



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 August 4, 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. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving the Minutes for June and July Regular Hearings
- 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.11-044: 2926 Beech St. (NORTH PARK ADDN, BLOCK 15, LOT S75 N319 OF E138.5), Owner: Flores, Joel**
- Public Hearing
- B. **Case for Rehabilitation, Demolition or Civil Penalties - Case No.21-000188: 3017 Newman Rd. (A0681 SUR 45 B A L NW/4, ACRES 2.0), Owner: Callaway, Wilma Rae Excum**
- Public Hearing
- C. **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
- D. **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
- E. **Case for Rehabilitation, Demolition or Civil Penalties - Case No.21-001200: 1149 Houston St. (COLLEGE DRIVE REPLAT, BLOCK 19, LOT 26 (JC REESE REP), Owner: Viles, Willis**
 - Public Hearing

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 30th day of July, 2021, at 4:15 p.m.

Shawna Atkinson, TRMC, CMC
City Secretary

**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
MEETING MINUTES
July 07, 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. Delbert Allred
Mr. Anthony McColum
Mr. Gary Webb
Mr. Wayland Schroeder

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. Richard Dendinger, Code Compliance Officer
Mr. Christopher Raish, Code Compliance Officer
Mr. Robert Marsh, Code Compliance Officer
Mr. Ricky Wright, Code Compliance Officer
Ms. Catina Betoncur, Office Assistant III

Others Present: Ron Kinder
Colton Turman
Richard Turman
Guy Vivion

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, June 02, 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 Dr. Paris, motion carried.

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

NAYS: None

ABSTAIN: Mr. Allred, Mr. McColum, Mr. Schroeder

AGENDA ITEMS & PUBLIC HEARINGS

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

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)

Mr. Mares stated that there were no active permits and the owner has not been in contact with him.

A question was asked by the Board if return mail was received.

Mr. Mares stated that he received mail with the yellow return to sender label.

The Board stated that the property has grown up more than what was indicated in the pictures.

Mr. Mares said that he sent a mowing order request to have the grass cut.

Public Hearing:

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

Mr. Webb 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 Dr. Paris, Mr. Allred, Mr. McColum, Mr. Webb, Mr. Schroeder, Mr. Beard

NAYS: None

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

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.

Guy Vivion (815 Beech St), owner of the property, spoke about the status of the property. He planned to rehab the property, but the cost was a factor. He stated he was repairing the property. He talked about there being options which may include scheduling a demolition.

The Board asked Mr. Vivion how long he had the property and if property had been rented out.

Mr. Vivion stated that he owned it since 2004, and it was rented out until Covid and the renter left, and squatter moved in. Mr. Vivion stated that he was not able to have the squatters removed also due to Covid. He also stated that the squatters moved in and destroyed the property.

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

Mr. Allred 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. McColum, motion carried.

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

NAYS: None

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

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)

Mr. Mares explained that the structure was in a house fire.

The Board wanted to know if the owner has been contacted.

Mr. Mares explained that the owner is deceased and no heirs are listed from the research that was conducted.

The Board inquired if the owner was deceased prior to the fire.

Mr. Mares said no. He explained that the owner was in a nursing home when the fire occurred, and the former occupant had no rights to the property.

Public Hearing:

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

Mr. Webb made a motion to that the property is a nuisance, in that is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.

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

NAYS: None

Mr. Webb 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. Allred, motion carried.

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

NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties- Case No 21-001109: 1933 Vogel (WEST UNIVERSITY PLACE, BLOCK 4, LOT 5), Owner: Remmers, Bobby Lee

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)

Mr. Mares informed the Board that the property was in a fire and that no permits were pulled. He also informed the Board that on June 30th, he received a call from an interested buyer of the property. Mr. Mares advised the interested buyer to make contact with the owner.

A question was asked by the Board about why the property had been left in this condition since 2017, and why it has not been brought to the Board until now.

Mr. Mares stated that the complaint that was opened in November of 2020 was for a dilapidated structure, and that then the status was moved to the condemnation program in May (2021).

Mr. Mares explained to the Board that the heir does not have the deed in her name, and the property hasn't been changed to her name.

Public Hearing:

Mr. Beard opened the public hearing.

Mr. Richard Turman (809 Washington Blvd) spoke about his interest in purchasing the property. He has fixed up 3 condemned houses including two with fire damage and would like to "get the ball rolling." His plan is to rehab this house.

The Board explained to Mr. Turman the procedure and timeline for the 30/60 order.

Mr. Ron Kinder (1318 Sewell) also spoke in support of rehabbing the property. He stated there have been vagrants and varmints living in the home. He stated that the neighborhood is being cleaned up and the something quick needs to be done about the property.

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

The Board posed a question to legal counsel about sending notice to deceased owners.

Mr. Craig explained that the Staff has recorded the Board orders into the real property records of the county the property is located. The order that runs with the property speed up the timelines and prevents the whole process from starting all over again in the event of a new owner.

The Board posed a question to legal counsel about the 90 day minimum requirement for a title transfer to be expedited.

Mr. Craig confirmed that 90 days is the minimum amount of time to expedite title transfer by the heir to sell the home.

The Board explained to Mr. Turman the procedures on condemned house.

Mr. Beard suggested that the case be tabled to allow the progress of the negotiations between the current owner and a new owner. The Board could wait on a negotiations report.

Mr. Allred made a motion to table the case until the next meeting. Mr. Schroeder seconded the motion, motion carried.

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

NAYS: None

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

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)

Mr. Mares updated the case and informed the Board that the owner applied for a demolition permit on Tuesday, July 6th.

The Board has a question about the validity of the 30/60 order if there is a demolition permit.

Mr. Mares also informed the Board that the 30/60 order is still valid and will benefit the new owner if the current owner does not follow through on the demolition. He also informed the Board that there was a For Sale sign on the property.

Public Hearing:

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

The Board had discussion about tabling the case and giving the new owner an opportunity to comply with the order.

The Board asked how long the demolition permit is valid.

Mr. Mares replied that the permit was good for six months.

Mr. Allred made a motion to table the case until the next meeting. Mr. Webb seconded the motion, motion carried.

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

NAYS: Mr. McColum

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 9:09 a.m.

X

Approved, Chairman

BOARD OF BUILDING STANDARDS

August 4, 2021



PUBLIC NOTICE – August 4, 2021 MEETING

- A meeting of the Board of Building Standards will be held at 8:15 a.m., Wednesday, August 4, 2021 in the Council Chambers at City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 860 Orange St. Abilene, TX 79601, 3017 Newman Rd. Abilene, TX 79601, 1933 Vogel St. Abilene, TX 79603, 2158 Lillius St. Abilene, TX 79603, and 1149 Houston St. Abilene, TX 79601. 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.



CASE #11-044

2926 Beech St.



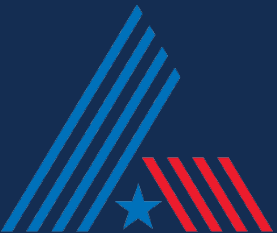
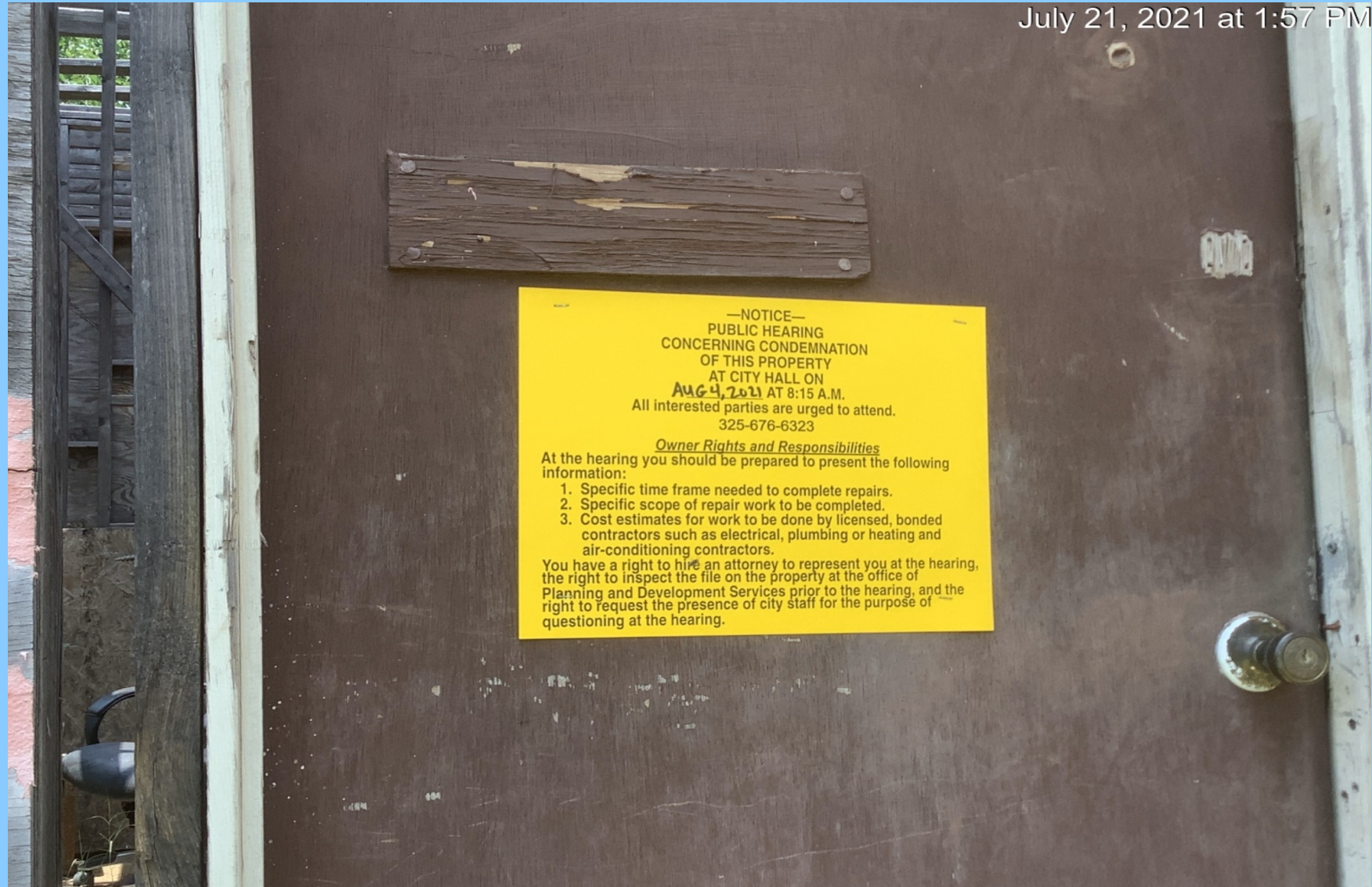
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Quit Claim Deed naming **Joel Flores**
- **TAYLORCOUNTY** – Shows **Joel Flores** 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 **August 26, 2016.**
- Search reveals **Joel Flores** to be the owner.



Public Notice

July 21, 2021 at 1:57 PM



Front East Side (Main Structure)



North Side (Main Structure)



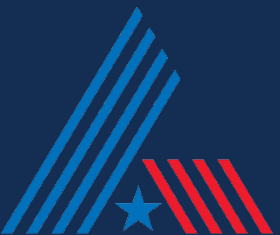
West Side (Main Structure)



South Side of Structure



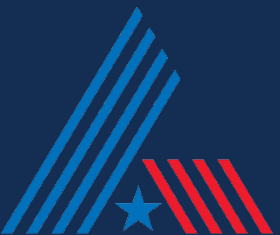
Timeline of Exterior



Timeline of Exterior



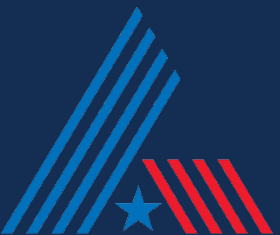
Incomplete Foundation



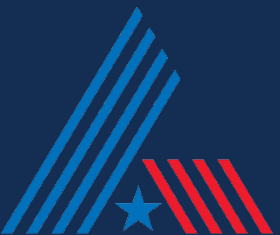
Exterior Incomplete Plumbing



Interior Structure Incomplete



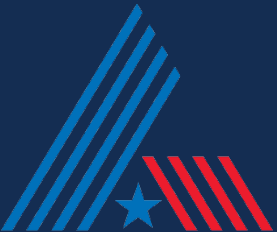
Interior Structure Incomplete



Secondary Structure



Secondary Electrical Issues



TIMELINE OF EVENTS

- **August 23, 2011** – Property was condemned
- *Case was presented to Board of Building Standards (1) time under previous owner.
- **March 25, 2014** – Informed of new ownership.
- **May 1, 2014** – New owner Joel Flores submitted plan of action, but no permits pulled.
- **October 23, 2014** – Notice of condemnation sent to Mr. Flores.
- **February 19, 2015** – Owner met with the City, and was given two months to pull building permits.
- **April 15, 2015** – Citation was issued.
- **July 1, 2015** – Plan of action was provided, and building permit was obtained.
- **November 12, 2015** – Owner was sent 60/60/60 letter.
- **January 13, 2016** – Owner called to give an update on the property.
- **March 14, 2017** – Owner was sent a new notice of condemnation.
- **April 17, 2017** – Sent notice of Board of Building Standards meeting.
- **April 19, 2017** – Sent notice of Board of Building Standards meeting evidence to the owner.
- **May 3, 2017** – Sent Board of Building Standards decision letter. (90 days to obtain all rough in inspections.)
- **February 19, 2018** – Permits were renewed by the owner



TIMELINE OF EVENTS

- **February 3, 2020** – Permits were renewed six more months, expire in August.
- **October 1, 2020** – Phone call to owner. Left VM to call back.
- **October 15, 2020** – Phone call to owner. Left VM to call back.
- **November 10, 2020** – Sent Notice of BOBS for December
- **December 2, 2020** – BOBS order 60 days to move the structure within the setback lines
- **December 3, 2020** – Sent BOBS decision letter.
- **February 8, 2021** – Code officer inspected the property. Confirmed structure was moved.
- **February 10, 2021** – Sent notice of March BOBS meeting.
- **February 23, 2021** – Sent notice of March BOBS cancellation.
- **March 16, 2021** – Sent notice of April BOBS meeting.
- **April 7, 2021** – BOBS order 30/60
- **April 13, 2021** – Owner submitted a plan of action to demolish the structure. Demolition permit was pulled.
- **July 14, 2021** – Property inspected by code officers. No progress or signs of demolition process starting.
- **July 15, 2021** – Sent notice of Board of Building Standards meeting.



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 2926 Beech St. presentation



CASE #21-000188

3017 Newman Rd.



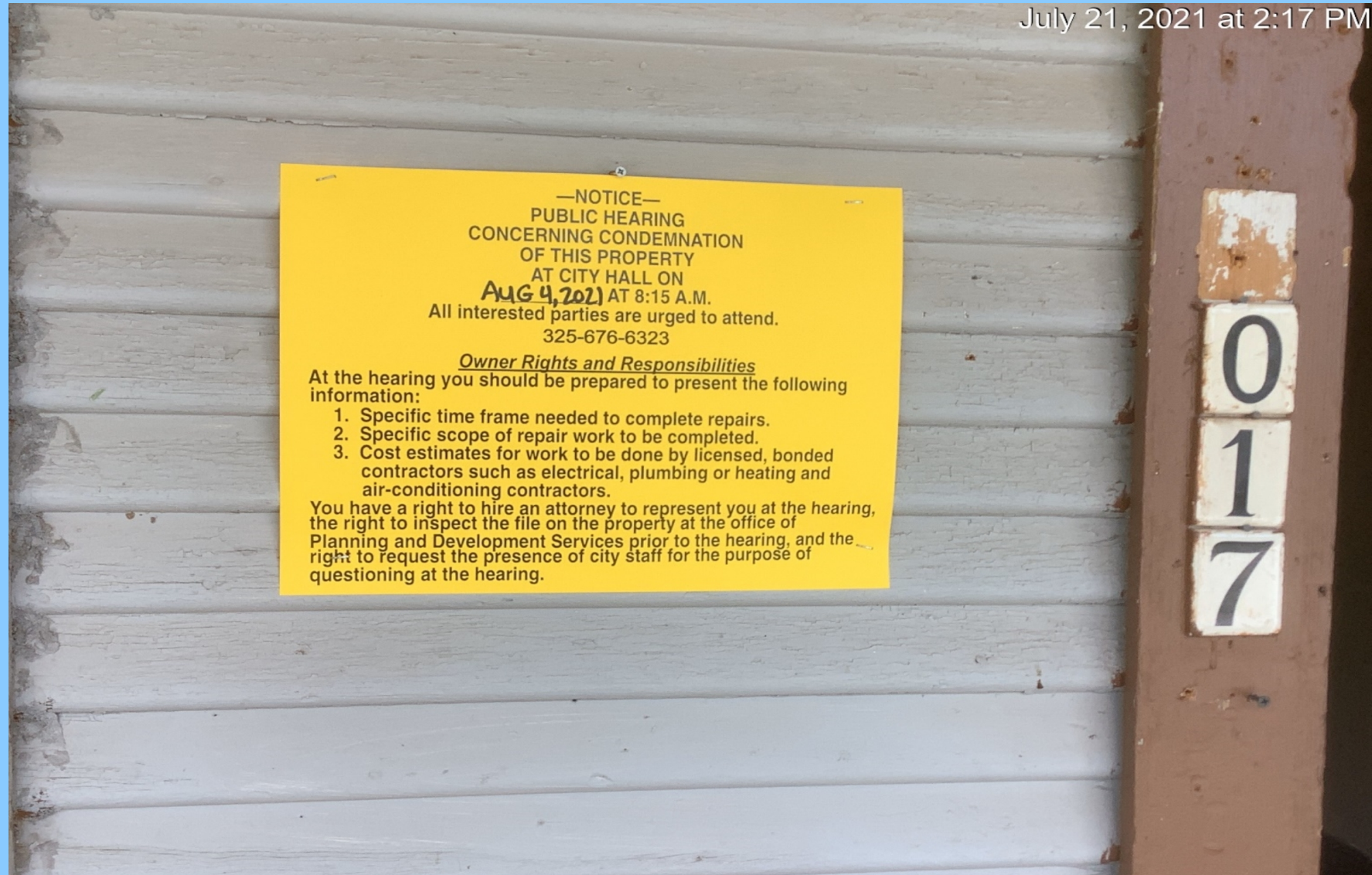
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Deed of Trust naming James and Wilma Callaway as the owners.
- **TAYLOR COUNTY**– Shows Wilma Rae Exum Callaway 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 November 3, 2017.
- Search reveals Wilma Rae Exum Callaway to be the owner.



Public Notice

July 21, 2021 at 2:17 PM



—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
AUG 4, 2021 AT 8:15 A.M.
All interested parties are urged to attend.
325-676-6323

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.



Front North Side



Rear South Side



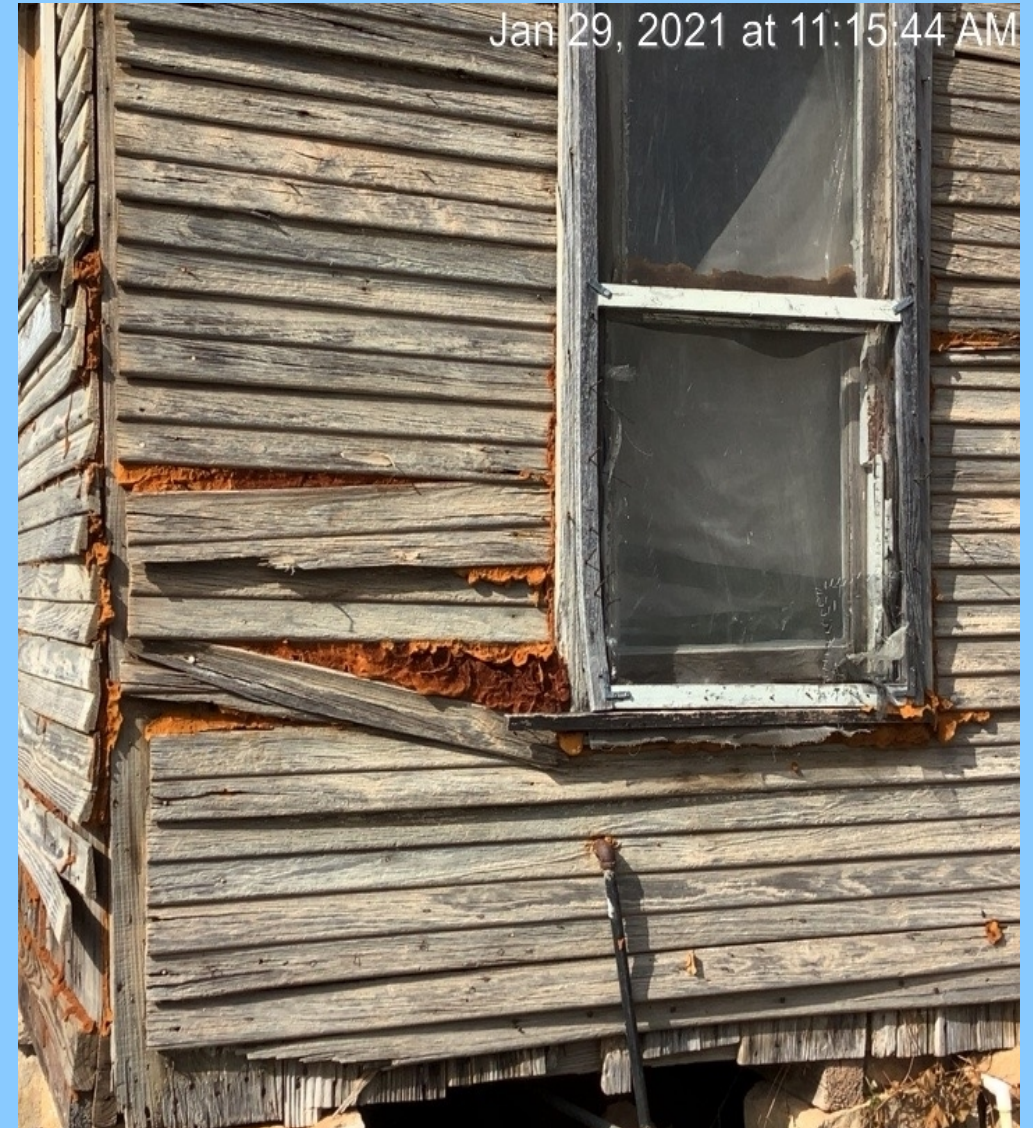
West Side



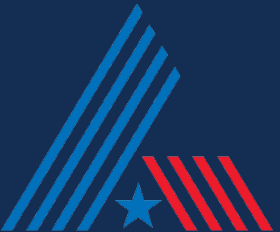
East Side



Exterior Damage



Exterior Foundation



Exterior Foundation



Exterior Electrical Issues



Interior Plumbing Issues



Interior Electrical Issues



Interior Damage/Cracking



Interior Damage/Cracking



TIMELINE OF EVENTS

- **February 2, 2021** – Property was condemned. Initial notice and 30/60 letters sent.
- **March 9, 2021** – Utility Shut off letters sent.
- **March 16, 2021** – Met with Bonnel Templin who is next of kin to the listed owner who is deceased. Ms. Templin stated she would be willing to sign a consent to demo for the structure. Ms. Templin was asked if she had obtained ownership to the property, which she stated she has not. She was informed that she would not be legally able to sign a consent to demo, unless she has ownership of the property. She requested time an extension to allow her time to try and get the deed under her name.
- **April 16, 2021** – Phone call from Ms. Templin, requesting another extension. She stated she had been ill, and was delayed in trying to obtain ownership of the property. Extension was granted to allow her to complete the process of obtaining the deed to the property.
- **June 8, 2021** – No further contact or plan from Ms. Templin.
- **July 15, 2021** – Sent Notice of August Board of Building Standards meeting.
- **July 23, 2021** – No contact from Ms. Templin. Code officer attempted contact by phone, but no answer. VM was left requesting a call back.



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 3017 Newman Rd. presentation



CASE # 21-001109

1933 Vogel St.



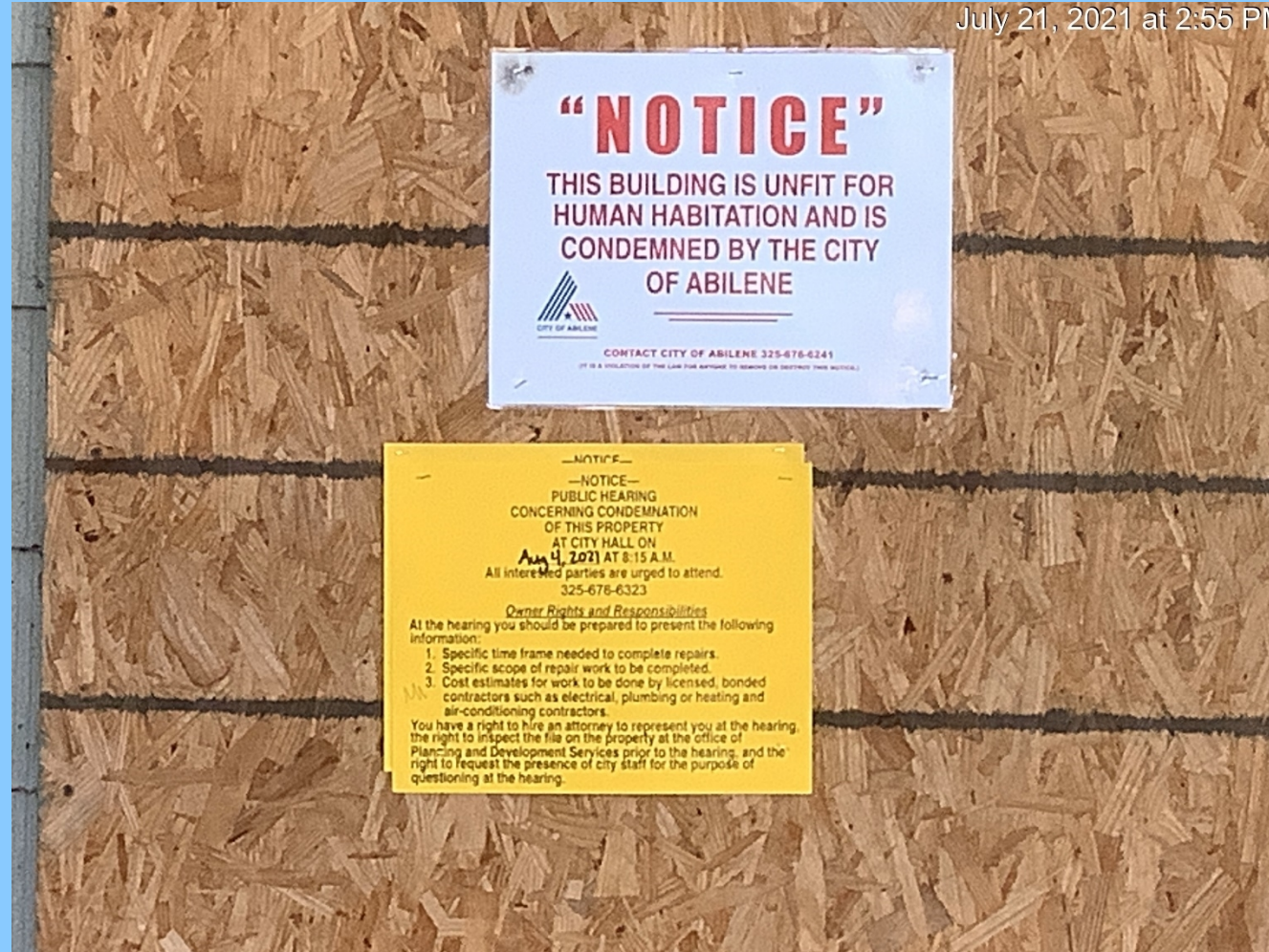
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Warranty Deed naming **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.

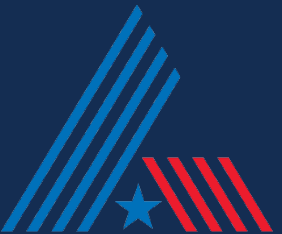


Public Notice

July 21, 2021 at 2:55 PM



Front North Side



Rear South Side



East Side



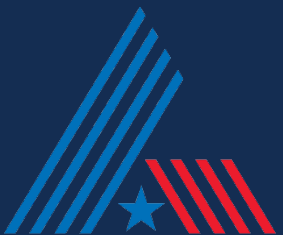
West Side



Exterior Fire Damage and Dilapidation



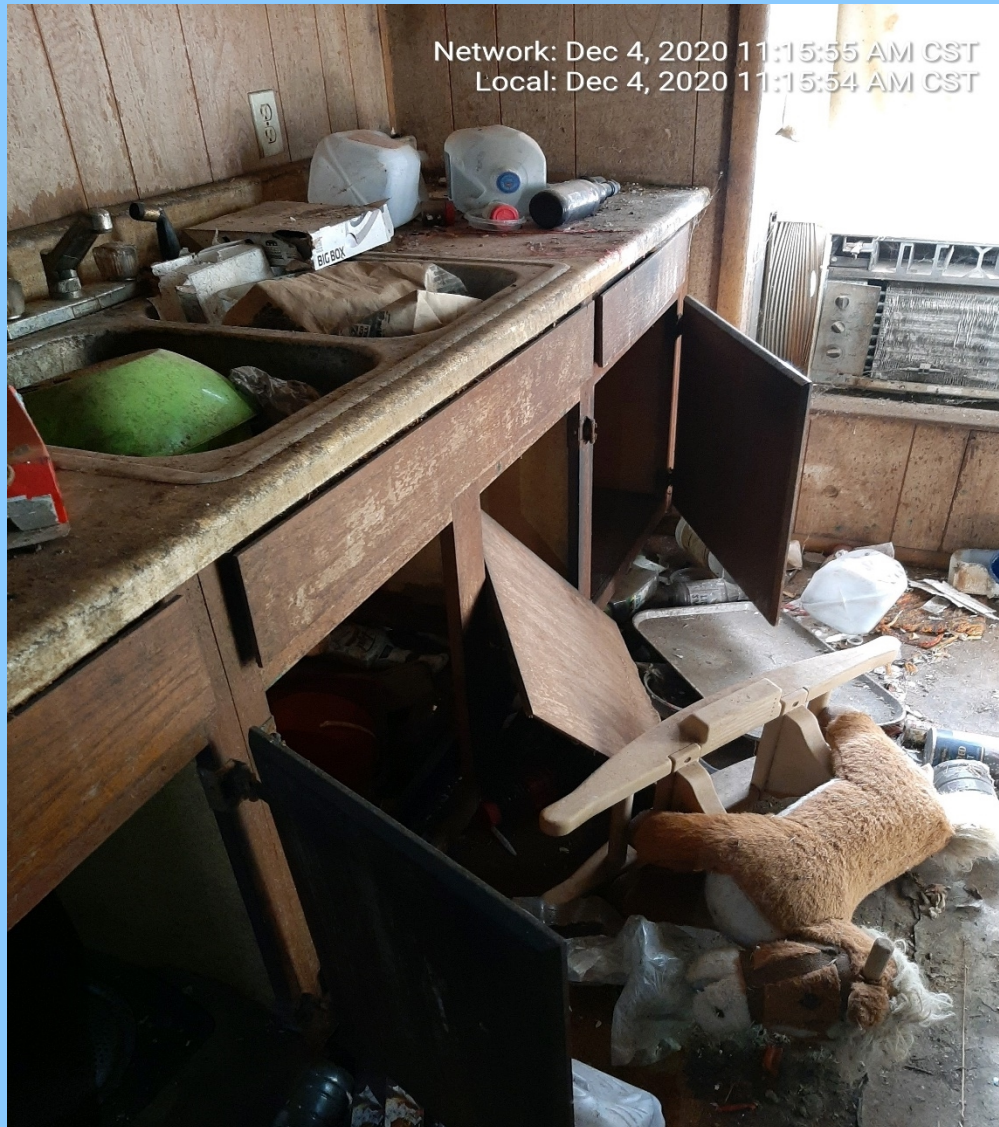
Interior Fire Damage



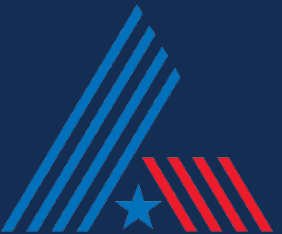
Ceiling Mold and Rat Fecal Matter



Interior Plumbing Issues



Current Condition



Current Condition



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 July Board of Building Standards hearing.
- **June 14, 2021** – Posted notice of July Board of Building Standards hearing on the property.
- **July 7, 2021** – Board of Building Standards order tabled until the next meeting.
- **July 15, 2021** – Sent notice of August Board of Building Standards meeting.



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 1933 Vogel St. presentation



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.



Property Demolished



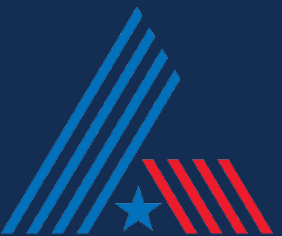
Timeline of Events

- **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.
- **July 7, 2021** – BOBS order tabled until the next meeting.
- **July 14, 2021** – Code officers inspected property. Property was demolished, and in the process of having demolition debris removed.
- **July 15, 2021** – Notice of August Board of Building Standards meeting sent.
- **July 20, 2021** – Demolition permit closed. Final inspection passed.
- **July 22, 2021** – Code officer confirmed demolition complete.



Staff Recommendation

- No action required at this time.



End of 2158 Lillius St. presentation



CASE #21-001200

1149 Houston St.



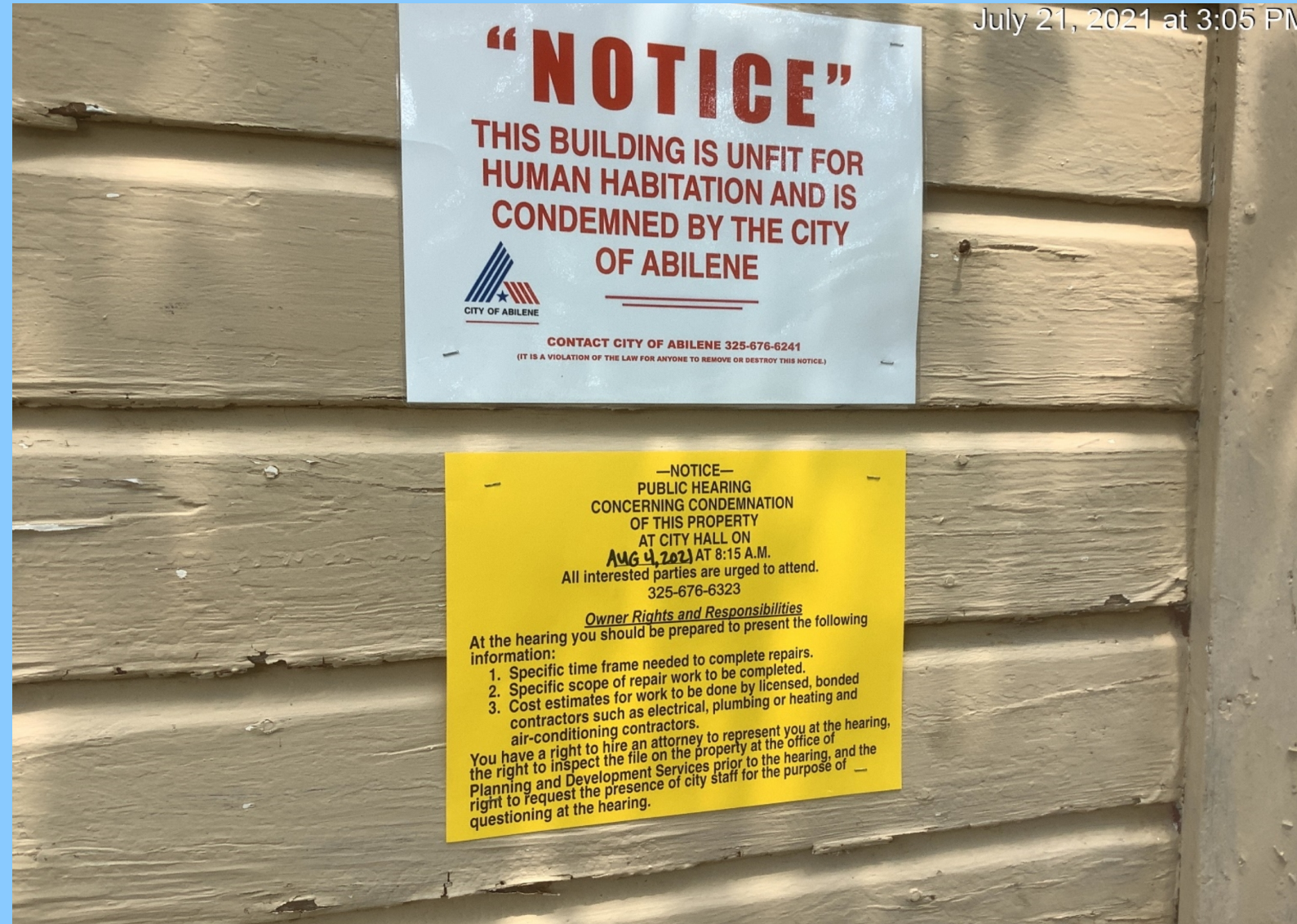
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Warranty Deed naming Willis Viles as the owner.
- **TAYLOR COUNTY**– Shows Willis Viles 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 21, 2021
- Search reveals Willis Viles to be the owner.



Public Notice

July 21, 2021 at 3:05 PM



Front West Side



Rear East Side



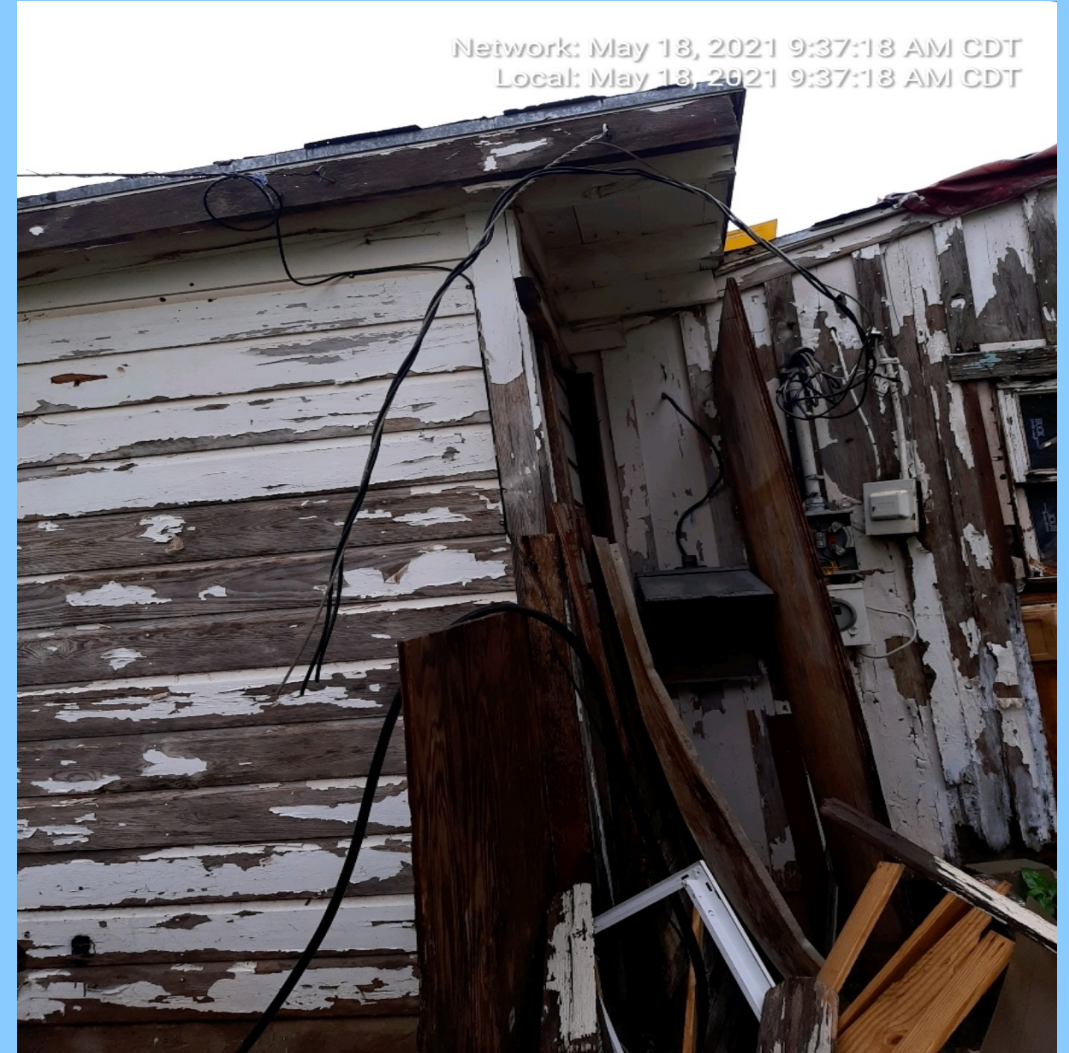
North Side



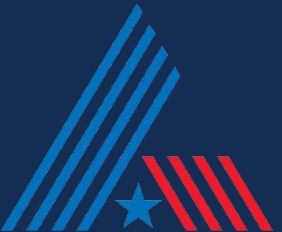
South Side



Exterior Electrical Issues



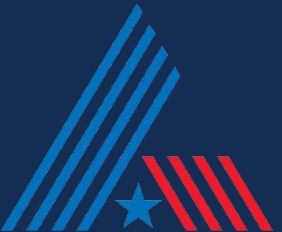
Interior Ceiling Damage



Interior Damage and Deterioration



Interior Electrical Issues



Interior Electrical Hazard



Interior Plumbing Issues



TIMELINE OF EVENTS

- **May 14, 2021** – CEO obtained permission from owner to enter. Obtained photographs and video. Property was condemned.
- **May 17, 2021** – Filed condemnation affidavit at court. Utility shut off letters sent. Sent initial notice of condemnation, plan of action, and violation list to property owner.
- **May 18, 2021** – Posted condemnation sign on property.
- **June 1, 2021** - House planned to be sold this date. Instructed current owner to have new owner call code compliance office with their contact info so they can receive notices.
- **June 2, 2021** – Copy of condemnation notice emailed to potential buyer to be aware of the condemnation process.
- **June 30, 2021** – Attempted phone contact with potential buyer to confirm sale of the property. Awaiting a call back.
- **July 8, 2021** – Informed by owner that the property was not sold. Owner further stated he was unsure of what he wanted to do with the property.
- **July 15, 2021** – Sent notice of August Board of Building Standards meeting.



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 1149 Houston St. presentation

