

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
June 5, 2024 - 8:30 a.m.
BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS
COUNCIL CHAMBERS, CITY HALL**

Members Present: Mr. David Beard, Chairman
Mr. Jay Wyatt
Mr. Delbert Allred
Mr. Jeremy McBrayer
Mr. David Brosig
Mr. Sean McNeill
Mr. Will Dugger

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, Director of Code Compliance
Mr. Stephen Garrison, Code Compliance Manager
Mr. Robert Marsh, Property Maintenance Inspector
Mr. Ricky Wright Jr., Property Maintenance Inspector
Ms. Teri Dollar, Property Maintenance Inspector
Ms. Christi Jones, Administrative Assistant

Others Present: Ms. Faye Johnson (850 Vine)
Ms. DeAnna Loflin (1126 Kirkwood St)
Mr. Gary Hill (450 Peach St)
Mr. Glenn Arnold (450 Peach St)
Mr. Guy Shaver (1126 Kirkwood and 1825 Jefferies)

CALL TO ORDER

Mr. Beard called the meeting to order at 8:30 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 1, 2024, were provided in advance to Board Members for review.

Mr. McNeill made a motion to approve the minutes as written.

The motion was seconded by Mr. McBrayer, motion passed.

AYES: Mr. Wyatt, Mr. McBrayer, Mr. McNeill, Mr. Brosig, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

AGENDA ITEMS & PUBLIC HEARINGS

Case for Rehabilitation, Demolition or Civil Penalties - Case# 23-001799: 1817 N 10th St. (LAKESIDE ADDN, BLOCK 3, LOT W51 E 122 LTS 1&2, BLOCK 1, LOT 2, 2A, 3 & 3A, TAYLOR COUNTY, TEXAS), Owner: Ntibashirinzigo, Methoucela

Mr. Marsh presented the case,

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

- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Staff recommendations are as follows:

Finding: The property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.

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. Dugger 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. McBrayer, motion passed.

AYES: Mr. Wyatt, Mr. McBrayer, Mr. McNeill, Mr. Brosig, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

Mr. Dugger 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. McBrayer, motion passed.

AYES: Mr. Wyatt, Mr. McBrayer, Mr. McNeill, Mr. Brosig, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-002935: 850 Vine St.
(ALTA VISTA, BLOCK 3, LOT 1, 2 & N19 OF 3, CONT, TAYLOR COUNTY, TEXAS),
Owner: Harness, Ronald

Mr. Allred arrived at 8:41am.

Mr. Marsh presented the case,

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

- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Staff recommendations are as follows:

Finding: The property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.

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. Ms. Johnson stated that her now deceased brother owned the property. She stated that the family is working to transfer the title so the property can be sold. She stated that she keeps the grass cut and will maintain the property for now. She asked for more time to work through a sale. There being no additional speakers, Mr. Beard closed the public hearing.

Mr. Wyatt made a motion to table this item until the July 3rd Board meeting, the motion was seconded by Mr. Allred, motion passed.

AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Brosig, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-004765: 1413 Delano St.
(LEON STEVENSON, LOT W100 S132 LT 2, TAYLOR COUNTY, TEXAS), Owner: Flores, Ulises

Mr. McNeill made a motion to untable this the case for 1413 Delano St. and it was seconded by Mr. McBrayer, motion passed.

AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Brosig, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

Mr. Marsh presented the case,

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

- Unlawful Structure, IPMC 2021, Sec. 111 Para. 111.1.4
Structure constructed without permit
- Nuisance, Chapter 8, Sec 8-554 (3)
- Chapter 19, Sec 19-15 (4)
Structure unfit for human habitation
- Chapter 19, Sec 19-15 (20)
Vehicles not on improved surface

Staff recommendations are as follows:

Order: Owner is 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.

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

Mr. McBrayer made a motion to Owner is 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, was seconded by Mr. Allred, motion passed.

AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Brosig, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-000061: 1317 Walnut St. (3 201 MC NAIRY 2-B OT ABL, TAYLOR COUNTY, TEXAS), Owner: Badgett Jimmie Leon & Charlotte Ann AS TR FOR BADGETT LIVING TRUST

Mr. Marsh presented the case,

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

- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Staff recommendations are as follows:

Finding: The property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.

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. Brosig, motion passed.

AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Brosig, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: 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. Brosig, motion passed.

AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Brosig, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil penalties - Case# 24-000346: 450 Peach St. (4-5 185 3 WISE PIEDMONT ABL OT, TAYLOR COUNTY, TEXAS), Owner: Christian Broadcasting Co.

Mr. Dugger made a motion to untangle this the case for 450 Peach St. and it was seconded by Mr. McNeill, motion passed.

AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Brosig, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

Ms. Dollar presented the case,

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

- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Staff recommendations are as follows:

Finding: The property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.

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

Public Hearing: Mr. Beard opened the public hearing. Mr. Gary Hill and Mr. Glenn Arnold spoke in tandem about the property. They stated they have had the building looked at by professionals and were informed that it is salvageable. They stated the Men of Nehemiah group may be able to provide assistance in rehabilitating the structure. They stated they are planning to demolish the add-on on the south side of the building. They stated that they are planning to sell the property once the roof is repaired. They stated they need 60 days to accomplish the demolition and then will focus on the roof. There being no additional speakers, Mr. Beard closed the public hearing.

Mr. McBrayer made a motion to Owner is 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, was seconded by Mr. Allred, motion passed.

AYES: Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Brosig, Mr. Beard

NAYS: None

ABSTAIN: Mr. Wyatt, Mr. Dugger

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-001138: 1825 Jefferies St. (NORTH PARK ADDN OF JEFFERIES, BLOCK 26, LOT W75 E575 S150 N280, TAYLOR COUNTY, TEXAS), Owner: Legacy Dwelling LLC (Guy and Karen Shaver).

Ms. Dollar presented the case,

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

- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Staff recommendations are as follows:

Order: Owner is 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.

Public Hearing: Mr. Beard opened the public hearing. Mr. Shaver stated that he is the owner and that he has begun the eviction process. He stated that he has not been in the property yet, but that he would like the chance to fix it. He stated that he will demolish it if necessary. He stated

that the property is vacant at this time. There being no additional speakers, Mr. Beard closed the public hearing.

Mr. Wyatt made a motion to Owner is 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, was seconded by Mr. Dugger, motion passed.

AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Brosig, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-001139: 1126 Kirkwood St. (LAKESIDE ADDN, BLOCK 29, LOT 6, TAYLOR COUNTY, TEXAS), Owner: Legacy Dwelling LLC (Guy and Karen Shaver)

Ms. Dollar presented the case,

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

- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
 - Ch. 19, Sec. 19-15 (2) Accumulation of trash and junk
 - Ch. 19, Sec. 19-15 (3) Conditions that provide harborage for vermin
 - Ch. 19, Sec. 19-15 (4) Building that is unfit for human habitation and fire hazard
 - Ch. 19, Sec. 19-15 (10) Appliances stored in public view
 - Ch. 19, Sec. 19-15 (16) Indoor furniture stored outside
 - Ch. 19, Sec. 19-15 (20) Vehicles in the yard
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Staff recommendations are as follows:

Order: Owner is 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.

Public Hearing: Mr. Beard opened the public hearing. Mr. Shaver stated that he is the owner and that he has started the eviction process. He stated it will take more than 30 days to remove all of the debris and evaluate the stated of the house. He stated that the house is vacant. Ms. Loflin then spoke stating the Mr. Shaver has always rented to people that are not safe for the neighborhood. She stated that she has contacted Mr. Shaver several times requesting assistance and that he has yet to address any concerns. She stated that the house was in very poor condition

when Mr. Shaver allowed the most current tenants to move in. She stated that she would like to see strict timelines for Mr. Shaver to remediate the issues or demolish the home. There being no additional speakers, Mr. Beard closed the public hearing.

Mr. Wyatt made a motion that the owner is ordered to repair as follows: 30 days to complete significant cleanup of the property and 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. The motion was seconded by Mr. Allred, motion passed.

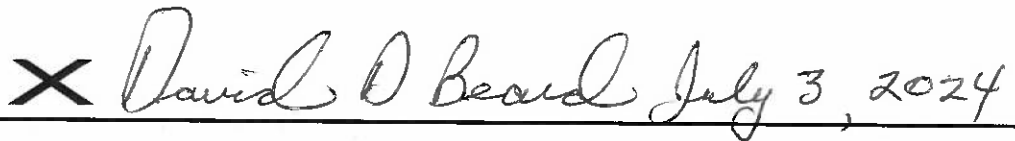
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Brosig, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 10:02 a.m.

 David D Beard July 3, 2024

Approved, Chairman