



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 March 4, 2020, 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

1. a. Approval of Minutes from Previous Meeting, Held January 8, 2020 and Canceled Meeting on February 5, 2020

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 is to 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

1. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 14-024: 1002 Mulberry St. (1 204 4-D HUGHES OT ABL),**
Owner: Mattson, Kimberly
 - Public Hearing

2. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 17-009: 633 S 11 St. (OT ABILENE BLK 208 ANDERSON 1-A, LOT 7-12),**
Owner: Abilene Courts Development Corp LLC
• Public Hearing
3. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 19-01842: 501 Peach St. (11-12 159 OT ABILENE),**
Owner: Knapp, Robert B & Mary E % Blanca Cortez
• Public Hearing
4. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 19-004517: 1050 Chestnut St. (NORTHINGTON, BLOCK A, LOT S40 E180,**
Owner: Smith, Alton
• Public Hearing
5. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 19-004688: 610 Elm St. (OT ABILENE TIF #1, BLOCK 126, LOT 2)**
Owner: Alcantar, Brenda Leticia
• Public Hearing
6. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 19-004718: 3025 N 12th St. (A0050 SUR 88 PATRICK E DURST, BLOCK A, TRACT N 133.5 W 129 LOT 1)**
Owner: McNeill, Kerri L.
• Public Hearing

ADJOURNMENT

Notice

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received forty-eight (48) hours prior to scheduled meetings. Please contact the City Secretary's Office at 325-676-6208. Telecommunication device for the deaf is 325-676-6360.

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 28th day of February, 2020, at 4:40 p.m.

*Kaitlin Richardson, Deputy City
Secretary*

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
January 08, 2020 8:15 a.m.
BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS
COUNCIL CHAMBERS, CITY HALL**

Members Present: Mr. David Beard, Chairman
Mr. Anthony McColum
Dr. Wayne Paris
Mr. Wayland Schroeder
Mr. Lloyd Turner

Staff Present: Mr. Mike Warrix, Director of Planning and Development Services
Mr. Tim Littlejohn, Assistant Director of Planning and Development Services / Building Official
Mr. Chace Craig, Assistant City Attorney
Mr. Clay Door, Community Enhancement Division Manager
Mr. Carl Collum, Code Compliance Officer
Mr. David Cline, Code Compliance Officer
Mr. Josh Mares, Code Compliance Officer
Mr. Robert Norton, Code Compliance Officer
Mrs. Lori Simon, Permit Tech I
Ms. Catina Betoncur, Office Assistant III

Others Present: Mr. Juan Carlos Huerta
Mrs. Joanna Huerta
Ms. J Kay Prince
Mr. Weston Conder

CALL TO ORDER

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

APPROVAL OF MINUTES

The minutes of the last meeting, December 04, 2019 were provided in advance to Board Members for review.

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

AYES: Dr. Paris, Mr. McColum, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

AGENDA ITEMS & PUBLIC HEARINGS

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 17-00514: 617 S. 7th Street (100 163 MCKENZIE SUB REP OT ABL), Owner, Huerta, Victor

Mr. Mares presented the case, staff recommendation is as follows:

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

Public Hearing:

Mr. Beard opened the public hearing.

Mr. Carlos Huerta and Mrs. Joanna Huerta (residing at 1466 Hope Street), the brother and sister-in-law of the owner spoke about the status of the property.

Mr. Mares translated the couple's responses with the property owner's consent. The couple brought the estimates for the drywall and roofing renovations and also brought a completed Plan of Action. They will finish the window installation and are waiting to make an appointment with the Building Inspectors for an inspection. Mr. Mares explained the staff recommendation and the Huerta's said that they understood the staff recommendation.

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

Mr. Schroeder made a motion to order owner to repair, 30 days to obtain all permits and provide plan of action including a time frame for repair and cost estimates to include cleanup of the property, 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. Turner, seconded the motion, motion carried.

AYES: Dr. Paris, Mr. McColum, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 19-005291: 1810 Huckleberry Ln (A0012 SUR 83 L BOWERMAN, ACRES .69), Owner, Prince, J Kay.

Mr. Mares presented the case, staff recommendation is as follows:

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

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

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

- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

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

Public Hearing:

Mr. Beard opened the public hearing.

Ms. J Kay Prince, owner, (residing at 1519 County Road 350, Anson, TX) discussed the status of the property. She explained that the house is scheduled to be demolished on Monday, January 13 and completed by January 15th. Ms. Prince added that the lot had been cleared.

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. McColum, motion carried.

AYES: Dr. Paris, Mr. McColum, 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. McColum, motion carried.

AYES: Dr. Paris, Mr. McColum, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

Staff Presentation:

Clay Door presented the statistics of the Community Enhancement Division Manager's Report from October 1, 2018 – September 31, 2019.

Community Enhancement Division Manager's Report

October 2018 – September 2019

76 New condemnation cases

52 Cases completed

22 Brought before the Board of Building Standards

35 Resolved without going to the Board of Building Standards

20 Demolitions, average cost \$9,000 per property

Mr. Door explained the yearly statistic and funding procedures of the Code Enforcement Condemnation Program.

Public Hearing:

Mr. Beard opened the public hearing for the Community Enhancement Condemnation Program.

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

Dr. Paris requested clarification on the 35 cases that were resolved. Mr. Door explained that there was voluntary compliance with no need to bring the properties to the Board hearing.

ADJOURNMENT

There being no further business to come before the meeting, the Board of Building Standards meeting was adjourned at 8:46 a.m.

X

Approved, Chairman

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
February 05, 2020 8:15 a.m.
BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS
COUNCIL CHAMBERS, CITY HALL**

HEARING CANCELED due to inclement weather.

X

Approved, Chairman

BOARD OF BUILDING STANDARDS

March 4, 2020



PUBLIC NOTICE – March 4, 2020 MEETING

A meeting of the Board of Building Standards will be held at 8:15 a.m., Wednesday, March 4, 2020 in the Council Chambers at City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 1002 Mulberry St. Abilene, TX 79601, 633 S. 11th St. Abilene, TX 79602, 501 Peach St. Abilene, TX 79602, 1050 Chestnut St. Abilene, TX 79602, 610 Elm St. Abilene, TX 79602, and 3025 N 12th St. Abilene, TX 79603. Property owners are required to submit at the hearing proof of the scope of work, including cost estimates, that may be required to comply with city ordinance and the calendar days in which it will take to perform the work. Owners have the right to hire an attorney to represent them, the right to inspect the file on the property at the office of Planning and Development Services prior to the hearing, and the right to request the presence of city staff for the purpose of questioning at the hearing. The Board may take action, including but not limited to demolition orders and/or the assessment of civil penalties.



ITEM NO. 3 (a)
CASE # 14-024

1002 Mulberry St.



CHECKLIST FOR RECORDS SEARCH

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

COUNTY RECORDS – Sheriff's Deed naming **KIMBERLY MATTSON** as the owner

TAYLOR CAD – Shows **MATTSON KIMBERLY** to be the owner

SECRETARY OF STATE – No entity under this name

TAX RECORDS OF THE MUNICIPALITY – Not applicable

UTILITY RECORDS OF THE MUNICIPALITY – Inactive since **09/26/2012**.

Search reveals **KIMBERLY MATTSON** to be the owner of this property.



PUBLIC NOTICE

February 12, 2020 at 2:58:54 PM
Abilene

—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
March 4, 2020 AT 8:15 A.M.
All interested parties are urged to attend.

325-676-6257

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 Eastside of the Structure



Structural Issues

February 17, 2020 at 2:37:19 PM
Abilene



Southside of Structure



Electrical Issues



Structure Issues



Rear Westside of Structure



Structure and Plumbing Issues



Northside of Structure



Interior Structure Issues



Interior Structure/Roof Damage



Inadequate Plumbing



Electrical Issues



Timeline of Events

- **DECEMBER 16, 2014:** PROPERTY WAS CONDEMNED.
- **DECEMBER 18, 2014:** SENT INITIAL NOTICE OF CONDEMNATION. SENT SECUREMENT LETTER AND UTILITY SHUT-OFF LETTERS
- **JANUARY 21, 2015:** SENT 60/60/60 LETTER
- **JUNE 14, 2016:** SENT INITIAL NOTICE OF CONDEMNATION TO LIENHOLDER
- **MAY 8, 2017:** SENT NEW NOTICE OF CONDEMNATION TO OWNER AND LIENHOLDER
- **MAY 15, 2017:** SENT NOTICE OF BOBS TO OWNER AND LIENHOLDER
- **JUNE 7, 2017:** SENT BOBS DECISION LETTERS (30/60)
- **APRIL 9, 2018:** PER TAYLOR CAD, THIS PROPERTY IS POSSIBLY GOING TO BE SOLD IN A TAX SALE IN THE NEXT 6-9 MONTHS DUE TO DELINQUENT TAXES. TAYLOR CAD HAS A LAW SUIT PENDING AT THIS TIME.
- **JUNE 18, 2019:** DEED FILED FOR PROPERTY AFTER BEING PURCHASED AT TAX SALE.
- **SEPTEMBER 25, 2019:** NEW 30/60, INITIAL CONDEMNATION NOTICE SENT TO NEW PROPERTY OWNER.
- **SEPTEMBER 27, 2019:** PHONE CALL FROM MR. MATTSON, HUSBAND OF THE PROPERTY OWNER KIMBERLY MATTSON. HE STATED THAT HE PURCHASED THE PROPERTY IN JUNE. HE REQUESTED AN EXTENSION TO PULL PERMIT, OR DOING ANY RENOVATIONS ON THE STRUCTURE DUE TO THE REDEMPTION PERIOD OF THE TAX SALE ENDING IN DECEMBER. HE DID NOT WANT TO MAKE ANY RENOVATIONS, AND RISK ALLOWING THE FORMER OWNER TO COME BACK AND PURCHASE IT AFTER HE PUT IN WORK. REQUEST FOR EXTENSION WAS APPROVED BY TIM LITTLEJOHN.
- **FEBRUARY 11, 2020:** NO PERMITS HAVE BEEN PULLED.
- **FEBRUARY 12, 2020:** BOBS NOTICE MAILED, AND POSTED ON THE PROPERTY.



Staff Recommendation:

Findings:

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

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

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

Order:

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



End of 1002 Mulberry St. presentation



ITEM NO. 3 (b)
CASE # 17-009
633 S 11th 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 **ABILENE COURTS DEV CORP LLC** as the owner

TAYLOR COUNTY – Shows **ABILENE COURTS DEV CORP LLC** to be the owner

SECRETARY OF STATE – Shows **Don Knight** to be the registered and **Dale Rankin** to be the manager and owner of the entity.

TAX RECORDS OF THE MUNICIPALITY – Not applicable

UTILITY RECORDS OF THE MUNICIPALITY – Inactive since May 4, 2006.

Search reveals **ABILENE COURTS DEV CORP LLC** to be the owner.



PUBLIC NOTICE

February 12, 2020 at 3:19:34 PM
Abilene

—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
March 4, 2020 AT 8:15 A.M.
All interested parties are urged to attend.

325-676-6257

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 Northside



North west corner, front



Northeast corner, front





West side



Large cracks and pieces of wall missing



W
e
s
t

s
i
d
e



Oct 17, 2019 at 11:34:16 AM



**No
electric
meter**

**South
Side**



Large cracks and pieces of wall missing

Oct 17, 2019 at 11:35:47 AM



Oct 17, 2019 at 11:36:13 AM



**Large
cracks
and
pieces
of wall
missin
g**



Oct 17, 2019 at 11:37:15 AM



**West
side**

**pieces
of wall
falling
away**





E
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Interior floor rotted from inadequate roof



Interior courtyard



Jul 12, 2019 at 3:25:30 PM



Interior courtyard



TIMELINE OF EVENTS

- **February 21, 2017** Report of property being broken into and unsecure, neighbors concerned
- **February 22, 2017** Initial notice of condemnation, 30/60, utility shut-off letters sent
- **February 5, 2018** Owner submitted a Plan of Action asking for hold on proceedings due to possible historic value
- **July 27, 2018** Neighbor complaint about vagrants and fire in the structure
- **September 24, 2019** Landmarks Commission discussed and took no action, turned over the BOBS for a decision
- **October 8, 2019** Dale Rankin stated he would come in to discuss his plans on October 11, 2019, sent notice of November 6, 2019 BOBS meeting
- **October 11, 2019** No further progress made Dale Rankin did not meet staff today.
- **November 6, 2019** BOBS meeting. Board ordered to provide a POA within 60 days with documented timeline for funding, and documented update in 90 days with specific progress.
- **December 11, 2019** Phone call to Dale Rankin. He requested a POA as he was unclear of what the instructions of the board order were. POA was sent via email, and arrangement was made to meet at the property on Thursday December 13, 2019.



TIMELINE OF EVENTS

- **December 13, 2019** Met with Mr. Rankin, along with supervisor Clay Door, at 633 S 11th St. Mr. Rankin submitted a POA, stating that he was planning to hire Gary Jackson Welding to place a metal pipe column support along the exterior where the wall was buckling. In addition, he planned to have Mr. Jackson to enclose the North entrance of the property to further prevent unwanted access. Mr. Rankin also explained to Mr. Door and CEO Josh Mares that he was not able to obtain tax credits to fund the restoration, and was seeking investors to fund the project instead. Mr. Rankin was reminded to provide an update within 60 days of the board order regarding the funding for the restoration.
- **January 3, 2020** Received an email from Mr. Rankin stating he was “at an impasse” with obtaining funding for the renovations. He proposed to demolish the entire property, requesting to only leave the façade on the north side of (front) of the property standing.
- **January 6, 2020** Email sent to Mr. Rankin stating that Building Official Tim Littlejohn approved his request of leaving the Northside façade of the structure standing, with the contingency that Mr. Rankin hire a certified professional to confirm that it will be safe to leave that part of the structure standing. Mr. Rankin responded stating he would hire a professional demolition crew to comply with Mr. Littlejohn’s request.
- **January 23, 2020** Email sent to Mr. Rankin requesting a status update with the demolition crew he was going to hire.
- **January 27, 2020** Mr. Rankin responded via email stating he hired AML Environmental to get a quote for demolition, and would inform us of the price as soon as he heard from them.
- **February 10, 2020** No further update from Mr. Rankin, and no demolition permits pulled.
- **February 12, 2020** BOBS Notice sent and posted on the 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.

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

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

Order:

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



End of 633 S 11th St. presentation



ITEM NO. 3 (c)
CASE # 19-01842
501 Peach 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 **Knapp Robert B & Mary E** to be the owner.

TAYLOR CAD – Shows owner to be **Knapp Robert B & Mary E. c/o Blanca Cortez**

SECRETARY OF STATE – No records for this name found.

TAX RECORDS OF THE MUNICIPALITY – Not applicable.

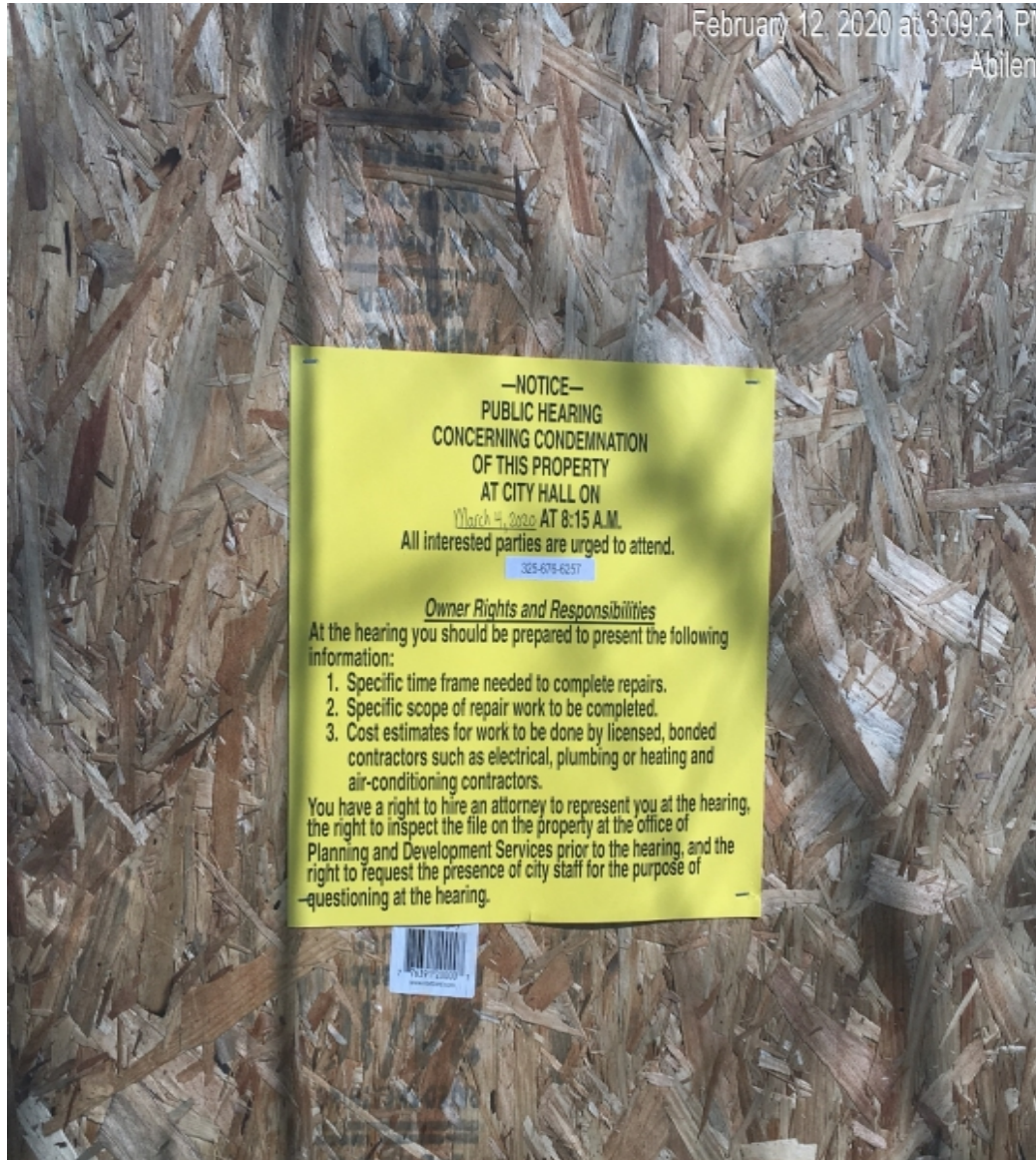
UTILITY RECORDS OF THE MUNICIPALITY – Inactive since **September 21, 2005.**

Search reveals **Knapp Robert B & Mary E** to be the owner of this property.





PUBLIC NOTICE



Two structures on this property

Main Structure



Secondary Structure



Both Structures Secured by the City





Front of main structure





Holes in roof, loose material





Inadequate plumbing and electrical





Interior unfinished, structural issues





Mold and crumbling interior ceiling, electrical issues





North side of structure





No electric meter





Inadequate electrical





Front Eastside Structural Issues





Interior Structural Issues



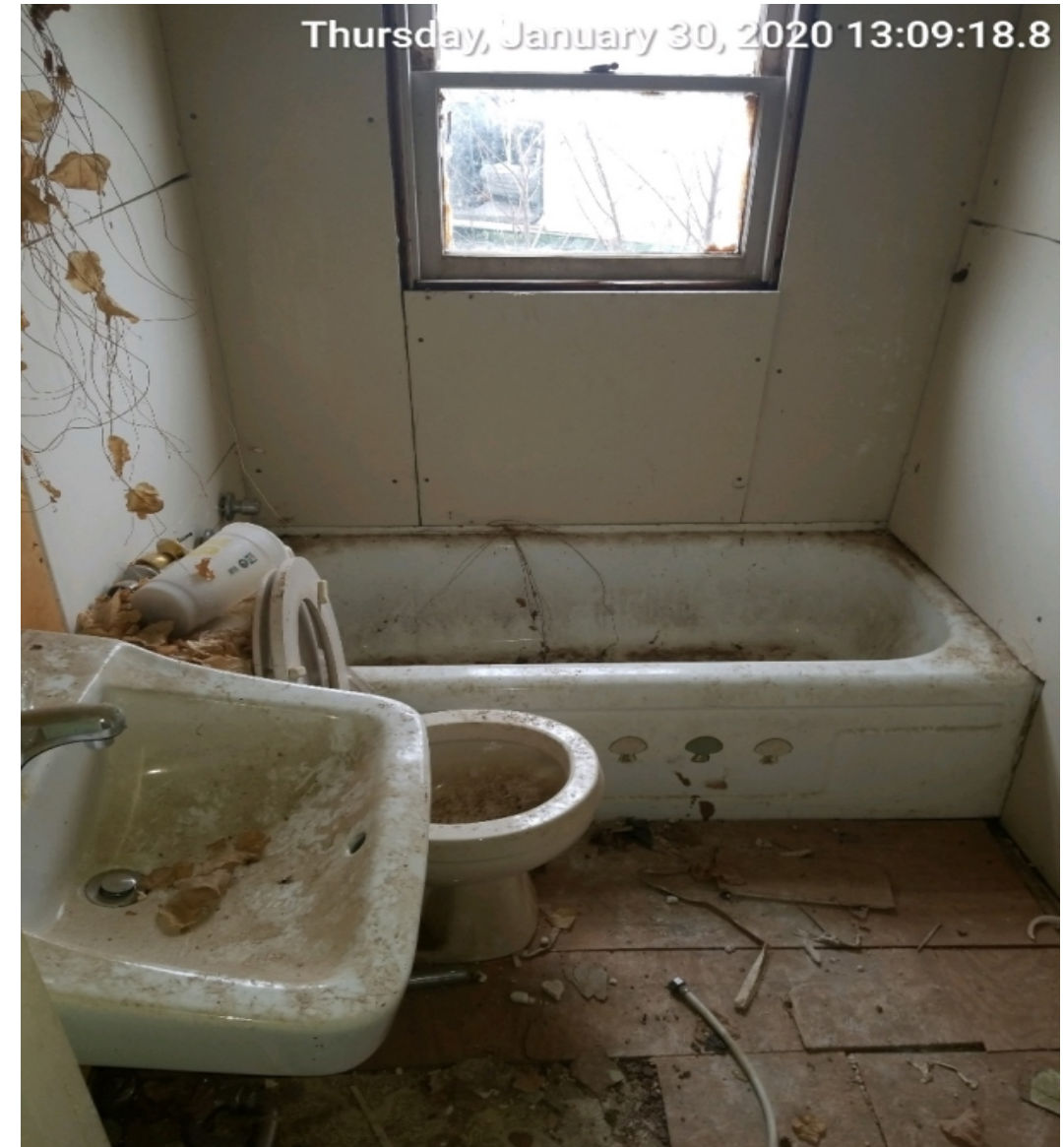


Ceiling rotted and crumbling





Plumbing Issues



TIMELINE OF EVENTS

- **May 10, 2019** Initial notice of condemnation, 30/60, Plan of Action, utility shut-off letter sent
- **July 9, 2019** Blanca Cortez came in and asked about this property, but did not express intention with property
- **October 7, 2019** Taylor County legal assistant stated this property was behind in taxes from 2016-2017 and was paid so the property was removed from tax sale. It is now behind in tax again and they may file a tax sale again
- **October 8, 2019** Sent notice of November 6, 2019 BOBS meeting
- **October 17, 2019** No Plan of Action or Permits requested
- **October 28, 2019** Ms. Cortez arrived to pull permits. She was informed that she could not pull permits unless she was the legal owner of the property. She stated she would go back to work on getting the warranty deed. She also stated she would attend BOBS meeting.
- **November 6, 2019** BOBS meeting, board ordered 30/60. Letters sent to Ms. Cortez, she was also present at the BOBS meeting.
- **January 14, 2020** No permits pulled, no POA Submitted, and no proof of ownership has been provided. Sent notice of February 5 BOBS meeting



Timeline of Events

- **January 30, 2020** Property had to be secured by the city.
- **February 4, 2020** Ms. Cortez came in and submitted an incomplete POA. She stated she wanted to turn something in, and was wanting more time. I told her she would need to explain everything at the BOBS meeting. She stated that she would not be able to be at the BOBS meeting. She just wanted to submit a POA so she can at least pull permits. I asked if she had ever obtained proof of ownership, and she said she left the deed at home. She said she had a bill of sale, and can email me the deed later. I asked her if she ever filed the deed at the county clerk's office. She stated she did not. I explained to her if she did not file the deed at the county clerk's office, then proof of ownership would not be valid. She asked if she could at least email me the bill of sale. I explained to her that she could email me anything she had, but we could not officially allow her to pull any permits without a complete POA and proof of ownership. She asked if she filed the bill of sale at the county clerk's office, would it validate her ownership. I told her that she would have to ask the clerk's about that.
- **February 4, 2020** Called Ms. Cortez later and informed her that BOBS meeting was going to be canceled due to inclement weather.
- **February 12, 2020** BOBS notice mailed and posted on the 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.

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

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

Order:

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



End of 501 Peach St. presentation



ITEM NO. 3 (d)

CASE # 19-004517

1050 Chestnut St



CHECKLIST FOR RECORDS SEARCH

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

COUNTY RECORDS – General Warranty Deed naming **ALTON SMITH** to be the owner

TAYLOR CAD–Shows owner to be **ALTON SMITH**

SECRETARY OF STATE –No records for this name found

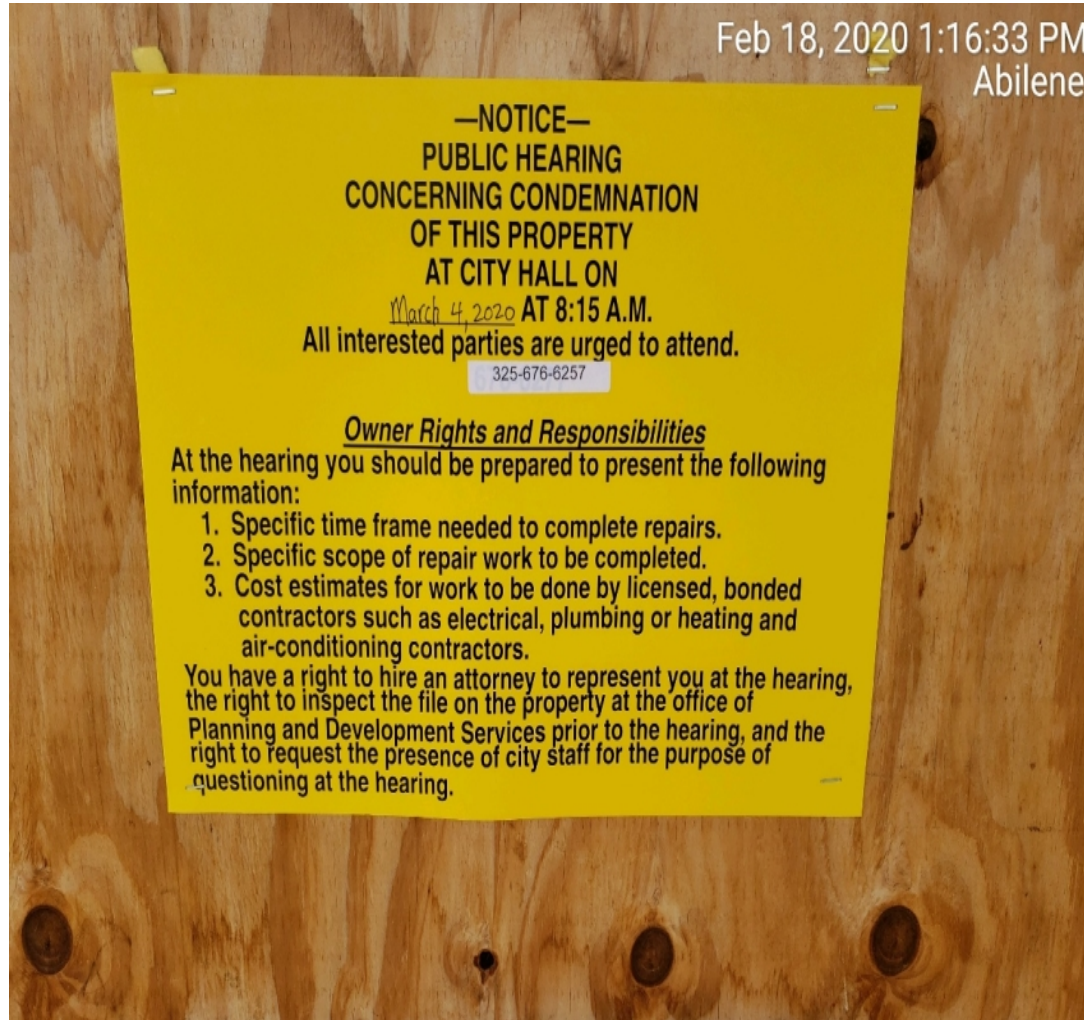
TAX RECORDS OF THE MUNICIPALITY –Not applicable

UTILITY RECORDS OF THE MUNICIPALITY–Inactive since **September 18, 2019**

Search reveals **ALTON SMITH** to be the owner of this property



PUBLIC NOTICE



Front Eastside of structure



Outer Southside



North side fire damage



West side rear



Exterior Plumbing and Electrical Issues



Exterior Structural Issues



North Interior Fire Damage



North Interior Fire Damage



North Interior Structural Issues



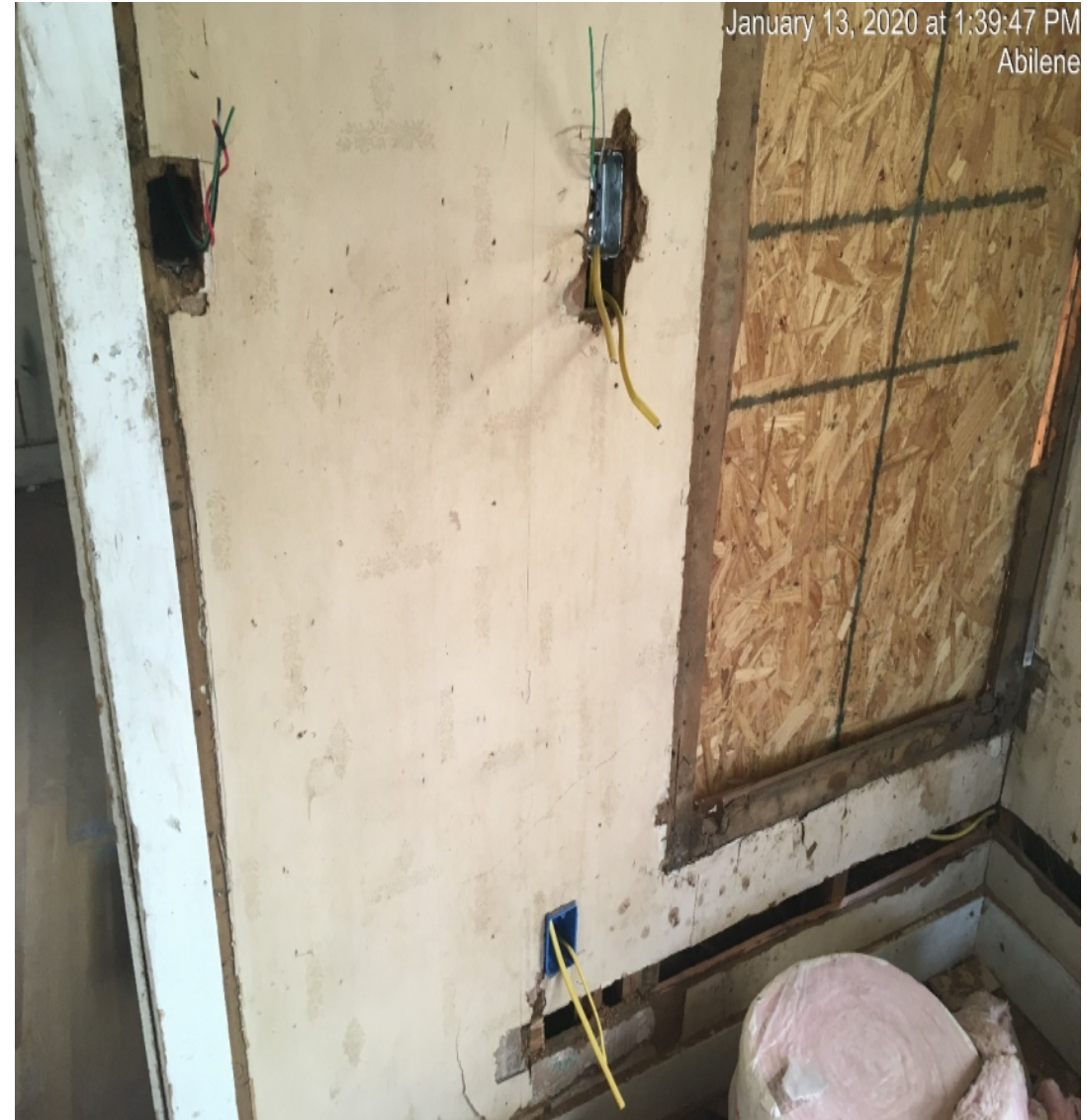
North Interior Electrical Issues



North Interior Inadequate Plumbing



Southside Interior Electrical Issues



Southside Interior Electrical Issues



Southside Interior Structure Issues (Fire Damage)



Plumbing and More Fire Damage Southside Interior



TIMELINE OF EVENTS

- **September 16, 2019** Initial condemnation notification, 30/60, Plan of Action and utility shut off letters sent. Owner called and stated he would secure the building and pull permits
- **September 27, 2019** Owner submitted incomplete plan of action without details and permits were denied
- **October 16, 2019** Owner submitted incomplete plan of action without details and permits were denied. Owner was instructed to hire a licensed contractor to provide estimate
- **November 12, 2019** Sent notice of December 4, 2019 BOBS meeting Owner requested a new plan of action and was asked again by the Building Official to hire a licensed contractor to provide estimates
- **November 14, 2019** Owner started repairs without permits, stop work order posted on structure
- **November 15, 2019** Mr. Smith tried to pull plumbing permits. Explained to him that a detailed POA needed to be submitted in order to pull permits. Gave Mr. Smith another POA as he stated that he did not have the last one we gave him. Mr. Smith came in later, submitted POA with detailed estimates. Approved by Clay Door.
- **November 18, 2019** Permits were pulled
- **December 4, 2019** BOBS Meeting, ordered 30/60
- **December 5, 2019** BOBS vote count signed and filed
- **December 6, 2019** BOBS decision letters sent
- **January 13, 2020** Updated photos taken. No rough in inspections completed or scheduled. Met with an individual who claimed to be a tenant of Mr. Smith, and he stated that he was doing all the rewiring inside the structure.
- **January 14, 2020** Phone call with electrician Benny Ortega, to confirm that he was doing the work on the structure. He stated he was, and that he informed Mr. Smith that the entire structure needed to be completely rewired. Mr. Ortega also stated that he would speak to Mr. Smith again, and inform him that he needed to complete the work so that a rough in inspection can be scheduled. I also attempted to contact John Sartor Plumbing, but there was no answer.
- **February 4, 2020** No rough in inspections completed or scheduled.
- **February 18, 2020** BOBS notice posted on the structure
- **February 19, 2020** BOBS notice mailed



Staff Recommendation:

Findings:

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

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

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

Order:

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



End of 1050 Chestnut St. presentation



ITEM NO. 3 (e)
CASE # 19-004688
610 Elm 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 **BRENDA ALCANTAR** to be the owner.

TAYLOR CAD – Shows owner to be **ALCANTAR BRENDA LETICIA**

SECRETARY OF STATE – No records for this name found.

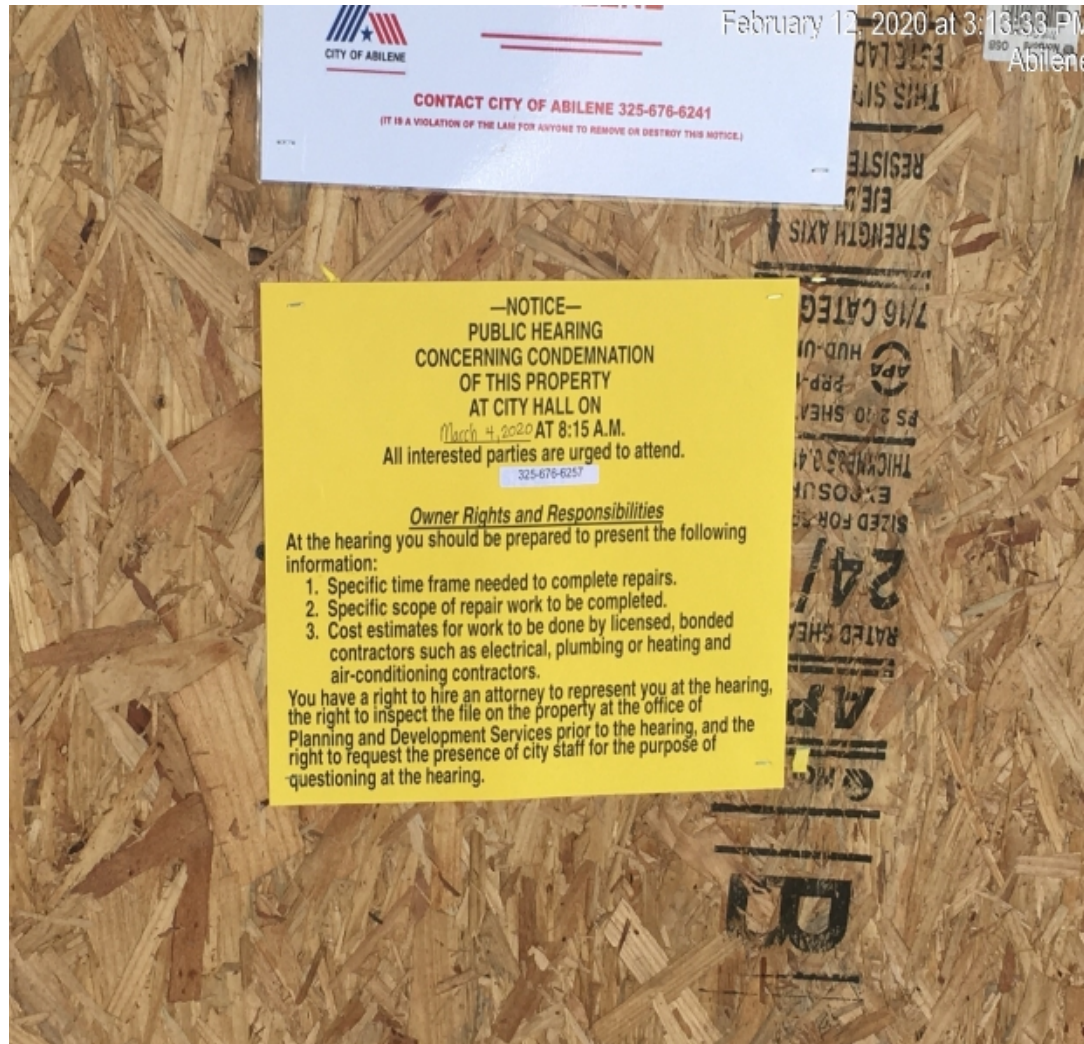
TAX RECORDS OF THE MUNICIPALITY – Not applicable.

UTILITY RECORDS OF THE MUNICIPALITY – Inactive since **October 8, 2019** .

Search reveals **BRENDA ALCANTAR** to be the owner of this property.



PUBLIC NOTICE



Front of the Structure



Severe Fire Damage



Exterior Electrical and Plumbing Issues



Structural and Electrical Issues



Interior Structural and Electrical Issues



Electrical Issues



Interior Fire Damage



Plumbing Issues



Interior Structural Issues



Fire Hazard/Combustible Items



Current Status



Exterior Electrical Issues



TIMELINE OF EVENTS

- **October 7, 2019** Property was condemned, sent initial notice, 30/60 letters, and utility shut off letters
- **October 18, 2019** Property owner Brenda Alcantar stated she planned on demolishing the structure
- **December 6, 2019** Brenda Alcantar decided to repair the structure. She was given a POA.
- **December 9, 2019** New letters sent (30/60, initial notice of condemnation)
- **January 14, 2020** No permits pulled, no POA submitted
- **January 15, 2020** Sent notice of February BOBS
- **February 4, 2020** Brenda Alcantar came in and pulled demolition permit
- **February 12, 2020** BOBS notice mailed and posted on the 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.

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

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

Order:

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



End of 610 Elm St. presentation



ITEM NO. 3 (f)

CASE # 19-004718

3025 N 12th 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 **KERRI L MCNEILL** as owner

TAYLOR COUNTY – Shows **KERRI L MCNEILL** to be the owner

SECRETARY OF STATE – No entity under this name found

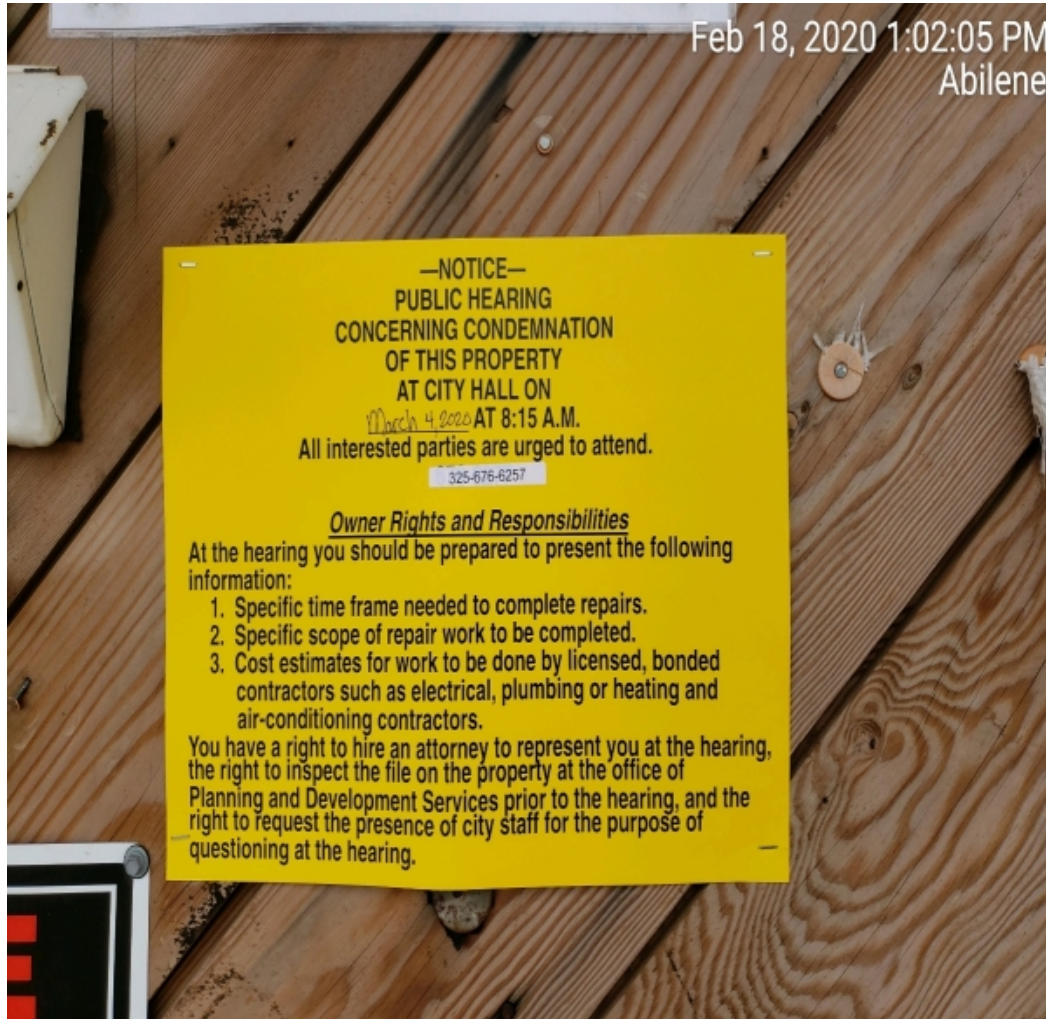
TAX RECORDS OF THE MUNICIPALITY – Not applicable

UTILITY RECORDS OF THE MUNICIPALITY – Inactive since November 26, 2014.

Search reveals **KERRI L MCNEILL** to be the owner



PUBLIC NOTICE



Front of Structure



Northwest Corner



West side



Southwest side, lacking windows and doors



Interior, plumbing, electrical and unsecure



Interior, unfinished and unsecure



Hazardous electric and unsecure



Interior walls and windows



Plumbing issues and unsecured



Entire structure remains unsecured



TIMELINE OF EVENTS

- **March 12, 2019** Property reported as a dilapidated structure certified mail sent to owner
- **May 9, 2019** No permits requested or contact by owner, issued citation to owner
- **June 10, 2019** No permits requested or contact by owner, issued citation to owner
- **July 22, 2019** No permits requested or contact by owner, issued citation to owner
- **September 20, 2019** Structure partially dismantled without permits, stop work order and citation issued to owner
- **September 26, 2019** Property condemned, initial notice, 30/60 and utility shut-off letters sent
- **October 8, 2019** Sent notice of November 6, 2019 BOBS meeting
- **October 17, 2019** No further progress
- **November 6, 2019** BOBS meeting: Board ordered 30/60. Contractor came in, was given POA to fill out.
- **November 8, 2019** BOBS decision letters sent to property owner.
- **December 2, 2019** Owner and husband came in to check progress and were informed a plan of action has not been submitted and permits were not pulled. Clay Door and Merle Vandiver both explained what is required of the owner and provided another blank POA.
- **December 19, 2019** Gary Gwinn (contractor) submitted POA
- **January 6, 2020** Gary Gwinn pulled permits
- **January 14, 2020** No rough ins completed, no progress made with the structure.
- **February 10, 2020** No rough ins completed or scheduled.
- **February 11, 2020** Spoke to Gary Gwinn, and he stated he was told by the owner to hold off on starting the work.
- **February 18, 2020** BOBS notice posted on the structure
- **February 19, 2020** BOBS notice mailed



Staff Recommendation:

Findings:

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

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

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

Order:

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



End of 3025 N 12th St. presentation

