



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 June 1, 2022 at 8:15 a.m. at Abilene Public Library, South Branch, Mall of Abilene, 4310 Buffalo Gap Road, Abilene, Texas , for the purpose of considering the following agenda items.

CALL TO ORDER

MINUTES

- A. Public hearing and possible approval of May 2022 Board of Building Standards meeting minutes

EXECUTIVE SESSION

- A. *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: 551.071 (Consultation with Attorney)*
 - 1. Review of legal authority and processes of the Board of Building Standards

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. 10-000082: 1110**

Ash St. (5 199 4-4 L C SHARP ABL OT, TAYLOR COUNTY, TEXAS), Owner: Glover Quincy Mrs % Pearlie Starks

- B. Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-001873: 2925 Swenson St. (A B HOHERTZ N/2 OF 1 DELLIS & PAXTON, BLOCK 2, LOT 20, TAYLOR COUNTY, TEXAS), Owner: Garcia Humberto Romero**
- C. Case for Rehabilitation, Demolition, Or Civil Penalties - Case No. 21-004817: 4481 Maple St. (A0866 SUR 67 B A L NW/4, ACRES 1.0, TAYLOR COUNTY, TEXAS), Owner: Westra Jonathan Dee & Penny**
- D. Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 22-000352: 1257 Pecan St. (OT ABILENE BLK 208 WATSON & RUSSELL 1-B, LOT 33, TAYLOR COUNTY, TEXAS), Owner: Hall Richard**
- E. Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 22-000354: 2112 Ambler Ave. (SEARS PARK, BLOCK 1, LOT 16 & 17, TAYLOR COUNTY, TEXAS), Owner: Joy Oral D**
- F. Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 22-000843: 1917 Swenson St. (COLLEGE HEIGHTS, BLOCK 36, LOT 9, TAYLOR COUNTY, TEXAS), Owner: Gardner Laura**

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 26th day of May, 2022, at 3:45 p.m.

*Kaitlin Richardson, Deputy City
Secretary*



**Board of Building Standards
Agenda Memo**

Meeting Date:6/1/2022

TO:

FROM:

**SUBJECT: Public hearing and possible approval of May 2022 Board of Building
Standards meeting minutes**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. 05.04.2022 BOBS mins

05.04.2022 BOBS mins.docx

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
May 4, 2022 8:15 a.m.
BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS
ABILENE PUBLIC LIBRARY, SOUTH BRANCH, MALL OF ABILENE, 4310
BUFFALO GAP ROAD, ABILENE, TEXAS, 79606**

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

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

Others Present: Mr. Robert Marshall
Mr. Mike Logston

CALL TO ORDER

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

APPROVAL OF MINUTES

The minutes of the last meeting, April 5, 2022, were provided in advance to Board Members for review.

Mr. Allred made a motion to approve the April minutes with correction of Mr. Josh Mares added to staff present, and was seconded by Mr. Schroeder, motion passed.

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

NAYS: None

ABSTAIN: Mr. Webb

AGENDA ITEMS & PUBLIC HEARINGS

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 20-000431: 1326 Burger St. (CRESCENT HEIGHTS, BLOCK A, LOT 4, TAYLOR COUNTY, TEXAS), Owner: Marshall, Robert Ondra

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

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

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

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.

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. Robert Marshall spoke to the board about that he believes the house is solid. Mr. Marshall stated he is trying to get a loan to get the money to repair house. Mr. Marshall said he believes the house is livable if a wall is put up where the fire occurred and the electric turned back on.

The board held a discussion with Mr. Marshall about the house needs to be secured. Mr. Marshall stated he is planning on moving fence to secure the properties (1318 and 1326 Burger). The board discussed the drug paraphernalia in the house and what Mr. Marshall's plan is for the property. The board explained to Mr. Marshall that he needs to discuss with the city his plan of action and timelines for working on the property.

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. Allred, motion passed.

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

NAYS: Mr. McBrayer, Mr. Schroeder, Mr. Beard

Dr. Paris made a motion that the owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish and was seconded by Mr. Allred, motion passed.

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

NAYS: Mr. Schroeder, Mr. Beard

Re-open Public Hearing: The board discussed with Mr. Marshall about that he can appeal in 30 days. Mr. Marshall stated there is not a nuisance at 1326 because all the cars are at 1318. The board explained to Mr. Marshall that it is the house that is the nuisance.

Mr. Beard closed the public hearing.

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-003622: 2118 Poplar St. (BOWYER ADDN, BLOCK 2, LOT 3, TAYLOR COUNTY, TEXAS), Owner: Meono Claudia Ivette Diaz Et Al % Rafael Diaz

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

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

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

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.

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, and there being no speakers, Mr. Beard closed the public hearing.

Mr. Schroeder 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. Turner, motion passed.

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

Mr. Schroeder made a motion that the owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish and was seconded by Mr. Turner, motion passed.

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

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-003928: 1334 Poplar St. (K B LEGGETT, BLOCK 12, LOT 5, TAYLOR COUNTY, TEXAS), Owner: Logston, Mike

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

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

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

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.

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

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

NAYS: None

Mr. Allred made a motion that the owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish and was seconded by Mr. Schroeder, motion passed.

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

NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 22-000094: 2009 Over St. (G W MURFEE, LOT 9, TAYLOR COUNTY, TEXAS), Owner: Rodriguez, John Robert

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

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

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

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.

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

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

NAYS: None

Mr. Allred made a motion that the owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish and was seconded by Dr. Paris, motion passed.

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

NAYS: None

The board held a discussion with legal about having an executive session at the next board meeting. The board would like to have a review about the appeal process, demolition process, and the cost that occurs.

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 9:17 a.m.

X

Approved, Chairman



**Board of Building Standards
Agenda Memo**

Meeting Date: 6/1/2022

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 10-000082: 1110 Ash St. (5 199 4-4 L C SHARP ABL OT, TAYLOR COUNTY, TEXAS), Owner: Glover Quincy Mrs % Pearlie Starks

GENERAL INFORMATION

Owner: Glover Quincy Mrs % Pearlie Starks

Sq Ft: 1,074

Structural: Poor

Foundation: P

Value: \$9,607

Total Value: \$12,407

Delinquent Tax: \$966.17

SPECIAL CONSIDERATIONS

November 4, 2010 – Property was condemned

November 5, 2010 – Notice of condemnation, securement, utility shut off letters sent. No water service since at least 2010.

November 8, 2010 – Affidavit of condemnation was recorded with county clerk.

December 9, 2010 – Condemnation notice sent to lienholder

April 14, 2011 – Notice sent of April BOBS hearing

May 20, 2011 – Extension requested

June 1, 2011 – **BOBS Hearing (no record of board's decision in file or in county records)**

September 13, 2011 – Notice sent of November BOBS hearing

November 2, 2011 – **BOBS Hearing - Board gave 30 days to obtain permit**

November 3, 2011 – Board decision letter sent

December 27, 2011 – Sent letter to notify of expiration of extension

July 17, 2012 – Notice of August BOBS given

August 1, 2012 – BOBS Hearing – Board decided to Table; decision letter sent
August 23, 2012 – 60/60/60 letter sent
January 3, 2013 – Contact made with relative of Pearlie Starks; advised she is recovering from surgery
August 12, 2013 – Contacted relative and left message for Pearlie Starks
October 21, 2013 – Letter of Intent sent to Pearlie Starks
November 6, 2013 – Issued citation no. 631930
January 10, 2014 – Sent criminal trespass package
January 14, 2014 – Sent “letter” due to new ordinances
March 12, 2014 – Habitat for Humanity negotiating sale of property
September 2, 2014 – Issued citation no. 643659.
June 2, 2015 – Sent notice of non-compliance
August 17, 2015 – Notice of BOBS hearing sent
September 2, 2015 – BOBS Hearing – Board decided to issue Civil Penalties (\$2,617); Penalties were never paid
September 3, 2015 – Board decision letter sent
July 7, 2016 – Another initial notice of condemnation sent
January 28, 2022 – Attempted to reach any party of interest by phone; no response from anyone.
April 14, 2022 – Obtained updated interior photos. Found interior to be in much worse condition than expected.
April 22, 2022 – Sent new notices of condemnation to all available addresses.
May 9, 2022 – Found property owner, Quincy Glover, to be deceased. Unable to confirm date of death, possibly Feb 2021.
May 12, 2022 – Notice of June BOBS hearing sent to property owner and posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

DEMO

Pursuant to Chapter 8, Sec. 8-554 and Chapter 19, Sec 19-15 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8, Sec. 8-554
- (2) Structural Hazard Chapter 8, Sec. 8-554
- (3) Nuisance, Chapter 19-15
- (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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on June 1, 2022.

ATTACHMENTS:

- | | | |
|----|---------------------------------|--------------------------------------|
| 1. | 01 Slides Intro | 01 Slides Intro.pptx |
| 2. | 20220601_10-000082_1110 Ash St. | 20220601_10-000082_1110 Ash St..pptx |

BOARD OF BUILDING STANDARDS

June 1, 2022



PUBLIC NOTICE – JUNE 1, 2022 MEETING

- A meeting of the Board of Building Standards will be held at 8:15 a.m., Wednesday, June 1, 2022 in the South branch public library, located in the Mall of Abilene, at 4310 Buffalo Gap Rd. Abilene, Texas, to consider the following properties on the agenda: 1110 Ash St. Abilene, Texas 79601, 2925 Swenson St. Abilene, Texas 79603, 4481 Maple St. Abilene, Texas 79602, 1257 Pecan St. Abilene, Texas 79602, 2112 Ambler Ave. Abilene, Texas 79603 and 1917 Swenson St. Abilene, Texas 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.



CASE #10-000082

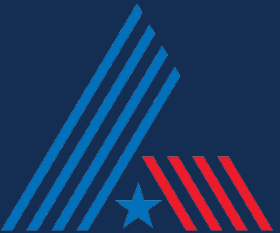
1110Ash St.



CHECKLIST FOR RECORDS SEARCH

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

- **COUNTY RECORDS** – Abstract of Judgment naming **Quincy Glover % Pearlie Starkes** as the owner.
- **TAYLOR COUNTY**– Shows **Quincy Glover % Pearlie Starkes** 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 2009**
- Search reveals **Quincy Glover % Pearlie Starkes** to be the owner.



Public Notice

Network: May 12, 2022 1:03:26 PM CDT

Local: May 12, 2022 1:03:26 PM CDT

—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY

AT SOUTH BRANCH LIBRARY (MALL)
4310 BUFFALO GAP RD. ON

June 1, 2022 AT 8:15 A.M.

All interested parties are urged to attend.

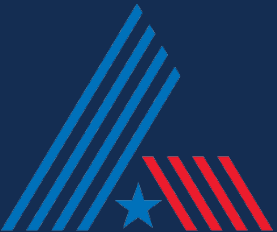
325-676-6323

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 East Side



Rear West Side



North Side



South Side



Substandard Code Violations

Pursuant To Chapter 8, Sec. 8-554 And Chapter 19, Sec 19-15 The Following Conditions Exist:

- (1) Inadequate Sanitation Chapter 8, Sec. 8-554
- (2) Structural Hazard Chapter 8, Sec. 8-554
- (3) Nuisance Chapter 19-15
- (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
- (10) Inadequate Exits. Chapter 8, Sec. 8-554



Hazardous Plumbing Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Dilapidation)



Inadequate Exits. Chapter 8, Sec. 8-554



Inadequate Sanitation Chapter 8, Sec. 8-554



Structural Hazard Chapter 8, Sec. 8-554



Structural Hazard Chapter 8, Sec. 8-554

Faulty Weather Protection Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Dilapidation)



Hazardous Electrical Wiring Chapter 8, Sec. 8-554



Hazardous Plumbing Chapter 8, Sec. 8-554



Inadequate Exits. Chapter 8, Sec. 8-554



Timeline of Events

- **November 4, 2010 – Property was condemned**
- **November 5, 2010 – Notice of condemnation, securement, utility shut off letters sent. No water service since at least 2010.**
- **November 8, 2010 – Affidavit of condemnation was recorded with county clerk.**
- **December 9, 2010 – Condemnation notice sent to lienholder**
- **April 14, 2011 – Notice sent of April BOBS hearing**
- **May 20, 2011 – Extension requested**
- **June 1, 2011 – Board of Building Standards Hearing (no record of board's decision in file or in county records)**
- **September 13, 2011 – Notice sent of November Board of Building Standards hearing**
- **November 2, 2011 – Board of Building Standards Hearing - Board gave 30 days to obtain permit**
- **November 3, 2011 – Board decision letter sent**
- **December 27, 2011 – Sent letter to notify of expiration of extension**



Timeline of Events

- **July 17, 2012** – Notice of August Board of Building Standards given
- **August 1, 2012** – Board of Building Standards Hearing – Board decided to Table; decision letter sent
- **August 23, 2012** – 60/60/60 letter sent
- **January 3, 2013** – Contact made with relative of Pearlie Starks; advised she is recovering from surgery
- **August 12, 2013** – Contacted relative and left message for Pearlie Starks
- **October 21, 2013** – Letter of Intent sent to Pearlie Starks
- **November 6, 2013** – Issued citation no. 631930, no records of citation in database
- **January 10, 2014** – Sent criminal trespass package
- **January 14, 2014** – Sent “letter” due to new ordinances
- **March 12, 2014** – Habitat for Humanity negotiating sale of property
- **September 2, 2014** – Issued citation no. 643659. No record of citation in database



Timeline of Events

- **June 2, 2015** – Sent notice of non-compliance
- **August 17, 2015** – Notice of Board of Building Standards hearing sent
- **September 2, 2015** – Board of Building Standards Hearing – Board decided to issue Civil Penalties (\$2,617); Penalties were never paid
- **September 3, 2015** – Board decision letter sent
- **July 7, 2016** – Another initial notice of condemnation sent
- **January 28, 2022** – Attempted to reach any party of interest by phone; no response from anyone.
- **April 14, 2022** – Obtained updated interior photos. Found interior to be in much worse condition than expected.
- **April 22, 2022** – Sent new notices of condemnation to all available addresses.
- **May 9, 2022** – Found property owner, Quincy Glover, to be deceased. Unable to confirm date of death, possibly Feb 2021.
- **May 12, 2022** – Notice of June Board of Building Standards hearing sent to property owner and posted on structure.



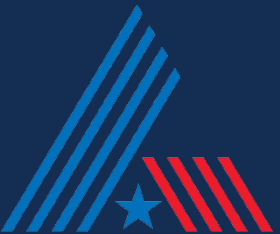
Staff Recommendation:

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.

Order:

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



End of 1110 Ash St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 6/1/2022

TO:

FROM:

**SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-001873: 2925 Swenson St. (A B HOHERTZ N/2 OF 1 DELLIS & PAXTON, BLOCK 2, LOT 20, TAYLOR COUNTY, TEXAS),
Owner: Garcia Humberto Romero**

GENERAL INFORMATION

Owner: Garcia Humberto Romero
Sq Ft: 804
Structural: Poor
Foundation: P
Value: \$9,260
Total Value: \$11,185
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

December 14, 2021 – Affidavit of condemnation recorded at county clerk.
December 20, 2021 – Utility shut-off letters sent
December 21, 2021 – Notice of condemnation sent
March 1, 2022 – Property purchased at delinquent tax auction
March 21, 2022 – Sent notice of condemnation to new owner
May 12, 2022 – Notice of June BOBS hearing sent to property owner and posted on structure.
May 23, 2022 – No contact from new owner

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

Pursuant to Chapter 8, Sec. 8-554 and Chapter 19, Sec 19-15 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8, Sec. 8-554
- (2) Structural Hazard Chapter 8, Sec. 8-554
- (3) Nuisance, Chapter 19-15
- (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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on June 1, 2022.

ATTACHMENTS:

1. 20220601_21-001873_2925 Swenson St. 20220601_21-001873_2925 Swenson St..pptx

CASE #21-001873

2925 Swenson St.



CHECKLIST FOR RECORDS SEARCH

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

- **COUNTY RECORDS** – Sheriff Deed naming **Humberto Garcia Romero** as the owner.
- **TAYLOR COUNTY**– Shows **Humberto Garcia Romero** 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 2016**
- Search reveals **Humberto Garcia Romero** to be the owner.



Public Notice

Network: May 12, 2022 12:46:39 PM CDT

Local: May 12, 2022 12:46:38 PM CDT

—NOTICE—

PUBLIC HEARING CONCERNING CONDEMNATION OF THIS PROPERTY

AT SOUTH BRANCH LIBRARY (MALL)
4310 BUFFALO GAP RD. ON

June 1, 2022 **AT 8:15 A.M.**

All interested parties are urged to attend.

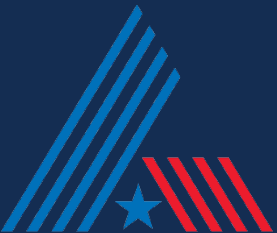
325-676-6323

Owner Rights and Responsibilities

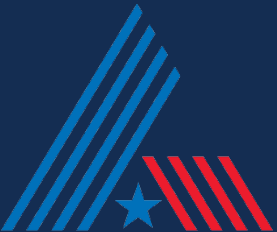
At the hearing you should be prepared to present the following information:

- 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 East Side



Rear West Side



North Side



South Side



Substandard Code Violations

Pursuant To Chapter 8, Sec. 8-554 And Chapter 19, Sec 19-15 The Following Conditions Exist:

- (1) Inadequate Sanitation Chapter 8, Sec. 8-554
- (3) Nuisance Chapter 19-15
- (4) Hazardous Electrical Wiring Chapter 8, Sec. 8-554
- (5) Hazardous Plumbing Chapter 8, Sec. 8-554
- (10) Inadequate Exits. Chapter 8, Sec. 8-554



Hazardous Plumbing Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Dilapidation)



Inadequate Exits. Chapter 8, Sec. 8-554



Inadequate Sanitation Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Dilapidation)



Hazardous Electrical Wiring Chapter 8, Sec. 8-554



Hazardous Plumbing Chapter 8, Sec. 8-554



Timeline of Events

- **December 14, 2021** – Affidavit of condemnation recorded at county clerk.
- **December 20, 2021** – Utility shut-off letters sent
- **December 21, 2021** – Notice of condemnation sent
- **March 1, 2022** – Property purchased at delinquent tax auction
- **March 21, 2022** – Sent notice of condemnation to new owner
- **May 9, 2022** – No contact from new owner
- **May 12, 2022** – Notice of June Board of Building Standards hearing sent to property owner and posted on structure.
- **May 18, 2022** – Email from neighbor stating new owner was looking into demo. Owner hasn't contacted City about his plan



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 2925 Swenson St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 6/1/2022

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, Or Civil Penalties - Case No. 21-004817: 4481 Maple St. (A0866 SUR 67 B A L NW/4, ACRES 1.0, TAYLOR COUNTY, TEXAS), Owner: Westra Jonathan Dee & Penny

GENERAL INFORMATION

Owner: Westra Jonathan Dee & Penny

Sq Ft: 924

Structural: Poor

Foundation: P

Value: \$2,100

Total Value: \$47,620

Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

July 16, 2021 – Dilapidated structure case opened. No action taken by property owner.

August 3, 2021 – Property changed ownership to relative

October 12, 2021 – New dilapidated structure case opened under new code officer.

December 16, 2021 – No action taken on dilapidated case. Closed dilapidated case and opened condemnation case.

December 20, 2021 – Affidavit of condemnation recorded at county clerk; sent utility shut off letters

December 22, 2021 – Spoke to property owner, stated he was interested in demolishing property

January 14, 2021 – Sent notice of condemnation and 30/60 letter

January 25, 2022 – Property owner informed he has potential buyers for property.

March 28, 2022 – Informed sale of property still in work.

May 5, 2022 – Obtained photos of interior of structure. Structure very unsanitary with a foul smell. It was very difficult to get through the house due to the amount of debris inside.

May 12, 2022 – Notice of June BOBS hearing sent to property owner and posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

Pursuant to Chapter 8, Sec. 8-554 and Chapter 19, Sec 19-15 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8, Sec. 8-554
- (2) Structural Hazard Chapter 8, Sec. 8-554
- (3) Nuisance, Chapter 19-15
- (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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on June 1, 2022.

ATTACHMENTS:

1. 20220601_21-004817_4481 Maple St. 20220601_21-004817_4481 Maple St..pptx

CASE #21-004817

4481 Maple 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 **Jonathan Dee and Penny Westra** as the owners.
- **TAYLOR COUNTY**– Shows **Jonathan Dee and Penny Westra** to be the owners.
- **SECRETARY OF STATE**– Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY**– Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since **June 2021**
- Search reveals **Jonathan Dee and Penny Westra** to be the owner.



Public Notice

Network: May 12, 2022 12:12:54 PM CDT

Local: May 12, 2022 12:12:54 PM CDT

**—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY**

AT SOUTH BRANCH LIBRARY (MALL)
4310 BUFFALO GAP RD. ON

June 1, 2022 **AT 8:15 A.M.**

All interested parties are urged to attend.

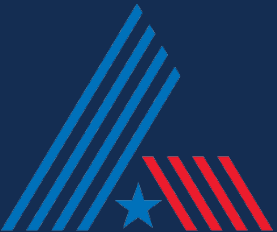
325-676-6323

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.



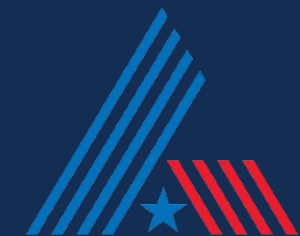
Front West Side

Network: May 12, 2022 12:12:22 PM CDT
Local: May 12, 2022 12:12:21 PM CDT



Rear East Side

December 14, 2021 at 1:11 PM



North Side



South Side



Substandard Code Violations

Pursuant To Chapter 8, Sec. 8-554 And Chapter 19, Sec 19-15 The Following Conditions Exist:

- (1) Inadequate Sanitation Chapter 8, Sec. 8-554
- (3) Nuisance Chapter 19-15
- (4) Hazardous Electrical Wiring Chapter 8, Sec. 8-554
- (7) Faulty Weather Protection Chapter 8, Sec. 8-554
- (8) Fire Hazard Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Dilapidation)



Inadequate Sanitation Chapter 8, Sec. 8-554



Inadequate Sanitation Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Dilapidation)



Hazardous Electrical Wiring Chapter 8, Sec. 8-554

Faulty Weather Protection Chapter 8, Sec. 8-554



Fire Hazard Chapter 8, Sec. 8-554



Timeline of Events

- **July 16, 2021** – Dilapidated structure case opened. No action taken by property owner.
- **August 3, 2021** – Property changed ownership to relative
- **October 12, 2021** – New dilapidated structure case opened under new code officer.
- **December 16, 2021** – No action taken on dilapidated case. Closed dilapidated case and opened condemnation case.
- **December 20, 2021** – Affidavit of condemnation recorded at county clerk; sent utility shut off letters
- **December 22, 2021** – Spoke to property owner, stated he was interested in demolishing property
- **January 14, 2021** – Sent notice of condemnation and 30/60 letter
- **January 25, 2022** – Property owner informed he has potential buyers for property.
- **March 28, 2022** – Informed sale of property still in work.
- **May 5, 2022** – Obtained photos of interior of structure. Structure very unsanitary with a foul smell. It was very difficult to get through the house due to the amount of debris inside.
- **May 12, 2022** – Notice of June Board of Building Standards hearing sent to property owner and posted on structure.



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 4481 Maple St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 6/1/2022

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 22-000352: 1257 Pecan St. (OT ABILENE BLK 208 WATSON & RUSSELL 1-B, LOT 33, TAYLOR COUNTY, TEXAS), Owner: Hall Richard

GENERAL INFORMATION

Owner: Hall Richard
Sq Ft: 976
Structural: Poor
Foundation: P
Value: \$32,860
Total Value: \$37,270
Delinquent Tax: \$219.18

SPECIAL CONSIDERATIONS

January 6, 2020 – Property purchased at tax auction

October 7, 2021 – Dilapidated structure case opened. Interior of structure gutted down to framing. No permit. Structure had an old faded Stop Work Order still on it from 2020.

December 30, 2021 – No actions taken, no contact from owner. Issued citation for dilapidated structure

February 15, 2022 – Affidavit of condemnation recorded at county clerk

February 21, 2022 – Condemnation notice and utility shut-off letters sent

May 9, 2022 – No contact from property owner.

May 10, 2022 - Inspected property with Chief Building Official. Approved to emergency demo shed in backyard. Lots of flooring removed from interior of primary structure, back door of primary structure is unsecured.

May 12, 2022 - Reposted condemnation sign and posted June 1st BOBS notice on structure.

Sending to contractor for mowing. Gas meter still present. Notice of June BOBS hearing sent to property owner.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

Pursuant to Chapter 8, Sec. 8-554 and Chapter 19, Sec 19-15 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8, Sec. 8-554
- (2) Structural Hazard Chapter 8, Sec. 8-554
- (3) Nuisance, Chapter 19-15
- (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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on June 1, 2022.

ATTACHMENTS:

1. 20220601_22-000352_1257 Pecan 20220601_22-000352_1257 Pecan.pptx

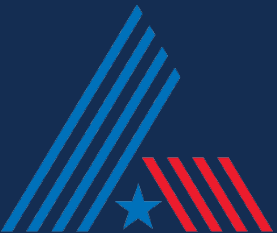
CASE #22-000352

1257 Pecan St.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Deed naming **Richard Hall** as the owner.
- **TAYLOR COUNTY**– Shows **Richard Hall** 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 2017**
- Search reveals **Richard Hall** to be the owner.



Public Notice



OF ABILENE

Network: May 12, 2022 12:27:11 PM CDT

Local: May 12, 2022 12:27:11 PM CDT

CONTACT CITY OF ABILENE 325-676-6241

(IT IS A VIOLATION OF THE LAW FOR ANYONE TO REMOVE OR DESTROY THIS NOTICE.)

**—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY**

AT SOUTH BRANCH LIBRARY (MALL)
4310 BUFFALO GAP RD. ON

June 1, 2022 **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 West Side



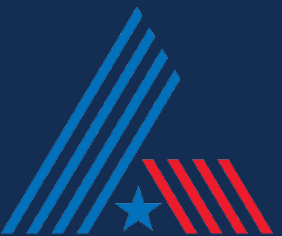
Rear East Side



South Side



North Side



Substandard Code Violations

**PURSUANT TO CHAPTER 8, SEC. 8-554 AND CHAPTER 19, SEC 19-15
THE FOLLOWING CONDITIONS EXIST:**

- (1) INADEQUATE SANITATION CHAPTER 8, SEC. 8-554
- (2) STRUCTURAL HAZARD CHAPTER 8, SEC. 8-554
- (3) NUISANCE CHAPTER 19-15
- (5) HAZARDOUS PLUMBING CHAPTER 8, SEC. 8-554
- (6) HAZARDOUS MECHANICAL EQUIPMENT CHAPTER 8, SEC. 8-554
- (10) INADEQUATE EXITS. CHAPTER 8, SEC. 8-554



NUISANCE CHAPTER 19-15 (Dilapidation)



Inadequate Sanitation Chapter 8, Sec. 8-554



Structural Hazard Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Dilapidation)



Hazardous Plumbing Chapter 8, Sec. 8-554



Hazardous Mechanical Equipment Chapter 8, Sec. 8-554



Inadequate Exits. Chapter 8, Sec. 8-554



Timeline of Events

- **January 6, 2020** – Property purchased at tax auction
- **October 7, 2021** – Dilapidated structure case opened. Interior of structure gutted down to framing. No permit.
- **December 30, 2021** – No actions taken, no contact from owner. Issued citation for dilapidated structure
- **February 15, 2022** – Affidavit of condemnation recorded at county clerk
- **February 21, 2022** – Condemnation notice and utility shut-off letters sent
- **May 9, 2022** – No contact from property owner.
- **May 10, 2022** - Inspected property with Chief Building Official. Approved to emergency demo shed in backyard. Lots of flooring removed from interior of primary structure and back door of primary structure is unsecured.
- **May 12, 2022** - Reposted condemnation sign and posted June 1st Board of Building Standards notice on structure. Sending to contractor for mowing. Notice of June Board of Building Standards hearing sent to property owner.



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 1257 Pecan St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 6/1/2022

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 22-000354: 2112 Ambler Ave. (SEARS PARK, BLOCK 1, LOT 16 & 17, TAYLOR COUNTY, TEXAS), Owner: Joy Oral D

GENERAL INFORMATION

Owner: Joy Oral D

Sq Ft: 1,173

Structural: Poor

Foundation: P

Value: \$13,177

Total Value: \$20,490

Delinquent Tax: \$244.45

SPECIAL CONSIDERATIONS

November 2, 2021 – Dilapidated structure case opened.

January 25, 2020 – Property owner deceased. Attempted to call relatives of property owner. Was able to leave a voicemail at one working phone number.

January 31, 2022 – Sent notices to relatives of property owner

February 7, 2022 – Certified mail signed for by relative

February 15, 2022 – Affidavit of condemnation recorded at county clerk

February 21, 2022 – Condemnation notice and utility shut-off letters sent

April 20, 2022 – Obtained administrative search warrant due to not knowing how difficult it would be to get access inside of condemned structure. Obtained interior photos.

April 27, 2022 – No contact by relatives of owner. Made contact with individual that was removing items from property to scrap. He was hired by relative of owner. I gave him my card so they could make contact with me. He told me the person's name, who is a city employee. I emailed this individual and never heard back

April 27, 2022 – Planning Director received angry phone call from property owner’s sister. She was upset that the building was condemned. This is the first and only contact that has been made to the city concerning this structure.

May 12, 2022 – Notice of June BOBS sent to property owner and posted on structure.

May 23, 2022 – No contact to Code Enforcement from anyone with interest in property.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

Pursuant to Chapter 8, Sec. 8-554 and Chapter 19, Sec 19-15 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8, Sec. 8-554
- (2) Structural Hazard Chapter 8, Sec. 8-554
- (3) Nuisance, Chapter 19-15
- (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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on June 1, 2022.

ATTACHMENTS:

1. 20220601_22-00354_2112 Ambler 20220601_22-00354_2112 Ambler.pptx

CASE #22-000354

2112 Ambler Ave.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Deed naming **Joy D Oral** as the owner.
- **TAYLOR COUNTY**– Shows **Joy D Oral** 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 1999
- Search reveals **Joy D Oral** to be the owner.



Public Notice

Network: May 12, 2022 12:54:14 PM CDT

Local: May 12, 2022 12:54:14 PM CDT

**—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY**

AT SOUTH BRANCH LIBRARY (MALL)
4310 BUFFALO GAP RD. ON

June 1, 2022 **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.

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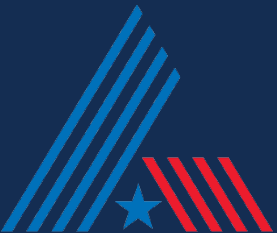
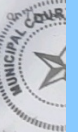
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Front South Side

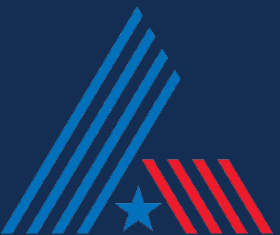


Rear North Side



West Side

February 14, 2022 at 1:49 PM



East Side



Substandard Code Violations

**PURSUANT TO CHAPTER 8, SEC. 8-554 AND CHAPTER 19, SEC 19-15
THE FOLLOWING CONDITIONS EXIST:**

- (1) INADEQUATE SANITATION CHAPTER 8, SEC. 8-554
- (2) STRUCTURAL HAZARD CHAPTER 8, SEC. 8-554
- (3) NUISANCE CHAPTER 19-15
- (6) HAZARDOUS MECHANICAL EQUIPMENT CHAPTER 8, SEC. 8-554
- (7) FAULTY WEATHER PROTECTION CHAPTER 8, SEC. 8-554



STRUCTURAL HAZARD CHAPTER 8, SEC. 8-554



NUISANCE CHAPTER 19-15 (Dilapidation)



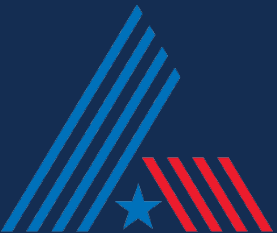
Inadequate Sanitation Chapter 8, Sec. 8-554



Structural Hazard Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Dilapidation)



Nuisance Chapter 19-15 (Dilapidation)



Hazardous Mechanical Equipment Chapter 8, Sec. 8-554



Faulty Weather Protection Chapter 8, Sec. 8-554



Timeline of Events

- **November 2, 2021** – Dilapidated structure case opened.
- **January 25, 2020** – Property owner deceased. Attempted to call relatives of property owner. Was able to leave a voicemail at one working phone number.
- **January 31, 2022** – Sent notices to relatives of property owner
- **February 7, 2022** – Certified mail signed for by relative
- **February 15, 2022** – Affidavit of condemnation recorded at county clerk
- **February 21, 2022** – Condemnation notice and utility shut-off letters sent



Timeline of Events

- **April 20, 2022** – Obtained administrative search warrant due to not knowing how difficult it would be to get access inside of condemned structure. Obtained interior photos.
- **April 27, 2022** – No contact by relatives of owner. Made contact with individual that was removing items from property to scrap. He was hired by relative of owner. I gave him my card so they could make contact with me. He told me the person's name. I emailed this individual and never heard back
- **April 27, 2022** – Planning Director received angry phone call from property owner's sister. She was upset that the building was condemned. This is the first and only contact that has been made to the city concerning this structure.
- **May 12, 2022** – Notice of June Board of Building Standards sent to property owner and posted on structure.
- **May 23, 2022** – No contact to Code Enforcement from anyone with interest in property.



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 2112 Ambler Ave. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 6/1/2022

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 22-000843: 1917 Swenson St. (COLLEGE HEIGHTS, BLOCK 36, LOT 9, TAYLOR COUNTY, TEXAS), Owner: Gardner Laura

GENERAL INFORMATION

Owner: Gardner Laura

Sq Ft: 932

Structural: Poor

Foundation: P

Value: \$57,902

Total Value: \$60,352

Delinquent Tax: \$861.31

SPECIAL CONSIDERATIONS

March 28, 2022 – Dilapidated structure case opened.

March 29, 2022 – Found individuals staying in house without water or electric. Shed also inhabited. Made contact with friend of property owner at another residence. Explained situation at other house. Said they would get vagrants out, and told me that no one belongs at the property.

March 30, 2022 – Report of vagrants running extension cord to next door residence to get electricity.

March 31, 2022 – Spoke to property owner and explained what needed to happen. At that time she admitted to letting someone inhabit the shed in the backyard.

April 5, 2022 – Another complaint of people and dogs at the property, people going in and out of the house with flashlights, stealing electric and water from neighbors. Neighbor reported seeing a woman bringing a baby to the residence.

April 5, 2022 – Property owner restarted the eviction process. At one time she had an agreement

with one individual to inhabit the house.

April 8, 2022 - Attempted to call 2x property owner, no answer. Visited property with 3 additional code officers. Made contact with many individuals at property. Asked occupants to prove they had authority to occupy property. They were not able to produce anything. Two individuals vacated the property and went to neighboring property. As they left I instructed them if they are providing power through extension cords from next door to this residence that must cease. We contacted an individual that was living in the shed in the backyard. We asked him to leave, which he did. We got permission from the house occupants to enter the premises. We found deplorable conditions. In addition, I found drug paraphernalia, as well as baby bottles in the freezer. There was also a baby doll in the backyard. The female occupant confirmed there was a 3 month old on this property. I reported this information to Child Protective Services today. I found a hand written notice to vacate placed by the property owner on the backdoor of the property that was dated today. The occupants said they were packing up to leave. I placed a condemnation sign on the front of the structure.

April 11, 2022 - Received an email from city Marshal on Sunday 4/10 informing that they made contact with 3 individuals and arrested one for criminal trespass at this location.

April 11, 2022 – Affidavit of condemnation recorded at county clerk

April 12, 2022 – Walked through property with CPS agent and then with help of contractor performed emergency securement.

April 19, 2022 – Condemnation notice and utility shut-off letters sent.

May 2, 2022 – Received complaint of vagrants possibly still being at property. Inspected the house and found it to still be secure. The shed was partially torn down but still looked like vagrants could be using it. I spoke to the property owner's father and he agreed to tear down the shed. The shed was down two days later.

May 12, 2022 – Notice of BOBS hearing sent to property owner and posted on structure.

May 17, 2022 – Met with father of property owner; brought him a plan of action and explained how to complete it. Recommended he complete POA and be prepared to present his plans to BOBS. He explained to me he has qualifications and means to repair house.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

Pursuant to Chapter 8, Sec. 8-554 and Chapter 19, Sec 19-15 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8, Sec. 8-554
- (2) Structural Hazard Chapter 8, Sec. 8-554
- (3) Nuisance, Chapter 19-15
- (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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on June 1, 2022.

ATTACHMENTS:

1. 20220601_22-000843_1917 Swenson St 20220601_22-000843_1917 Swenson St.pptx

CASE #22-000843

1917 Swenson 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 **Laura Gardner** as the owner.
- **TAYLOR COUNTY**– Shows **Laura Gardner** 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 **December 2021**
- Search reveals **Laura Gardner** to be the owner.



Public Notice

Network: May 12, 2022 12:39:33 PM CDT

Local: May 12, 2022 12:39:32 PM CDT

**—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY**

AT SOUTH BRANCH LIBRARY (MALL)
4310 BUFFALO GAP RD. ON

June 1, 2022 **AT 8:15 A.M.**

All interested parties are urged to attend.

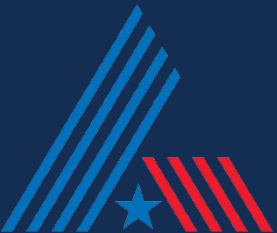
325-676-6323

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.



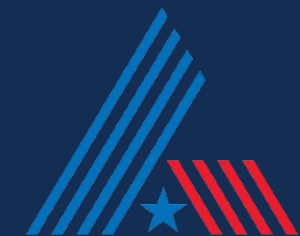
Front West Side



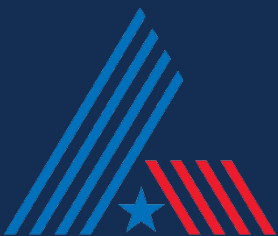
Rear East Side



Network: Apr 8, 2022 11:23:15 AM CDT
Local: Apr 8, 2022 11:23:13 AM CDT



South Side



North Side



Substandard Code Violations

**PURSUANT TO CHAPTER 8, SEC. 8-554 AND CHAPTER 19, SEC 19-15
THE FOLLOWING CONDITIONS EXIST:**

- (1) INADEQUATE SANITATION CHAPTER 8, SEC. 8-554
- (3) NUISANCE CHAPTER 19-15
- (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
- (8) FIRE HAZARD CHAPTER 8, SEC. 8-554
- (10) INADEQUATE EXITS. CHAPTER 8, SEC. 8-554



Faulty Weather Protection Chapter 8, Sec. 8-554



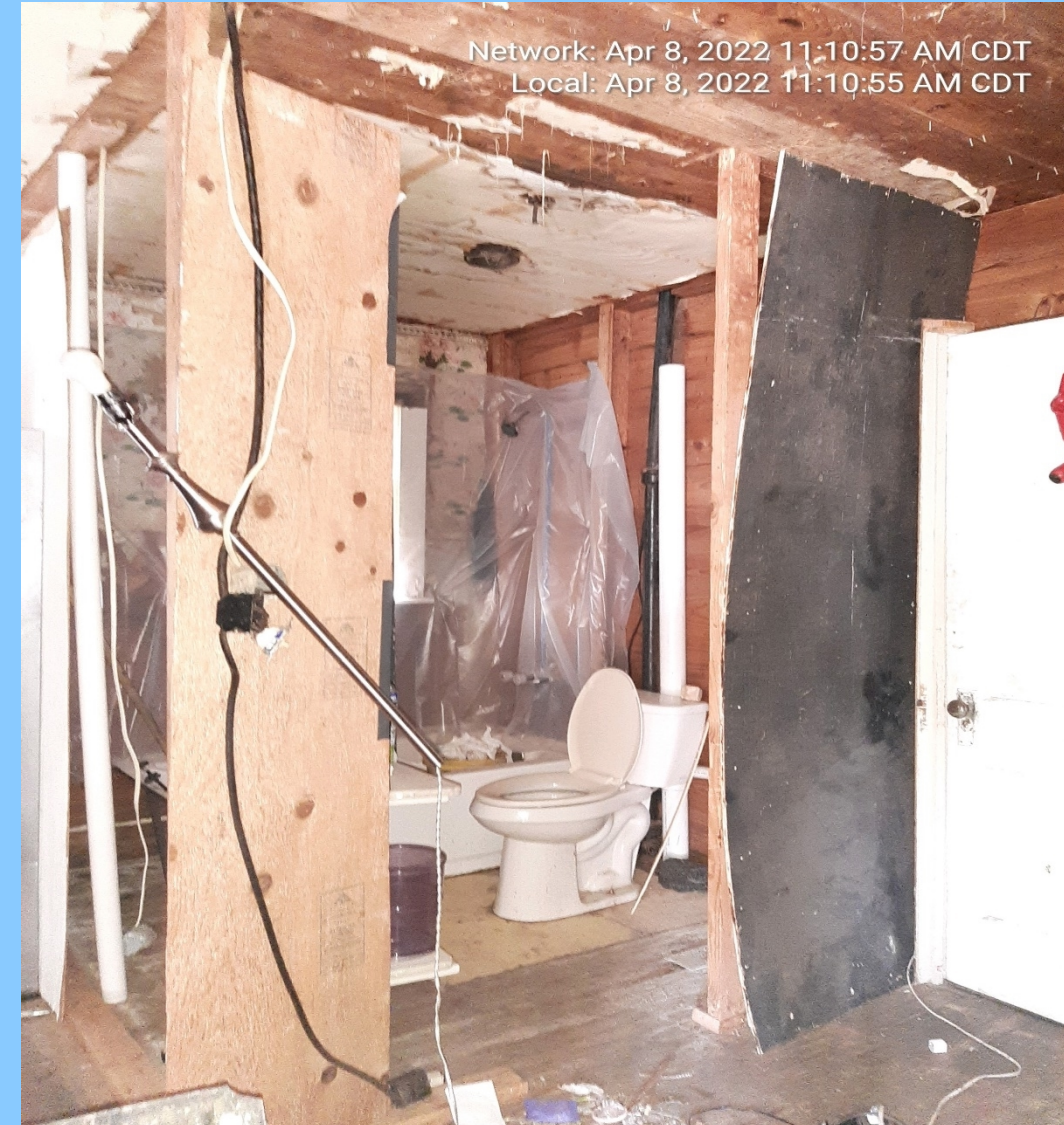
Inadequate Exits Chapter 8, Sec. 8-554



Inadequate Sanitation Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Dilapidation)



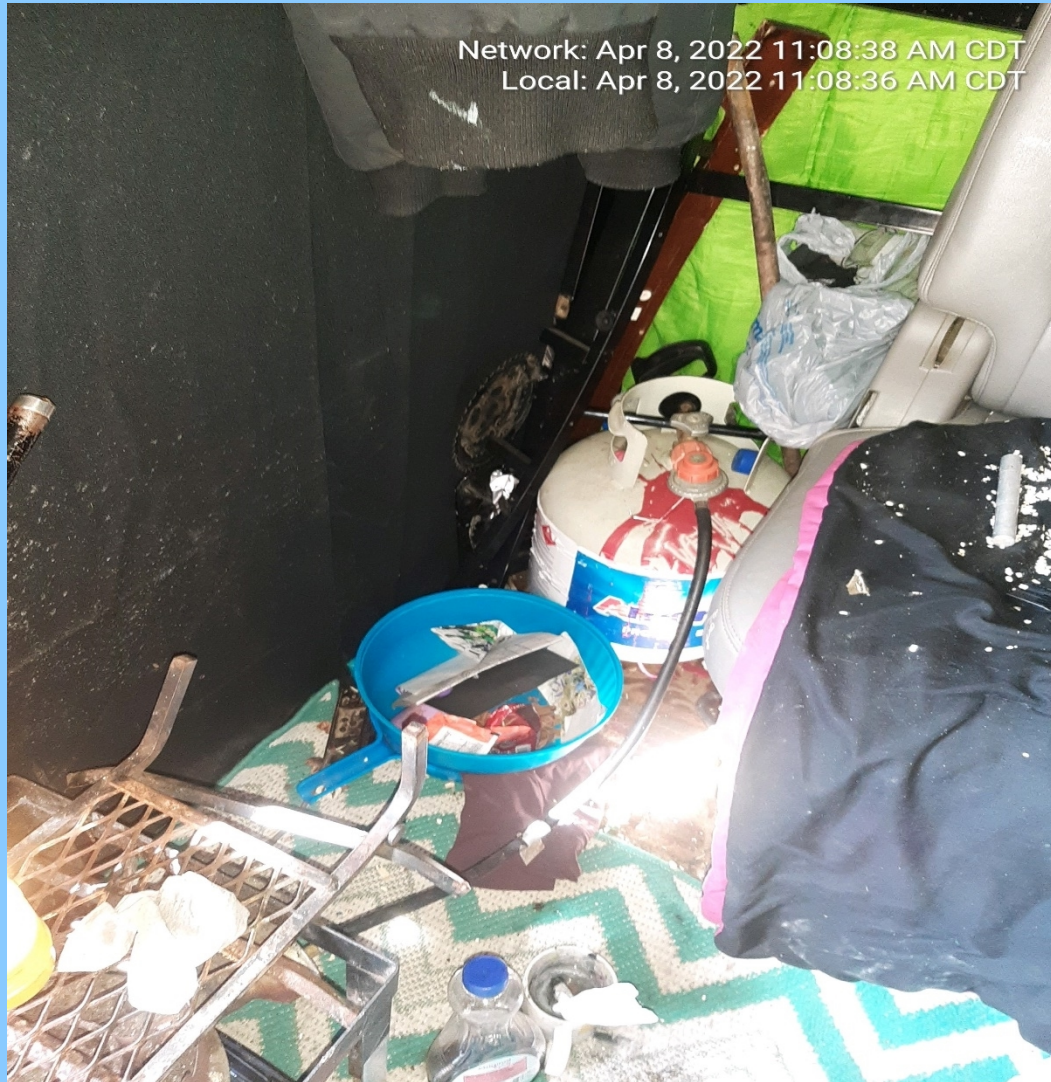
HAZARDOUS ELECTRICAL WIRING CHAPTER 8, SEC. 8-554



Hazardous Plumbing Chapter 8, Sec. 8-554



Fire Hazard Chapter 8, Sec. 8-554



Timeline of Events

- **March 28, 2022** – Dilapidated structure case opened.
- **March 29, 2022** – Found individuals staying in house without water or electric. Shed also inhabited. Made contact with friend of property owner at another residence. Explained situation at other house. Said they would get vagrants out, and told me that no one belongs at the property.
- **March 30, 2022** – Report of vagrants running extension cord to next door residence to get electricity.
- **March 31, 2022** – Spoke to property owner and explained what needed to happen. At that time she admitted to letting someone inhabit the shed in the backyard.
- **April 5, 2022** – Another complaint of people and dogs at the property, people going in and out of the house with flashlights, stealing electric and water from neighbors. Neighbor reported seeing a woman bringing a baby to the residence.
- **April 5, 2022** – Property owner restarted the eviction process. At one time she had an agreement with one individual to inhabit the house.



Timeline of Events

- **April 8, 2022** - Attempted to call 2x property owner, no answer. Visited property with 3 additional code officers. Made contact with many individuals at property. Asked occupants to prove they had authority to occupy property, which they could not. Two individuals vacated the property and went to neighboring property. Were told to stop running power through extension cords from neighbors. Made contact with individual that was living in the shed in the backyard. We asked him to leave, which he did. We got permission from the house occupants to enter the premises. We found deplorable conditions. In addition, I found drug paraphernalia, as well as baby bottles in the freezer. The female occupant confirmed there was a 3 month old on this property. This was reported Child Protective Services today. I found a hand written notice to vacate placed by the property owner on the backdoor of the property that was dated today. The occupants said they were packing up to leave. I placed a condemnation sign of the front of the structure.
- **April 11, 2022** - Received an email from Marshal on Sunday 4/10 informing that they made contact with 3 individuals and arrested one for criminal trespass at this location.
- **April 11, 2022** – Affidavit of condemnation recorded at county clerk
- **April 12, 2022** – Walked through property with CPS agent and then with help of contractor performed emergency securement.



Timeline of Events

- **April 19, 2022** – Condemnation notice and utility shut-off letters sent.
- **May 2, 2022** – Received complaint of vagrants possibly still being at property. Inspected the house and found it to still be secure. The shed was partially torn down but still looked like vagrants could be using it. I spoke to the property owner's father and he agreed to tear down the shed. The shed was down two days later.
- **May 12, 2022** – Notice of Board of Building Standards hearing sent to property owner and posted on structure.
- **May 17, 2022** – Met with father of property owner; brought him a plan of action and explained how to complete it. Recommended he complete plan of action and be prepared to present his plans to Board of Building Standards. He explained to me he has qualifications and means to repair house.



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 1917 Swenson St. presentation

