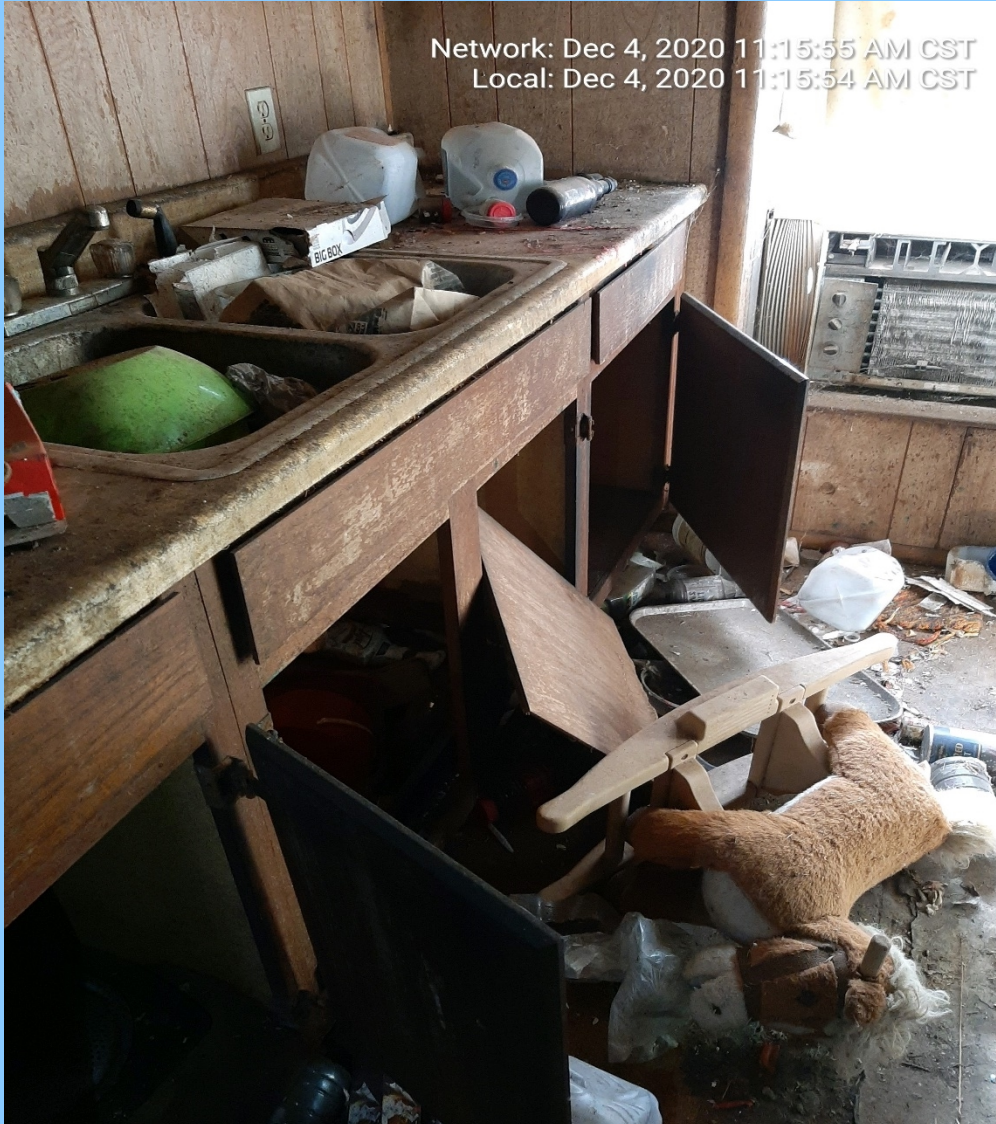
Interior Fire Damage



Ceiling Mold and Rat Fecal Matter



Interior Plumbing Issues



Timeline of Events

- **December 22, 2017** – Structure fire
- **November 23, 2020** – Case opened for dilapidated structure after complaint was received.
- **December 2, 2020** – During phone call with the owner (Megan Remmers), was told her parents, the homeowners, are both deceased and she is not sure what to do with property.
- **December 8, 2020** – Home secured by city.
- **May 10, 2021** – Property was condemned.
- **May 11, 2021** – Recorded affidavit of condemnation at court. Sent utility shut off letters.
- **May 12, 2021** – Posted condemnation sign on property
- **May 13, 2021** – Initial notice of condemnation, POA, violation list, and 30/60 notice sent to property owner and heir, Megan Remmers.
- **May 18, 2021** – House is still secured/appears that it hasn't been entered to date (18 May 21)
- **June 10, 2021** – Sent notice of BOBS hearing.
- **June 14, 2021** – Posted notice of BOBS hearing on the property.



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 1933 Vogel St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 7/7/2021

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition or Civil Penalties - Case No. 21-001110:2158
Lillius St. (SEARS PARK, BLOCK 35, LOT 3), Owner: Dulaney, Alan
• Public Hearing

GENERAL INFORMATION

Owner: Dulaney, Alan
Sq. Ft.: 876
Structural: Poor
Foundation: P
Value: \$17,310
Total: \$18,630
Del. Tax: \$0.00

SPECIAL CONSIDERATIONS

May 10, 2021 – Property was condemned.
May 13, 2021 – Initial Notice of Condemnation and 30/60 letters sent.
May 14, 2021 – Utility shut off notices sent.
June 10, 2021 – Sent notice of July Board of Building Standards hearing
June 14, 2021 – Posted notice of July Board of Building Standards hearing at the property.

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 this on July 07, 2021.

ATTACHMENTS:

- 1. 20210707 21-001110 2158 Lillius St. 20210707 21-001110 2158 Lillius St..pptx

ITEM NO. 3 (e)

CASE # 21-001110

2158 Lillius St.

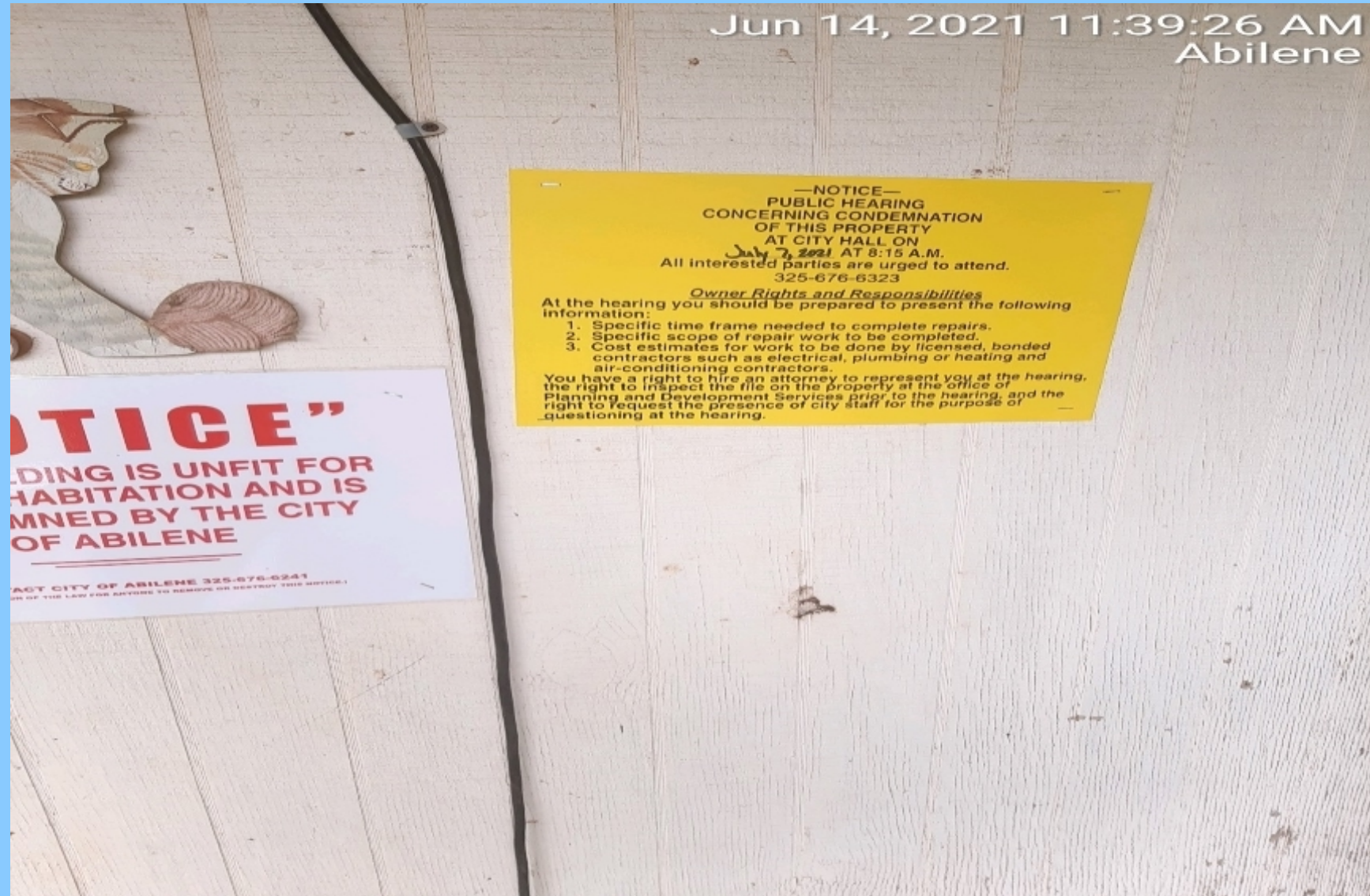


CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Special Warranty Deed naming **Alan Dulaney** as the owner.
- **TAYLOR COUNTY**– Shows **Alan Dulaney** 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 18, 2016**
- Search reveals **Alan Dulaney** to be the owner.



Public Notice



Front East Side



Rear West Side

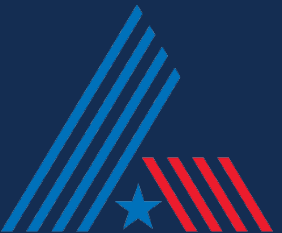
April 9, 2021 at 1:29 PM



North Side



South Side



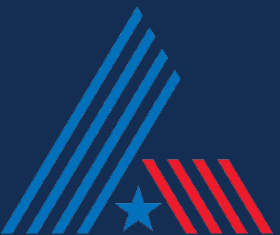
Exterior Damage



Plumbing and Electrical Issues



Interior Electrical Issues



Interior Plumbing Issues



Timeline of Events

- **May 10, 2021** – Property was condemned.
- **May 13, 2021** – Initial Notice of Condemnation and 30/60 letters sent.
- **May 14, 2021** – Utility shut off notices sent.
- **June 10, 2021** – Sent notice of July BOBS hearing
- **June 14, 2021** – Posted notice of July BOBS hearing at the property.



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 2158 Lillius St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:7/7/2021

TO:

FROM:

SUBJECT: Consultation with Attorney 551.071

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

