



City of Abilene

Board of Building Standards Agenda

Notice is hereby given of a meeting of the Board of Building Standards of City of Abilene to be held on July 6, 2022 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. Public hearing and possible approval of June 2022 Board of Building Standards meeting minutes.

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. 22-000354: 2112 Ambler Ave. (SEARS PARK, BLOCK 1, LOT 16 & 17, TAYLOR COUNTY, TEXAS), Owner: Joy, Oral D**
- B. **Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 22-000384: 2829 S 2nd St. (SCOTT HIGHWAY PLACE, BLOCK 5, LOT 4, TAYLOR COUNTY, TEXAS) Owner: Tedfor, L D % Nicholas Tedford**
- C. **Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 22-001295: 741 Mesquite St. (17 147 LEWIS OT 1 ABL TIF#1, TAYLOR COUNTY, TEXAS) Owner: Greer, James S**

EXECUTIVE SESSION

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

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 June, 2022, at 4:15 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*



**Board of Building Standards
Agenda Memo**

Meeting Date:7/6/2022

TO:

FROM:

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

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. 06.01.2022 BOBS mins

06.01.2022 BOBS mins.docx

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
June 1, 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. Humberto Romero Garcia
Mr. Jonathan Westra
Ms. Suny Woodard
Ms. Beckie Joy
Ms. Michelle Thurston
Ms. Laura Gardner

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, May 4, 2022, were provided in advance to Board Members for review.

Mr. Allred made a motion to approve the May minutes as written, and was seconded by Mr. Webb, motion passed.

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

EXECUTIVE SESSION

Mr. Beard adjourned the meeting at 8:16 a.m. to convene an executive under Section 551.071, Consultation with Attorney.

Mr. Beard called the meeting back to order at 8:34 a.m. and stated for the record that no action was taken during the executive session.

AGENDA ITEMS & PUBLIC HEARINGS

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

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. Allred, 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. 21-001873: 2925 Swenson St. (A B HOHERTZ N/2 OF 1 DELLIS & PAXTON, BLOCK 2, LOT 20, TAYLOR COUNTY, TEXAS), Owner: Garcia Humberto Romero

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)

Public Hearing: Mr. Beard opened the public hearing. Mr. Humberto Romero spoke to the board about his intentions to demolish the structure.

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

Order: Owner to repair – 30 days to obtain all permits and provide a plan of action including a timeframe for repair and cost estimates, and if this is done, 60 days to obtain rough-in inspections, and if this is done all final inspections shall be completed by the expiration of all permits.

Mr. Schroeder made a motion that the owner is ordered to repair or demolish – 30 days to obtain all permits and provide a plan of action including a timeframe for repair or demolition and cost estimates, and if this is done, 60 days to obtain rough-in inspections, and if this is done all final inspections shall be completed by the expiration of all permits and was seconded by Mr. Allred, Motion passed.

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

NAYS: None

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

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)

Public Hearing: Mr. Beard opened the public hearing. Mr. Jonathan Westra spoke to the board about wanting to remove personal property off the property. Mr. Westra is wanting to sell the property and whom ever buys the property to demolish it. The property is zoned as industrial not residential, potential buyers are not interested in the house. Mr. Westra acknowledged that he needs to secure the property.

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

Order: Owner to repair – 30 days to obtain all permits and provide a plan of action including a timeframe for repair and cost estimates, and if this is done, 60 days to obtain rough-in inspections, and if this is done all final inspections shall be completed by the expiration of all permits.

Mr. Webb made a motion that the owner is ordered to repair – 30 days to obtain all permits and provide a plan of action including a timeframe for repair and cost estimates, and if this is done, 60 days to obtain rough-in inspections, and if this is done all final inspections shall be completed by the expiration of all permits and was seconded by Mr. Schroeder, Motion passed.

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

NAYS: None

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

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)

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

Order: Owner to repair – 30 days to obtain all permits and provide a plan of action including a timeframe for repair and cost estimates, and if this is done, 60 days to obtain rough-in inspections, and if this is done all final inspections shall be completed by the expiration of all permits.

Mr. Allred made a motion that the owner is ordered to repair – 30 days to obtain all permits and provide a plan of action including a timeframe for repair and cost estimates, and if this is done, 60 days to obtain rough-in inspections, and if this is done all final inspections shall be completed by the expiration of all permits and was seconded by Mr. Schroeder, Motion passed.

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

NAYS: None

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

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)

Public Hearing: Mr. Beard opened the public hearing. Ms. Becky Joy spoke to the board about not wanting to demolish the building. Ms. Joy stated she has lots of personal property in the building. She believes it is unfair to have a time line to fix the property, at this time she can not afford to fix the building.

Ms. Suny Lopez Woodard spoke to the board on behalf of her father, Samuel Lopez, owns the property next door 2102 Ambler. Ms. Woodard spoke about problems with the foundation due to water drainage at 2112 Ambler Ave. Also, there is a large bee hive and rodents coming from the building. Ms. Woodard stated her father has been having problems at his property ever since he bought the property in 2014. Ms. Woodard stated her father would like to purchase the property if owners wanted to sell.

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

Dr. Paris made a motion to table this case for 30 days and was seconded by Mr. Allred, 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. 22-000843: 1917 Swenson St. (COLLEGE HEIGHTS, BLOCK 36, LOT 9, TAYLOR COUNTY, TEXAS), Owner: Gardner Laura

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)

Public Hearing: Mr. Beard opened the public hearing. Ms. Laura Gardner spoke to the board about that she is trying to make the property livable. Ms. Gardner stated vagrants have taken over, they have finally got them out.

Ms. Michelle Thurston also spoke along with Ms. Gardner about that they are wanting to fix the property up and sell it. Ms. Thurston has been working on fixing the property. They also stated Ms. Gardner's dad is a licensed contractor and can also do a lot of the work. It was stated that the 30/60 order should work for them.

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

Order: Owner to repair – 30 days to obtain all permits and provide a plan of action including a timeframe for repair and cost estimates, and if this is done, 60 days to obtain rough-in inspections, and if this is done all final inspections shall be completed by the expiration of all permits.

Mr. Allred made a motion that the owner is ordered to repair – 30 days to obtain all permits and provide a plan of action including a timeframe for repair and cost estimates, and if this is done, 60 days to obtain rough-in inspections, and if this is done all final inspections shall be completed by the expiration of all permits and was seconded by Mr. Webb, Motion passed.

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

NAYS: None

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 10:10 a.m.

X

Approved, Chairman



**Board of Building Standards
Agenda Memo**

Meeting Date: 7/6/2022

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 a phone call from property owner’s sister. She was concerned about the building being 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.

June 1, 2022 – Board of Building Standards hearing. Board ordered to table until the next meeting.

June 14, 2022 – Notice of July Board of Building Standards hearing sent via certified and regular mail.

June 21, 2022 – Arrangement made to have bees abated by the City.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

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

- (2) Structural Hazard 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
- (9) Faulty materials of construction Chapter 8: Sec. 8-554
- (10) Inadequate exits Chapter 8; Sec. 8-554

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on July 6, 2022.

ATTACHMENTS:

- | | | |
|----|--------------------------------|---|
| 1. | 01 Slides Intro | 01 Slides Intro.pptx |
| 2. | 20220706_22-000354_2112 Ambler | 20220706_22-000354_2112 Ambler Ave..pdf |

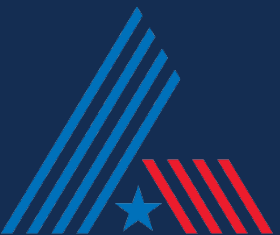
BOARD OF BUILDING STANDARDS

July 6, 2022



PUBLIC NOTICE – JULY 6, 2022 MEETING

- A meeting of the Board of Building Standards will be held at 8:15 a.m., Wednesday, July 6, 2022 in the Council Chambers of City Hall, located at 555 Walnut St, Abilene, Texas, to consider the following properties on the agenda: 2112 Ambler Ave. Abilene, Texas 79603, 2829 S 2nd St. Abilene, Texas 79605, and 741 Mesquite St. Abilene, Texas 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 #22-000354
2112 Ambler Ave.
(Remove From Table)



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Deed naming **Oral Don Joy** as the owner.
- **TAYLOR COUNTY** – Shows **Oral Don Joy** 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 **Oral Don Joy** 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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Front South Side



Rear North Side



West Side



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



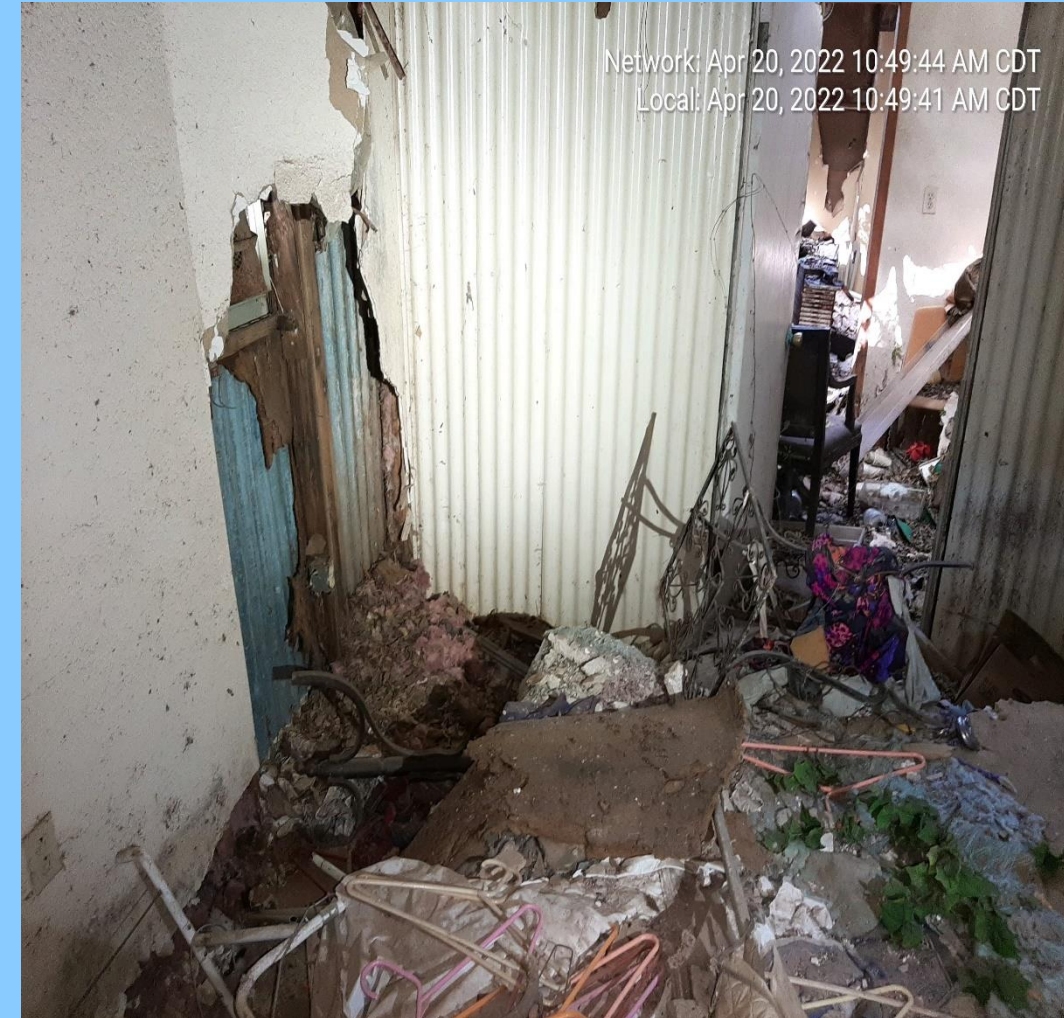
Structural Hazard Chapter 8, Sec. 8-554



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
- **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.



Timeline of Events

- **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 a phone call from property owner's sister. She was concerned about the building being 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.
- **June 1, 2022** – Board of Building Standards hearing. Board ordered to table until the next meeting.
- **June 14, 2022** – Notice of July Board of Building Standards hearing sent via certified and regular mail.
- **June 21, 2022** – Arrangement made to have bees abated by the City.
- **June 28, 2022** – Abatement contract emailed to contractor.



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: 7/6/2022

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 22-000384: 2829 S 2nd St. (SCOTT HIGHWAY PLACE, BLOCK 5, LOT 4, TAYLOR COUNTY, TEXAS) Owner: Tedfor, L D % Nicholas Tedford

GENERAL INFORMATION

Owner: Tedford, L D % Nicholas Tedford
Sq Ft: 1368
Structural: Poor
Foundation: P
Value: \$22,038
Total Value: \$23438
Delinquent Tax: \$1,205.25

SPECIAL CONSIDERATIONS

February 15, 2022 – Case initially opened for dilapidated structure. An abundance of nuisance violations identified upon initial inspection.

February 17, 2022 – Administrative search warrant was executed. Interior photos were taken, and property was deemed to be uninhabitable. Dilapidated structure case closed and property was referred to the condemnation program. Affidavit of Condemnation was filed at the County Clerk office.

February 18, 2022 – Initial notice of condemnation sent to the listed owner.

February 28, 2022 – Individual identified himself as Josh Brown came into City Hall to ask what needed to be done to get the property out of condemnation. Mr. Brown claimed that he bought the house approximately two and a half years ago, and claimed it was his residence. He further claimed that he has a bill of sale confirming ownership, but was unable to produce it. Mr. Brown is not listed in the County Clerk records as the owner, therefore he was encouraged to

make sure the property was in his name before we could proceed with any further discussion.

March 7, 2022 – Phone call from an acquaintance of Mr. Brown, stating the bill of sale was filed at the County Clerks office. This was not able to be confirmed, as code officers were not able to find it in the records. Individual further claimed that a deed transfer was in the works, and we would be contacted when completed.

June 9, 2022 – Still no record of deed transfers or any documents confirming Mr. Brown having ownership of the property. No further contact made with any parties as well.

June 14, 2022 – Sent notice of July Board of Building Standards hearing via regular and certified mail, and posted notice on the structure.

June 27, 2022 – Received phone call from Nicholas Tedford, stating that he did not want the house to be demolished, and asked what needed to be done to get it out of condemnation. He was explained how the condemnation and permitting process works. He was then asked if he would be capable to rehabilitate the house. He said he would, and that he would get his contractors lined up to submit the necessary documents to get the process started. He was reminded that all his contractors needed to be licensed, certified, and bonded with the City. He asked if he needed to attend the meeting, which he was encouraged to do so. He stated he would not be available due to working out of town, but said he would have his brother attend to speak on his behalf.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

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

- (2) Structural Hazard 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
- (9) Faulty materials of construction Chapter 8: Sec. 8-554
- (10) Inadequate exits Chapter 8; Sec. 8-554

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on July 6, 2022.

ATTACHMENTS:

1. 20220706_22-000384_2829 S 2nd St. 20220706_22-000384_2829 S 2nd St..pptx

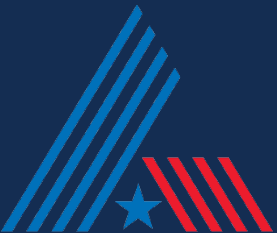
CASE #22-000384

2829 S 2nd St.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – No deed records were found.
- **TAYLOR COUNTY**– Shows **L D Tedford % Nicholas Tedford**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 **January 2018**
- Search reveals **L D Tedford % Nicholas Tedford**to be the owner.



Public Notice

Jun 15, 2022 11:22:22 AM
Abilene

“N
THIS BU
HUMAN
COND



CITY OF ABILENE

CON

(IT IS A VIOLATION)

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

July 6, 2022 AT 8:15 A.M.

All interested parties are urged to attend.

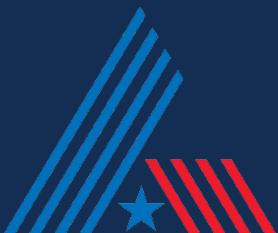
325-676-6323

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.



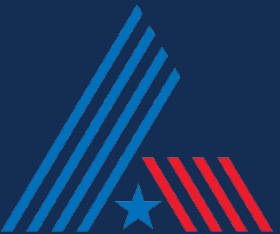
Front North Side



Rear South Side



West Side



East Side



Substandard Code Violations

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

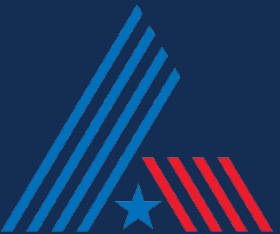
- (1) Inadequate Sanitation Chapter 8, Sec. 8-554
- (3) Nuisance Chapter 19-15
- (4) Hazardous Electrical Wiring Chapter 8, Sec. 8-554
- (7) Faulty Weather Protection Chapter 8, Sec. 8-554
- (8) Fire Hazard Chapter 8, Sec. 8-554
- (10) Inadequate Exits. Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Exterior Dilapidation) Faulty Weather Protection Chapter 8, Sec. 8-554



Hazardous Electrical Wiring Chapter 8, Sec. 8-554



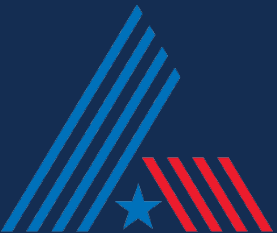
Inadequate Exits. Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Secondary Structure Dilapidation)



Inadequate Sanitation Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Dilapidation)



Nuisance Chapter 19-15 (Dilapidation)



Hazardous Electrical Wiring Chapter 8, Sec. 8-554



Fire Hazard Chapter 8, Sec. 8-554



Timeline of Events

- **February 15, 2022** – Case initially opened for dilapidated structure. An abundance of nuisance violations identified upon initial inspection.
- **February 17, 2022** – Administrative search warrant was executed. Interior photos were taken, and property was deemed to be uninhabitable. Dilapidated structure case closed and property was referred to the condemnation program. Affidavit of Condemnation was filed at the County Clerk office.
- **February 18, 2022** – Initial notice of condemnation sent to the listed owner.
- **June 14, 2022** – Sent notice of July Board of Building Standards hearing via regular and certified mail, and posted notice on the structure.
- **June 27, 2022** – Received phone call from Nicholas Tedford, stating that he did not want the house to be demolished, and asked what needed to be done to get it out of condemnation. He was explained how the condemnation and permitting process works. He was then asked if he would be capable to rehabilitate the house. He said he would, and that he would get his contractors lined up to submit the necessary documents to get the process started. He was reminded that all his contractors needed to be licensed, certified, and bonded with the City. He asked if he needed to attend the meeting, which he was encouraged to do so. He stated he would not be available due to working out of town, but said he would have his brother attend to speak on his behalf.



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 2829 S 2nd St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 7/6/2022

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 22-001295: 741 Mesquite St. (17 147 LEWIS OT 1 ABL TIF#1, TAYLOR COUNTY, TEXAS) Owner: Greer, James S

GENERAL INFORMATION

Owner: Greer, James S
Sq Ft: 896
Structural: Poor
Foundation: P
Value: \$8,475
Total Value: \$11,975
Delinquent Tax: \$1540.61

SPECIAL CONSIDERATIONS

September 22, 2021 – Case opened for dilapidated structure.
November 30, 2021 – No contact from owner since sending notice of dilapidated structure case. Attempt to make contact with someone at the property failed. Confirmed house was vacant.
January 10, 2022 – No contact from owner.
January 13, 2022 – Executed an administrative search warrant to enter the property.
May 16, 2022 – Property was condemned.
May 23, 2022 – Affidavit of condemnation filed at the County Clerk's office. Initial notice of condemnation sent to the property owner via regular and certified mail.
June 9, 2022 – Still no contact in response to the notice of condemnation.
June 14, 2022 – Notice of July Board of Building Standards hearing sent via certified and regular mail, and also posted on the 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:

- (2) Structural Hazard 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
- (9) Faulty materials of construction Chapter 8: Sec. 8-554
- (10) Inadequate exits Chapter 8; Sec. 8-554

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on July 6, 2022.

ATTACHMENTS:

1. 20220706_22-001295_741 Mesquite St. 20220706_22-001295_741 Mesquite St..pdf

CASE #22-001295

741 Mesquite St.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – No deed records were found.
- **TAYLOR COUNTY** – Shows **James S Greer** 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 2019**.
- Search reveals **James S Greer** to be the owner.



Public Notice



OF ABILENE

Jun 15, 2022 10:53:05 AM
Abilene

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 CITY HALL ON**

July 6, 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



North Side



South Side



Substandard Code Violations

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

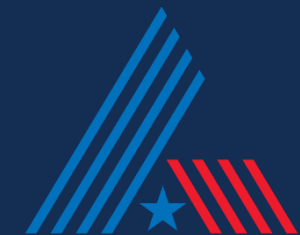
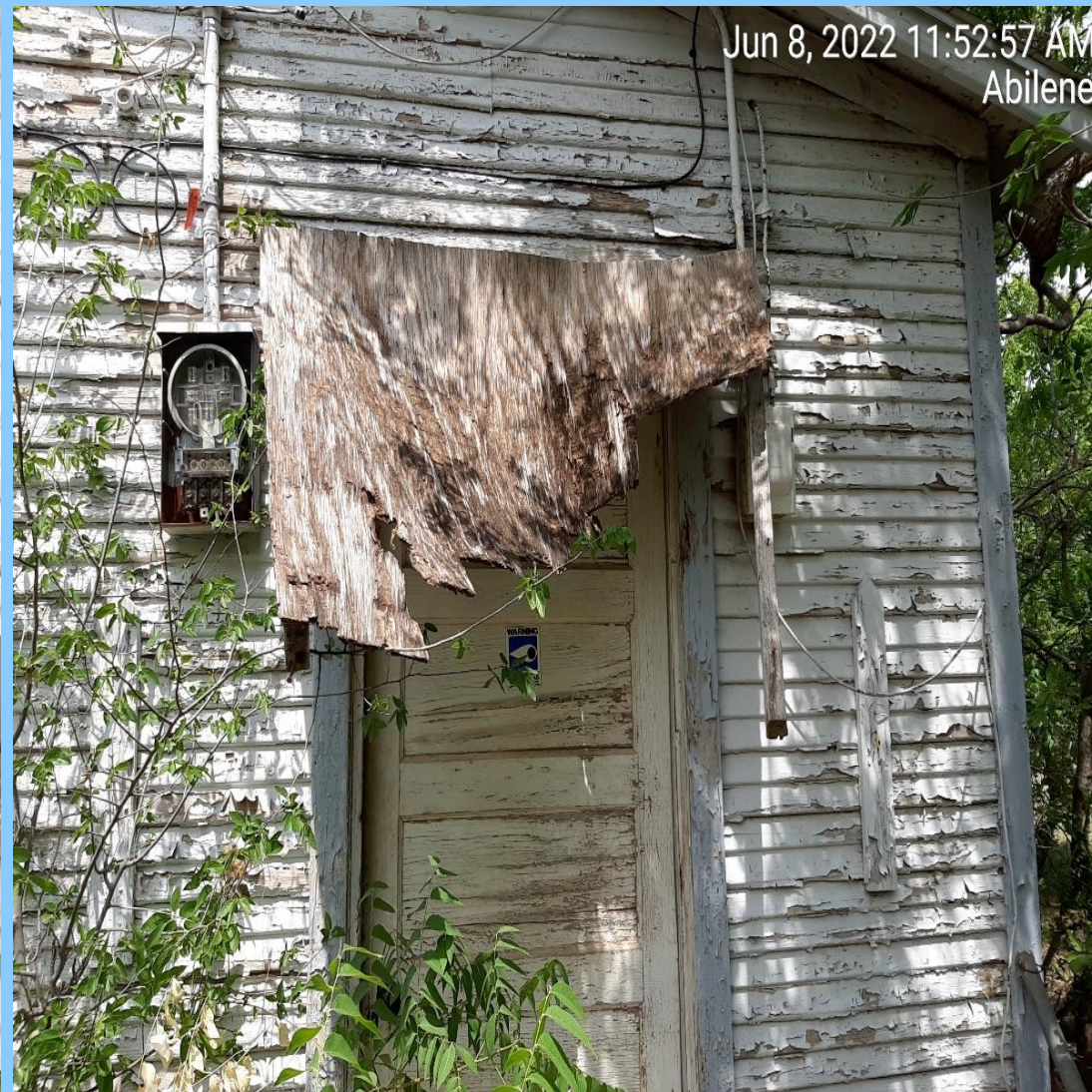
- (1) Inadequate Sanitation Chapter 8, Sec. 8-554
- (2) Structural Hazard Chapter 8, Sec. 8-554
- (3) Nuisance Chapter 19-15
- (5) Hazardous Plumbing Chapter 8, Sec. 8-554
- (6) Hazardous Mechanical Equipment Chapter 8, Sec. 8-554
- (7) Faulty Weather Protection Chapter 8, Sec. 8-554



Structural Hazard Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Exterior Dilapidation)



Faulty Weather Protection Chapter 8, Sec. 8-554 Nuisance Chapter 19-15 (Dilapidation)



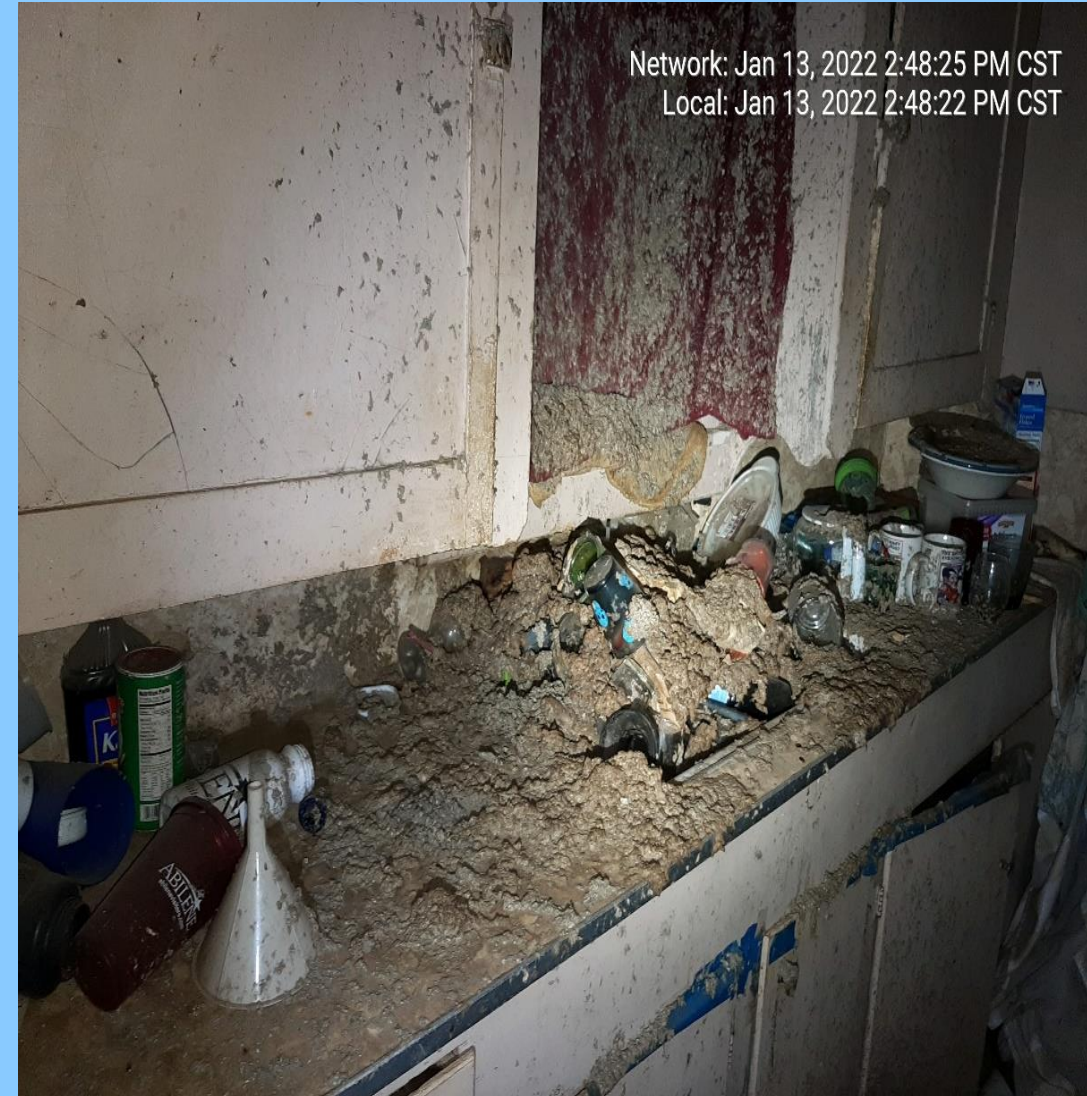
Hazardous Mechanical Equipment Chapter 8, Sec. 8-554



Faulty Weather Protection Chapter 8, Sec. 8-554



Inadequate Sanitation Chapter 8, Sec. 8-554



Inadequate Sanitation Chapter 8, Sec. 8-554



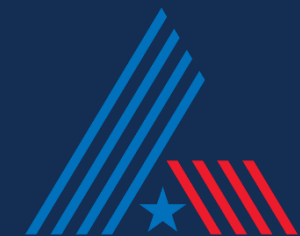
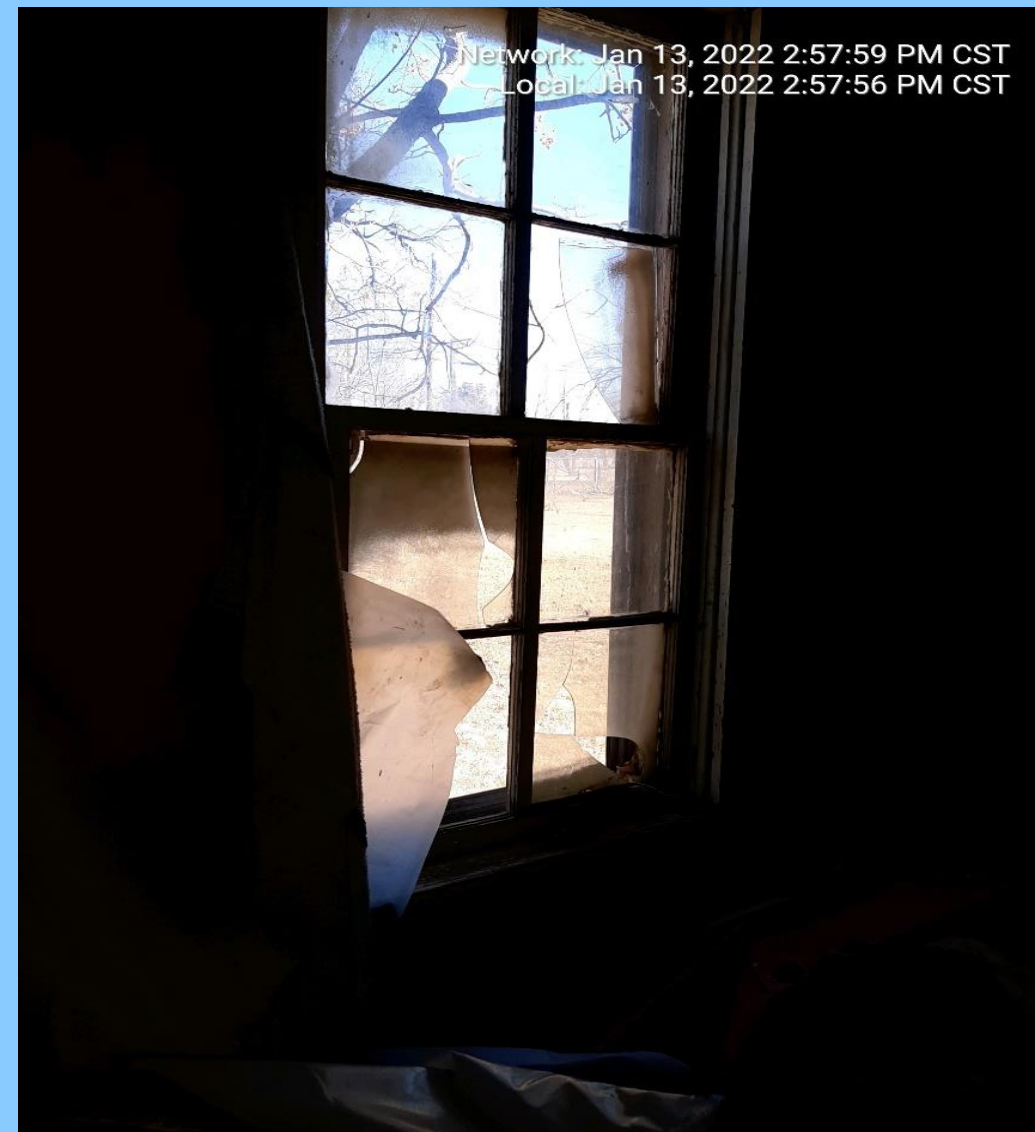
Nuisance Chapter 19-15 (Dilapidation)



Hazardous Plumbing Chapter 8, Sec. 8-554



Faulty Weather Protection Chapter 8; Sec.



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End of 741 Mesquite St. presentation

