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 November 6, 2024 at 8:30 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 minutes of October 2, 2024 Board of Building Standards hearing.

PUBLIC HEARINGS:

STATEMENT OF POLICY

In all cases, except where specifically stated otherwise, buildings must be secured and the lot clean and mowed by the owner within ten (10) days of receipt of notice of results of this hearing. If this is not done, the City may do so and bill the owner. In any case where the Board orders the owner to demolish a structure or structures, but the owner fails to demolish or appeal the Board's order, the City may demolish. Any appeal must be filed in district court within 30 calendar days after the aggrieved party receives notice of the Board's decision. At the hearing, you should be prepared to present the following information:

1. *Specific time frame needed to complete repairs.*
2. *Specific scope of repair work to be completed.*
3. *Cost estimates for work to be done by licensed, bonded contractors such as electrical, plumbing or heating and air-conditioning contractors.*

You have the right to hire an attorney to represent you at the hearing, the right to inspect the file on the property at the office of Planning and Development Services prior to the hearing, and the right to request the presence of city staff for the purpose of questioning at the hearing.

AGENDA ITEMS

A. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-002043: 1618 Poplar St (SOUTH PARK ADDN, BLOCK 2, 204 REP, TAYLOR COUNTY, TEXAS), Owner: Nolen Thomas & Lois

B. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-002216: 801 Maple St (11-12 BLKS 191-192 1-2f MOUSER & MILLER OT ABL, TAYLOR COUNTY, TEXAS), Owner: Kimmell Tom F

C. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000771: 1857 Jeanette St (MEMORIAL PARK, BLOCK 4, LOT D, TAYLOR COUNTY, TEXAS), Owner: Armstrong Jerold R & Doris J

D. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000346: 450 Peach St (V4-5 185 3 WISE PIEDMONT ABL OT, TAYLOR COUNTY, TEXAS), Owner: FOCO Capital, LLC

E. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-002384: 1750 Vogel Ave (LILLIE ADAMS SUBDIVISION, LOT 7, TAYLOR COUNTY, TEXAS), Owner: Robinson Bill & Baldamera Segura

F. Case for Rehabilitation, Demolition, or Civil Penalties - Case #23-001201: 317 Bois D Arc St (LT9 172 OT ABL TIF#1, TAYLOR COUNTY, TEXAS), Owner: Dunlop Lance

G. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-003060: 1401 N 19th St (COLLEGE HEIGHTS, BLOCK 13, LOT 1, TAYLOR COUNTY, TEXAS), Owner: Houle Albert

H. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000209: 2018 Victoria St (A0605 SUR 86 JAMES WARFIELD, TRACT N 50 S 150 E 140, TAYLOR COUNTY, TEXAS), Owner: Harris Dorothy

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 for consultation with attorney pursuant to Texas Government Code Section 551.071.

A. 551.071 (Consultation with Attorney)

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 October, 2024, at 9:20 a.m.

Kaitlin Richardson, Deputy City Secretary, TRMC

BOARD OF BUILDING STANDARDS
MEETING MINUTES
October 2, 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. Mark Alriedge
Mr. Sean McNeill
Mr. Lloyd Turner
Mr. Jonathan Schmutz

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 Compliance Division 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: Mr. Roel Lopez (1325 Pecan St.)
Mr. Festus Oguhebe (450 Peach St)
Ms. Michael Murphy (4474 La Hacienda Dr)
Mr. Elena Rhodes (4474 La Hacienda Dr)
Mr. Tommy Willis (4474 La Hacienda Dr)
Ms. Daniel Esparza (417 Amarillo St.)
Mr. Thomas Choate (4474 La Hacienda Dr)
Ms. Peggy Wilson (1333 Meander St)
Dr. Hugh Hurt (4474 La Hacienda Dr)
Mr. Jack Oduro (502 N Willis St)

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, September 4, 2024, were provided in advance to Board Members for review.

Mr. Allred made a motion to approve the minutes.
The motion was seconded by Mr. Wyatt, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. Aldriedge, Mr. Turner, Mr. Beard
NAYS: None
ABSTAIN: Mr. McNeill, Mr. Schmutz

AGENDA ITEMS & PUBLIC HEARINGS

Case for Rehabilitation, Demolition or Civil Penalties - Case# 22-002791: 4474 La Hacienda Dr. (VAQUERO SUB SEC 2, BLOCK A, LOT 10, ACRES 1.281, TAYLOR COUNTY, TEXAS), Owner: 4474 La Hacienda 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)
- Nuisance, Chapter 8, Sec. 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring Chapter 8, Sec. 8-554 (5)

Staff recommendations are as follows:

Take no action until next hearing, if necessary. If owner fails to comply with the September 4, 2024 board order, then civil penalties will be recommended at the next board hearing from the date of non-compliance of the September 4, 2024 board order. (October 5, 2024)

Public Hearing: Mr. Beard opened the public hearing. Mr. Choate, Attorney spoke. He stated he is retained by the HOA. He stated the property has gotten worse, not better. He stated concern that the pool is dangerous. He stated that he cannot find any records about 4474 La Hacienda Trust. He stated that he had located parties who may be responsible. He stated that Ceaser Yepes lives at 19471 Desna Dr in Porter, TX and that he may be part of the LLC that owns this property. He said he also has 20240 Old Sorters Road in Porter, Texas 77365. He stated that Rose Swan may also be a part of the LLC as a trustee and that she lives in Porter Texas as well. He stated that the property is an eyesore and the pool is a danger and there is no fence to prevent anyone from falling into the stagnant water. He stated that the homeowners are desperately seeking a solution to the problem. He stated that it is time to take some action. Mr. Michael Murphy spoke next. He stated that this has been a 4 year nightmare. He asked for definitive action. Mr. Hurt then spoke. He stated that he is the President of the HOA. He also asked for action to be taken.

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

The board then had a discussion about filling the pool. Ms. Messer discussed the reason that civil penalties were not allowable at this time. Mr. Allred stated that he did not feel that civil penalties will motivate the owners to act.

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. McNeill, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. Aldriedge, Mr. McNeill, Mr. Turner, Mr. Schmutz, 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. McNeill, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. Aldriedge, Mr. McNeill, Mr. Turner, Mr. Schmutz, Mr. Beard
NAYS: None
ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-003439: 1325 Pecan St. (LT4, BLK B OF JOHN J. TOOMBS SUBDIVISION OF BLKS A, B, & C OF RINEY & HAYS SUBDIVISION OF LT 2, BLK 208, TAYLOR COUNTY, TEXAS), Owner: Lopez, Roel

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 Hazards, 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)
> - 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. Lopez stated that he just purchased the property and has cleaned the front yard and has closed and locked the gates. He stated that he can comply with the staff recommendations.

Mr. Turner 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. Aldriedge, Mr. McNeill, Mr. Turner, Mr. Schmutz, Mr. Beard
NAYS: None
ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-000052: 300 Wall St. (AUTOMATION INDUSTRIES, LOT 1-3 REP, & STREET, ACRES 18.7561, TAYLOR COUNTY, TEXAS) Owner: 300 Wall Street LLC

Mr. Wright 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)
> - 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 ordered to pay civil penalties for non-compliance of the Board's order on April 3, 2024 in the amount of $500.00 per day from the date of non-compliance being May 5, 2024 through October 1, 2024, which is a total of 149 days. Total civil penalties to be assessed is $74,500.

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

Mr. Turner made a motion that owner is ordered to pay civil penalties for non-compliance of the Board's order on April 3, 2024 in the amount of $500.00 per day from the date of non-compliance being May 5, 2024 through October 1, 2024, which is a total of 149 days. Total civil penalties to be assessed is $74,500, was seconded by Mr. Schmutz, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. Aldriedge, Mr. McNeill, Mr. Turner, Mr. Schmutz, Mr. Beard
NAYS: None
ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-000054: 5502 N 1st St. (ABILENE PLAZA SEC 1, BLOCK 12, LOT E250, TAYLOR COUNTY, TEXAS) Owner: 300 Wall Street LLC

And

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-000055: 5512 N 1st St. (ABILENE PLAZA SEC 1, BLOCK 12, LOT W205 OF E455, TAYLOR COUNTY, TEXAS) Owner: 300 Wall Street LLC

Mr. Wright presented the cases,

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)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Staff recommendations are as follows:

Case 24-000054: 5502 N. 1st St.:
Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on April 3, 2024 in the amount of $100.00 per day from the date of non-compliance being May 5, 2024 through October 1, 2024, which is a total of 149 days. Total civil penalties to be assessed is $14,900.
Case 24-000055: 5512 N. 1st St.:

Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on April 3, 2024 in the amount of $100.00 per day from the date of non-compliance being May 5, 2024 through October 1, 2024, which is a total of 149 days. Total civil penalties to be assessed is $14,900.

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

Mr. Allred made a motion on both properties that the owner is ordered to pay civil penalties for non-compliance of the Board's order on April 3, 2024 in the amount of $100.00 per day from the date of non-compliance being May 5, 2024 through October 1, 2024, which is a total of 149 days. Total civil penalties to be assessed is $14,900. Both were seconded by Mr. Turner, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. Aldriedge, Mr. McNeill, Mr. Turner, Mr. Schmutz, Mr. Beard

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil penalties - Case# 24-000295: 417 Amarillo St. (BOULEVARD PARK, BLOCK 3, LOT 9, TAYLOR COUNTY, TEXAS) Owner: Esparza Daniel Garcia & Garcia Daniel Damron Jr.

Mr. Wright 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. Esparza stated that he is half owner with his 17 year old son and that they are trying to sell the property. He stated that he was not aware that he had to keep the grass clean and the property secure. There being no additional speakers, Mr. Beard closed the public hearing. Mr. Wright then clarified that the potential buyer stated that he has had no contact with Mr. Esparza and was not intending to purchase the property.

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. Wyatt, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. Aldriedge, Mr. McNeill, Mr. Turner, Mr. Schmutz, 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. Wyatt, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. Aldriedge, Mr. McNeill, Mr. Turner, Mr. Schmutz, Mr. Beard
NAYS: None
ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-000295: 502 N Willis St. (WESTWOOD PLAZA, BLOCK 1, LOT 101 REPLAT, ACRES 1.0553, TAYLOR COUNTY, TEXAS), Owner: Advance Capital Commercial LLC

Mr. Wright 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)
- 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 reach an agreement with the city for a Plan of Action.

Public Hearing: Mr. Beard opened the public hearing. Mr. Oduro stated that he is a real estate expert that he was speaking on behalf of the owner. He stated that there has been difficulty obtaining financing for the rehabilitation of the property. He stated that they would still like to complete part of the job, and then open that section of the building. He stated that they are considering using the tall part of the structure as affordable housing. He asked that the condemnation be removed in order to get funding. He state that the building is also for sale at this time. There being no speakers, Mr. Beard closed the public hearing.

Mr. Turner made a motion that the Owner is ordered as follows: 30 days to reach an agreement with the city for a complete Plan of Action, this was seconded by Mr. Allred, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. Aldriedge, Mr. McNeill, Mr. Turner, Mr. Schmutz, Mr. Beard
NAYS: None
ABSTAIN: Mr. Wyatt

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: FOCO Capital LLC

Mr. Wright 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. Oguhebe stated that he is the owner of the property. He stated that he did not know it was condemned when he bought it. He stated that he was in the military. He stated that he has a plan to use the building as storage and raise funds to demolish the building and make the property into apartments. He twice stated that he has done partial demo on the building. He asked for more time. There being no additional speakers, Mr. Beard closed the public hearing.

Mr. Allred 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. McNeill, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. Aldriedge, Mr. McNeill, Mr. Turner, Mr. Schmutz, Mr. Beard
NAYS: None
ABSTAIN: None

***Mr. Allred left the meeting at 10:30a.m.**

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-001518: 1333 Meander St. **(**MC MURRY COLLEGE, BLOCK 25, LOT 18, TAYLOR COUNTY, TEXAS), Owner: Peggy Wilson

Mr. Wright 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 Hazards, 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:

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. Ms. Wilson stated that she is the owner of the property and that she has been living next door due to the condition of the house. She stated that she wants to repair it. . There being no additional speakers, Mr. Beard closed the public hearing.

Mr. Turner 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. McNeill, motion passed.
AYES: Mr. Wyatt, Mr. Aldriedge, Mr. McNeill, Mr. Turner, Mr. Schmutz, 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 10:40 a.m.

X _____

Approved, Chairman

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:11/6/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-002043: 1618 Poplar St (SOUTH PARK ADDN, BLOCK 2, 204 REP, TAYLOR COUNTY, TEXAS), Owner: Nolen Thomas & Lois**

GENERAL INFORMATION

Owner: Nolen Thomas & Lois
Sq Ft: 952
Structural: UNK
Foundation: UNK
Value: $67,003
Total Value: $72,951
Delinquent Tax: $2,744.88

SPECIAL CONSIDERATIONS

December 12, 2023 – Structure fire while home was vacant. Fire department estimated damages at $5000.
May 22, 2024 – City Marshal's requested PMI to the vacant home with a suicidal male inside. Observed property had several violations and was condemned. Mr. Nolen is deceased. I located a Divorce Decree removing Ms. Nolen from interest in the property. This was confirmed by the City Attorney's Office.
May 23, 2024 – Property secured by the city costing $790. Water utilities advised water was disconnected on 12/2/23. Attempted to contact the out of state owner and his son, requested a callback.
May 29, 2024 – Affidavit of Condemnation filed at the county clerks office.
May 30, 2024 – I left a second message requesting a callback.
May 30, 2024 – Condemnation notice and 30-60 sent to address in Taylor CAD.
September 30, 2024 – Inspected and home appears the same. There has been no contact from

the owner or heir.
October 9, 2024 – Notice of hearing was posted on the structure and sent to the owner.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on November 6, 2024.

ATTACHMENTS:

1.	20241106_Slides Intro	20241106_Slides Intro.pptx
2.	20241106_24-002043_1618 Poplar St	20241106_24-002043_1618 Poplar St.pptx

BOARD OF BUILDING STANDARDS

November 6, 2024

CITY OF ABILENE TEXAS

PUBLIC NOTICE – November 6, 2024 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, November 6, 2024 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 317 Bois D'Arc St Abilene, TX 79601, 2018 Victoria St Abilene, TX 79603, 1857 Jeanette St Abilene, TX 79602, 1618 Poplar St Abilene, TX 79602, 801 Maple St Abilene, TX 79602, 1750 Vogel Ave Abilene, TX 79603, 450 Peach St Abilene, TX 79602, and 1401 N. 19th St 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 #24-002043

1618 Poplar St.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.

- **COUNTY RECORDS** – Shows Warranty Deed with vendor's lien naming **Thomas E. Nolen & Lois Nolen** as owners

- **TAYLOR COUNTY** – Shows **Thomas & Lois Nolen** 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 Dec 2, 2023

- Search reveals **Thomas & Lois Nolen** to be the owner.

Public Notice



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:

- 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)

Exterior/Interior Dilapidation





Interior Dilapidation/Inadequate Sanitation





Interior Dilapidation/Inadequate Sanitation





Timeline of Events

- **December 12, 2023** – Structure fire while home was vacant. Fire department estimated damages at $5000.
- **May 22, 2024** – City Marshal's requested PMI to the vacant home. Observed property had several violations and was condemned. Mr. Nolen is deceased. I located a Divorce Decree removing Ms. Nolen from interest in the property. This was confirmed by the City Attorney's Office.
- **May 23, 2024** – Property secured by the city costing $790. Water utilities advised water was disconnected on 12/2/23. Attempted to contact the out of state owner and his son, requested a callback.
- **May 29, 2024** – Affidavit of Condemnation filed at the county clerks office.
- **May 30, 2024** – I left a second message requesting a callback.
- **May 30, 2024** – Condemnation notice and 30-60 sent to address in Taylor CAD.
- **September 30, 2024** – Inspected and home appears the same. There has been no contact from the owner or heir.
- **October 9, 2024** – Notice of hearing was posted on the structure and sent to the owner.

Staff Recommendation:

- ORDER OWNER TO REPAIR – 30 DAYS TO PROVIDE A PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES AND OBTAIN ALL PERMITS

- 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 1618 Poplar St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:11/6/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-002216: 801 Maple St (11-12 BLKS 191-192 1-2f MOUSER & MILLER OT ABL, TAYLOR COUNTY, TEXAS), Owner: Kimmell Tom F**

GENERAL INFORMATION

Owner: Kimmell, Tom F
Sq Ft: 1960
Structural: POOR
Foundation: UNK
Value: $56,725
Total Value: $58,825
Delinquent Tax: $2435.10

SPECIAL CONSIDERATIONS

May 30, 2024 – Executed search warrant and found advanced dilapidation. Condemnation sign p
structure. Spoke with owner's daughter-in-law. She stated that Amber Davis was supposed to be
property and paying taxes. She stated that she would get in touch with Ms. Davis and ask her tc
office.
June 3, 2024 – Condemnation filed with the county. Water department confirmed that water has
06/29/2018.
June 4, 2024 – Condemnation notice and 30-60 was sent to owner.
June 7, 2024 – Certified mail received.
July 18, 2024 – There has no contact from heirs, no permits applied for, and no improvements to
August 5, 2024 – Tax attorney stated that Amy Gaines has an installment agreement to pay taxes.
Ms. Gaines has not been answered.
October 9, 2024 – I spoke with Taylor County appraisal district and was advised that there has nc

payment on the installment plan since 2017.
October 9, 2024 – Notice of hearing sent to owner and notice of hearing posted on structure.
October 15, 2024 – Ms. Annie Kimmel called our office again to say that the owner died in 1996 Amy Gaines was supposed to be the owner, but that Ms. Gaines told her years ago that the paperv much to get the title changed. She stated that there is not any other family in Abilene and they are She stated that the city will just have to do whatever they need to do with the house.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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 the district court within 30 days or the city may demolish.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on November 6, 2024.

ATTACHMENTS:

1. 20241106_24-002216_801 Maple St 20241106_24-002216_801 Maple St.pptx

Case #24-002216

801 Maple St.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.

- **COUNTY RECORDS** – No deeds recorded with county clerk
- **TAYLOR COUNTY** – Shows **Tom F. Kimmell** 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 June 29, 2018
- Search reveals **Tom F. Kimmell** to be the owner.

Public Notice



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:

- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, 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)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Structural Hazards





Structural Hazards





Structural Hazards/Faulty Weather Protection





Faulty Weather Protection/Hazardous Electrical





Electrical Hazards/Inadequate Sanitation



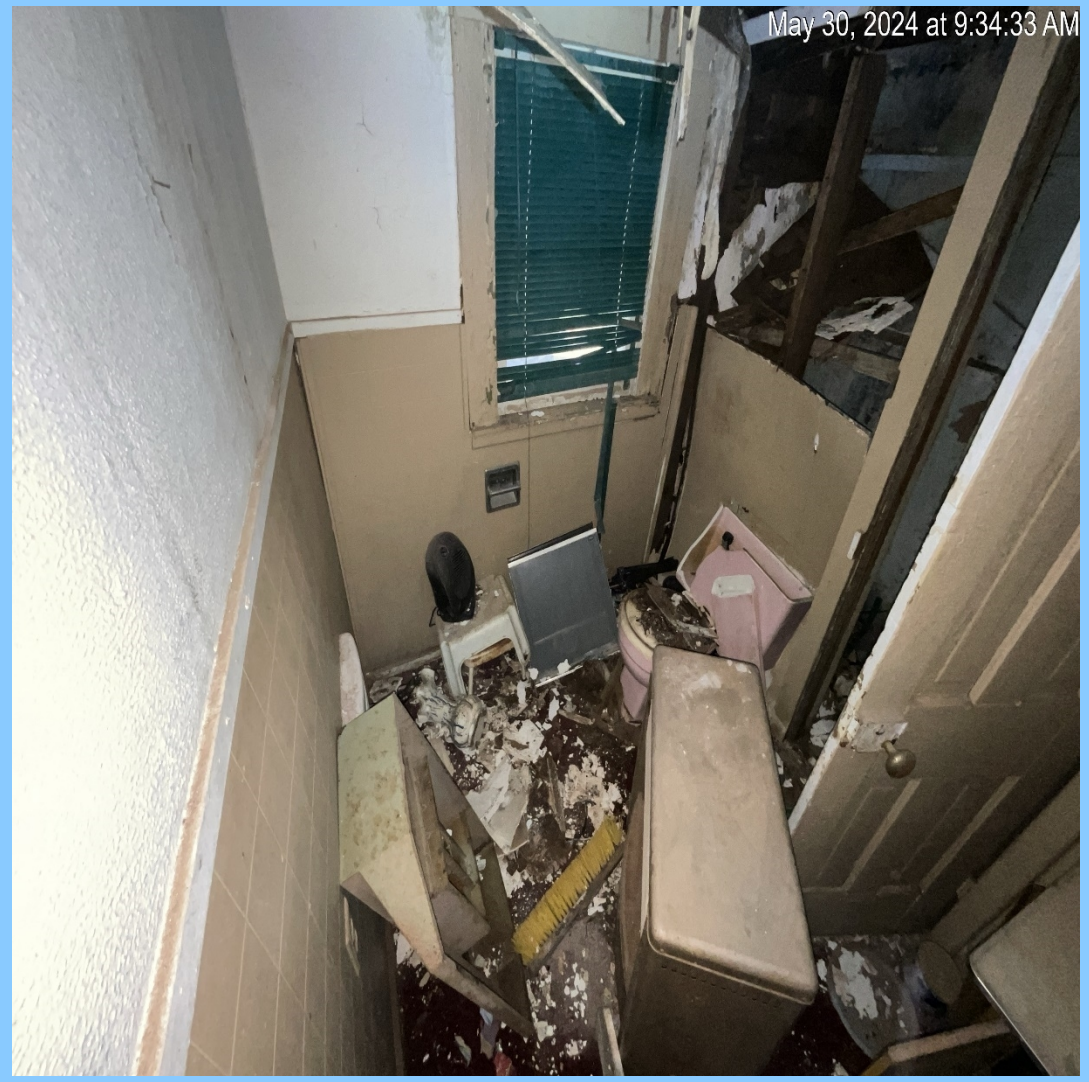


Inadequate Sanitation/Structural Hazards





Inadequate Sanitation/Structural Hazards





Timeline of Events

- **May 30, 2024 –** Executed search warrant and found advanced dilapidation. Condemnation sign posted on structure. Spoke with owner's daughter-in-law. She stated that there is an individual that was supposed to be maintaining the property and paying taxes. She stated that she would get in touch with that person and ask them to contact our office.
- **June 3, 2024 –** Condemnation filed with the county. Water department confirmed that water has been off since 06/29/2018.
- **June 4, 2024 –** Condemnation notice and 30-60 was sent to owner.
- **June 7, 2024 –** Certified mail received.
- **July 18, 2024 –** There has no contact from heirs, no permits applied for, and no improvements to property.
- **August 5, 2024 –** Tax attorney stated that Amy Gaines has an installment agreement to pay taxes. Message to Ms. Gaines has not been answered.
- **October 9, 2024 –** I spoke with Taylor County appraisal district and was advised that there has not been a payment on the installment plan since 2017.
- **October 9, 2024 –** Notice of hearing sent to owner and notice of hearing posted on structure.
- **October 15, 2024 –** Owner's daughter in law called our office again to say that the owner died in 1996. She stated that there is another individual that was supposed to be the owner, but they told her years ago that the paperwork was too much to get the title changed. She stated that there is not any other family in Abilene and they are in Fort Worth. She stated that the city will just have to do whatever they need to do with the house.

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 801 Maple St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:11/6/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000771: 1857 Jeanette St (MEMORIAL PARK, BLOCK 4, LOT D, TAYLOR COUNTY, TEXAS), Owner: Armstrong Jerold R & Doris J**

GENERAL INFORMATION

Owner: Armstrong Jerold R & Doris J
Sq Ft: 1,841
Structural: POOR
Foundation: UNK
Value: $84,078
Total Value: $87,558
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

March 20, 2024 – Code officer noticed a hole in the roof while in the alley.
March 25, 2024 – Administrative Search Warrant showed advanced dilapidation and the property was condemned.
March 27, 2024 – I met with the Ms. Armstrong's grandson at the family business. He stated that they are aware of the repairs needed and that he would look into beginning repairs. I explained the Plan of Action. I then emailed a copy to him urging that it be completed and returned within 30 days. Condemnation notice was sent via certified and regular mail.
May 9, 2024 – Property was inspected and no improvements were noted. No Plan of Action submitted and there have been no attempts to apply for permits. I contacted Mr. Armstrong (the grandson) and he stated that he had not had time to work on the Plan of Action, but that he would make it a priority.
June 11, 2024 – Property inspected again. No action appears to have been taken.

July 12, 2024 – August hearing notice posted on structure and notice sent to owner.
July 19, 2024 – Ms. Armstrong called to request the ability to sit while addressing the Board of Building Standards. I advised her that we could accommodate that request.
August 7, 2024 – Property pulled from August hearing due to inoperable elevator at City Hall. I spoke to Ms. Armstrong and advised her that we urgently need the Plan of Action submitted.
August 12, 2024 – No Plan of Action submitted. No permits applied for. No repairs appear done.
August 13, 2024 – Notice of September hearing posted on structure.
August 14, 2024 – Notice of September hearing sent to property owners.
September 4, 2024 – BoBS ordered 30/60.
October 1, 2024 – No Plan of Action has been submitted. No permits have been applied for and no repairs have been done. The grass is overgrown. I contacted Mr. Armstrong and he stated that he would mow the grass. He further stated that he would make it a priority to provide the Plan of Action as soon as possible.
October 9, 2024 – Notice of hearing was posted on the structure and sent to the owner.
October 11, 2024 – Received a partial Plan of Action. Notified Mr. Armstrong of additional information needed. He said he would work on the plan.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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 the district court within 30 days or the city may demolish.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on November 6, 2024.

ATTACHMENTS:

1. 20241106_24-000771_1857 Jeanette St. 20241106_24-000771_1857 Jeanette St..pptx

Case #24-000771

1857 Jeanette St.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.

- **COUNTY RECORDS** – Shows Deed Naming **Armstrong, Jerold R and Doris J** as owner

- **TAYLOR COUNTY** – Shows **Armstrong, Jerold R and Doris J** 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 March 27, 2024

- Search reveals **Armstrong, Jerold R and Doris J** to be the owners.

Public Notice



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:

- 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)
- 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)

Exterior Dilapidation/Faulty Weather Protection





Exterior Dilapidation/Faulty Weather Protection





Interior Dilapidation





Interior Dilapidation





Inadequate Sanitation / Faulty Mechanical





Electrical Hazards





Timeline of Events

- **March 20, 2024** – Code officer noticed a hole in the roof while in the alley.
- **March 25, 2024** – Administrative Search Warrant showed advanced dilapidation and the property was condemned.
- **March 27, 2024** – I met with the Ms. Armstrong's grandson at the family business. He stated that they are aware of the repairs needed and that he would look into beginning repairs. I explained the Plan of Action. I then emailed a copy to him urging that it be completed and returned within 30 days. Condemnation notice was sent via certified and regular mail.
- **May 9, 2024** – Property was inspected and no improvements were noted. No Plan of Action submitted and there have been no attempts to apply for permits. I contacted Mr. Armstrong (grandson) and he stated that he had not had time to work on the Plan of Action, but that he would make it a priority.
- **June 11, 2024** – Property inspected again. No action appears to have been taken.

Timeline of Events

- **August 7, 2024** – Property pulled from August hearing due to inoperable elevator at City Hall. I spoke to Ms. Armstrong and advised her that we urgently need the Plan of Action submitted.
- **August 12, 2024** – No Plan of Action submitted. No permits applied for. No repairs appear done.
- **September 4, 2024** – **Board ordered 30/60.**
- **October 1, 2024** – No Plan of Action has been submitted. No permits have been applied for and no repairs have been done. The grass is overgrown. I contacted Mr. Armstrong and he stated that he would mow the grass. He further stated that he would make it a priority to provide the Plan of Action as soon as possible.
- **October 9, 2024** – Notice of hearing was posted on the structure and sent to the owner.
- **October 11, 2024** – Received a partial Plan of Action. Notified Mr. Armstrong of additional information needed. He said he would work on the plan.

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 1857 Jeanette St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:11/6/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000346: 450 Peach St (V4-5 185 3 WISE PIEDMONT ABL OT, TAYLOR COUNTY, TEXAS), Owner: FOCO Capital, LLC**

GENERAL INFORMATION

Owner: FOCO Capital, LLC
Sq Ft: 12,964
Structural: POOR
Foundation: UNK
Value: $53,287
Total Value: $61,911
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

December 17, 2021 – Case opened for dilapidated structure to address building exterior. Notices were sent to owner.
April 13, 2022 – Property sold. Notice of violation for dilapidated structure were sent to new owner. Received phone call from new owner to let me know exterior repairs would be completed right away.
June 21, 2022 – Exterior repairs should have been completed by this time or at least started. No progress made. No call to explain delay.
February 12, 2024 – Affidavit of condemnation filed at county clerk.
April 4, 2024 – Notice of May hearing posted on structure.
April 10, 2024 – Completed interior inspection of building on the upper floor.
April 11, 2024 – Condemnation notices and notice of May hearing sent to property owner and registered agent.
May 1, 2024 – Board hearing - case tabled until next hearing so owners could obtain cost

estimate for repairs to see if it is feasible for them to repair.
May 7, 2024 – Notice of June hearing posted on structure.
May 8, 2024 – Notice of June hearing sent to property owner.
June 5, 2024 – BoBS ordered 30-60.
June 18, 2024 – Property listed for sale.
July 31, 2024 – Property purchased by FOCO Capital. Condemnation notices sent to new owner.
August 14, 2024 – New owner stated he intended to start renovations next year after fund raising. He repeatedly stated that he is not in Texas and needed the condemnation removed. 30-60 process explained.
August 16, 2024 - Received call from McKenzie Designs to advise that the property was to be converted into apartments and a coffee shop. I advised him that the property is still condemned and his plan would additionally require a zoning change. He stated that he is providing the drawings, but that he was told nothing could be done until funds were raised.
August 27, 2024 – McKenzie designs called to say that the owners are now requesting that the city demolish the building for him. He stated that owners are concerned about fines.
August 27, 2024 – Received a call from Colton Massey stating that he was hired as a general contractor for this property. He stated that he has been in contact with First Financial Bank trying to get funding. I explained that all paperwork is past due and needs to be submitted as soon as possible.
September 10, 2024 – Notice of October hearing posted on structure.
September 11, 2024 – Notice of October hearing sent to property owner.
October 2, 2024 – BoBS ordered 30/60. Owner requested a Compliance Agreement with the City.
October 9, 2024 – Notice of hearing sent to owner.
October 10, 2024 – Notice of hearing posted on structure. Compliance agreement emailed to owner with a requirement of 10-days to respond.
October 14, 2024 – Inspection of property shows debris behind the property which suggests some demolition is occurring inside the property.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Owner required to comply with the Compliance Agreement reached with the City.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on November 6, 2024.

ATTACHMENTS:

1. 20241106_24-000346_450 Peach St 20241106_24-000346_450 Peach St.pptx

Case #24-000346

450 Peach St.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.

- **COUNTY RECORDS** – Shows Warranty Deed naming **FOCO Capital LLC** as owner
- **TAYLOR COUNTY** – Shows **FOCO Capital LLC** to be the owner.
- **SECRETARY OF STATE** – Lists registered agent to which notices have been sent
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – No record of service to this address

- Search reveals **FOCO Capital LLC** to be the owner.

Public Notice



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:

- 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)

Exterior Dilapidation





Exterior Dilapidation





Exterior Dilapidation





Exterior Dilapidation





Structural Hazards

All interior photos were taken on the second floor



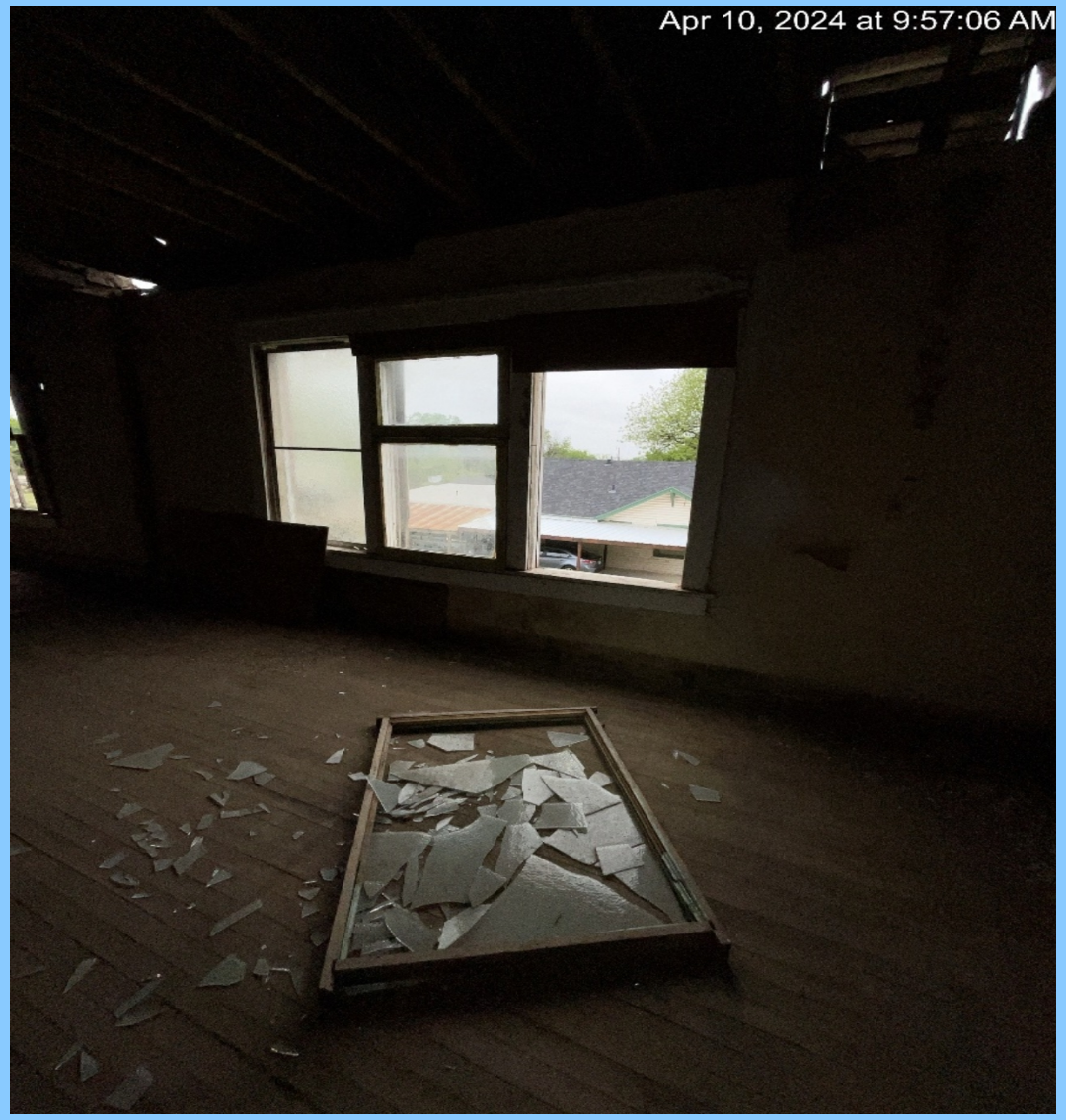


Structural Hazards/Faulty Weather Protection



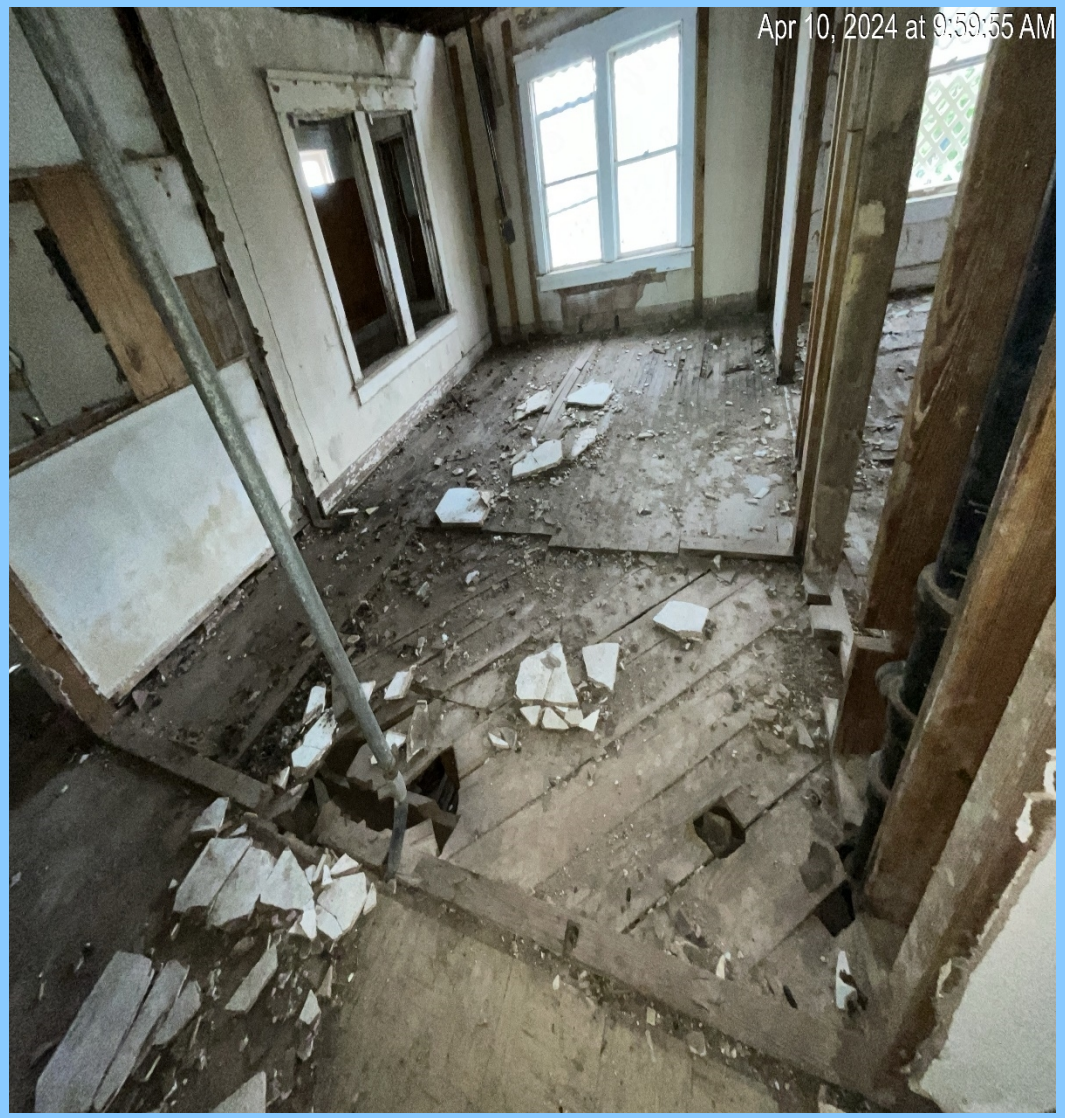


Faulty Weather Protection





Structural and Electrical Hazards





Structural/Electrical Hazards





Faulty Weather Protection/Structural Hazards





Structural/Electrical Hazards





Inadequate Sanitation/Structural Hazards





Faulty Weather Protection/Structural Hazards





Faulty Weather Protection/Electrical Hazard





Timeline of Events

- **December 17, 2021 –** Case opened for dilapidated structure to address building exterior. Notices were sent to owner.
- **April 13, 2022 –** Property sold. Notice of violation for dilapidated structure were sent to new owner. Received phone call from new owner to let me know exterior repairs would be completed right away.
- **June 21, 2022 –** No repair progress made. No call to explain delay.
- **February 12, 2024 –** Affidavit of condemnation filed at county clerk.
- **April 10, 2024 –** Completed interior inspection of building on the upper floor.
- **April 11, 2024 –** Condemnation notices sent to property owner and registered agent.
- **May 1, 2024 –** Board hearing - case tabled until next hearing so owners could obtain cost estimate for repairs to see if it is feasible for them to repair.
- **June 5, 2024 – Board ordered 30-60.**
- **June 18, 2024 –** Property listed for sale.
- **July 31, 2024 –** Property purchased by FOCO Capital. Condemnation notices sent to new owner.
- **August 14, 2024 –** New owner stated he intended to start renovations next year after fund raising. He repeatedly stated that he is not in Texas and needed the condemnation removed. 30-60 process explained.

Timeline of Events

- **August 16, 2024 -** Received call from McKenzie Designs to advise that the property was to be converted into apartments and a coffee shop. I advised him that the property is still condemned and his plan would additionally require a zoning change. He stated that he is providing the drawings, but that he was told nothing could be done until funds were raised.
- **August 27, 2024 –** McKenzie designs called to say that the owners are now requesting that the city demolish the building for him. He stated that owners are concerned about fines.
- **August 27, 2024 –** Received a call from Colton Massey stating that he was hired as a general contractor for this property. He stated that he has been in contact with First Financial Bank trying to get funding. I explained that all paperwork is past due and needs to be submitted as soon as possible.
- **October 2, 2024 – Board ordered 30/60.** After hearing, owner requested a Compliance Agreement with the City.
- **October 9, 2024 –** Notice of hearing sent to owner.
- **October 10, 2024 –** Notice of hearing posted on structure. Compliance agreement emailed to owner.
- **October 14, 2024 –** Inspection of property shows debris behind the property which suggests some demolition is occurring inside the property.
- **October 21, 2024 –** Signed and notarized compliance agreement received from property owner.

Compliance Agreement Highlights:

From date of agreement (October 21, 2024):

- ***45 days to provide a repair plan from the engineer,***
- ***75 days to obtain permits required,***
- ***180 days to have final inspections*** and have the property in a condition that it is no longer deemed condemned.

Owner must submit monthly written progress reports to the city until property is no longer condemned.

Owner must cooperate with city staff for inspection purposes.

Owner is responsible for maintaining the property to minimum city code standards. Property must be clean, mowed, and free of nuisances.

Staff Recommendation:

Owner is ordered to abide by the terms of the compliance agreement dated October 21, 2024, and within 180 days from October 21, 2024, bring the property out of condemnation, and owner shall submit monthly progress reports pursuant to the compliance agreement.

End of 450 Peach St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:11/6/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-002384: 1750 Vogel Ave (LILLIE ADAMS SUBDIVISION, LOT 7, TAYLOR COUNTY, TEXAS), Owner: Robinson Bill & Baldamera Segura**

GENERAL INFORMATION

Owner: Robinson Bill & Baldamera Segura
Sq Ft: 1,303
Structural: POOR
Foundation: POOR
Value: $33,089
Total Value: $36,170
Delinquent Tax: $.0.00

SPECIAL CONSIDERATIONS

February 2, 2022 – Case opened for dilapidated structure.
August 30, 2022 – Requested owner provide plan of action in 30 days to address dilapidation.
June 9, 2023 – Inspected property with owner present. Told owner we would give him time to work out half ownership situation to sell property or start repairs.
March 22, 2024 – Received another citizen complaint for the property.
June 6, 2024 – Opened condemnation case.
June 13, 2024 – Condemnation affidavit recorded at county clerk. Notices sent to both owners.
June 14, 2024 – Spoke to one of the owners at city hall. We discussed possible consent for the city to demo or him retrying to sell the property. He said he doesn't have any contact with the other owner. The condemnation notice that the city sent came back unclaimed and was returned to sender.
July 1, 2024 – Owner let us know he was attempting to sell to someone that wants to demo the

structure.
October 9, 2024 – Notice of hearing sent to owners and posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on November 6, 2024.

ATTACHMENTS:

1. 20241106_24-002384_1750 Vogel Ave 20241106_24-002384_1750 Vogel Ave.pptx

Case #24-002384

1750 Vogel Ave

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.

- **COUNTY RECORDS** – Shows Warranty Deed naming **Bill Robinson**, and an additional Warranty Deed transferring 50% ownership to **Segura Baldamero**

- **TAYLOR COUNTY** – Shows **Bill Robinson & Segura Baldamero** 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 21, 2016

- Search reveals **Bill Robinson & Segura Baldamero** to be the owner.

Public Notice



Front South Side



Rear North Side



East Side



West Side



Substandard Code Violations

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 Hazards, 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)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Exterior Dilapidation





Exterior Dilapidation





Faulty Weather Protection





Faulty Plumbing





Inadequate Sanitation





Inadequate Sanitation





Electrical Hazards





Timeline of Events

- **February 2, 2022** – Case opened for dilapidated structure.
- **August 30, 2022** – Requested owner provide plan of action in 30 days to address dilapidation.
- **June 9, 2023** – Inspected property with owner present. Told owner we would give him time to work out half ownership situation to sell property or start repairs.
- **March 22, 2024** – Received another citizen complaint for the property.
- **June 6, 2024** – Opened condemnation case.
- **June 13, 2024** – Condemnation affidavit recorded at county clerk. Notices sent to both owners.
- **June 14, 2024** – Spoke to one of the owners at city hall. We discussed possible consent for the city to demo or him retrying to sell the property. He said he doesn't have any contact with the other owner. The condemnation notice that the city sent came back unclaimed and was returned to sender.
- **July 1, 2024** – Owner let us know he was attempting to sell to someone that wants to demo the structure.
- **October 9, 2024** – Notice of hearing sent to owners and posted on structure.

Staff Recommendation:

- ORDER OWNER TO REPAIR – 30 DAYS TO PROVIDE A PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES AND OBTAIN ALL PERMITS

- 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 1750 Vogel Ave presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:11/6/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #23-001201: 317 Bois D Arc St (LT9 172 OT ABL TIF#1, TAYLOR COUNTY, TEXAS), Owner: Dunlop Lance**

GENERAL INFORMATION

Owner: Lance Dunlop
Sq Ft: 1,972
Structural: POOR
Foundation: POOR
Value: $17,287
Total Value: $18,337
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

January 25, 2023 – *Property purchased.*
April 26, 2023 – Affidavit of condemnation filed at county clerk. Owner stated they wanted to repair property soon.
April 28, 2023 – Notice of condemnation and 30-60 sent to property owner.
March 28, 2024 – Phone call with property owner, owner no longer plans to remodel home and said they are looking to sell.
May 1, 2024 – Board ordered 30-60. Owners were present and upset they would have to repair the house to code.
June 18, 2024 - *Property purchased* by individual from Fort Worth.
July 9, 2024 - Owner came in with questions about pulling permits to remodel the house. We explained to him what he had to do to pull the necessary permits.
August 6, 2024 – Meeting at city hall with owner. Explained plan of action process again.
August 7, 2024 – **Board ordered 30-60**. Owner was present at hearing.

August 2024 – Discovered property has been put up for sale.
September 25, 2024 – *Property purchased* by local buyer. Condemnation notices sent to new owner.
October 9, 2024 – Notice of hearing mailed to owner and posted on the structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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 the district court within 30 days or the city may demolish.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on November 6, 2024.

ATTACHMENTS:

1. 20241106_23-001201_317 Bois D Arc St 20241106_23-001201_317 Bois D Arc St.pptx

Case #23-001201

317 Bois D'Arc St.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.

- **COUNTY RECORDS** – Shows General Warranty Deed naming **Lance T. Dunlop** as owner

- **TAYLOR COUNTY** – Shows previous owner, **Calvillo, Adolfo Delgadillo** 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 October 13, 2016

- Search reveals **Lance T. Dunlop** to be the owner.

Public Notice



Front West Side



Rear East Side



Rear East Side



North Side



South Side

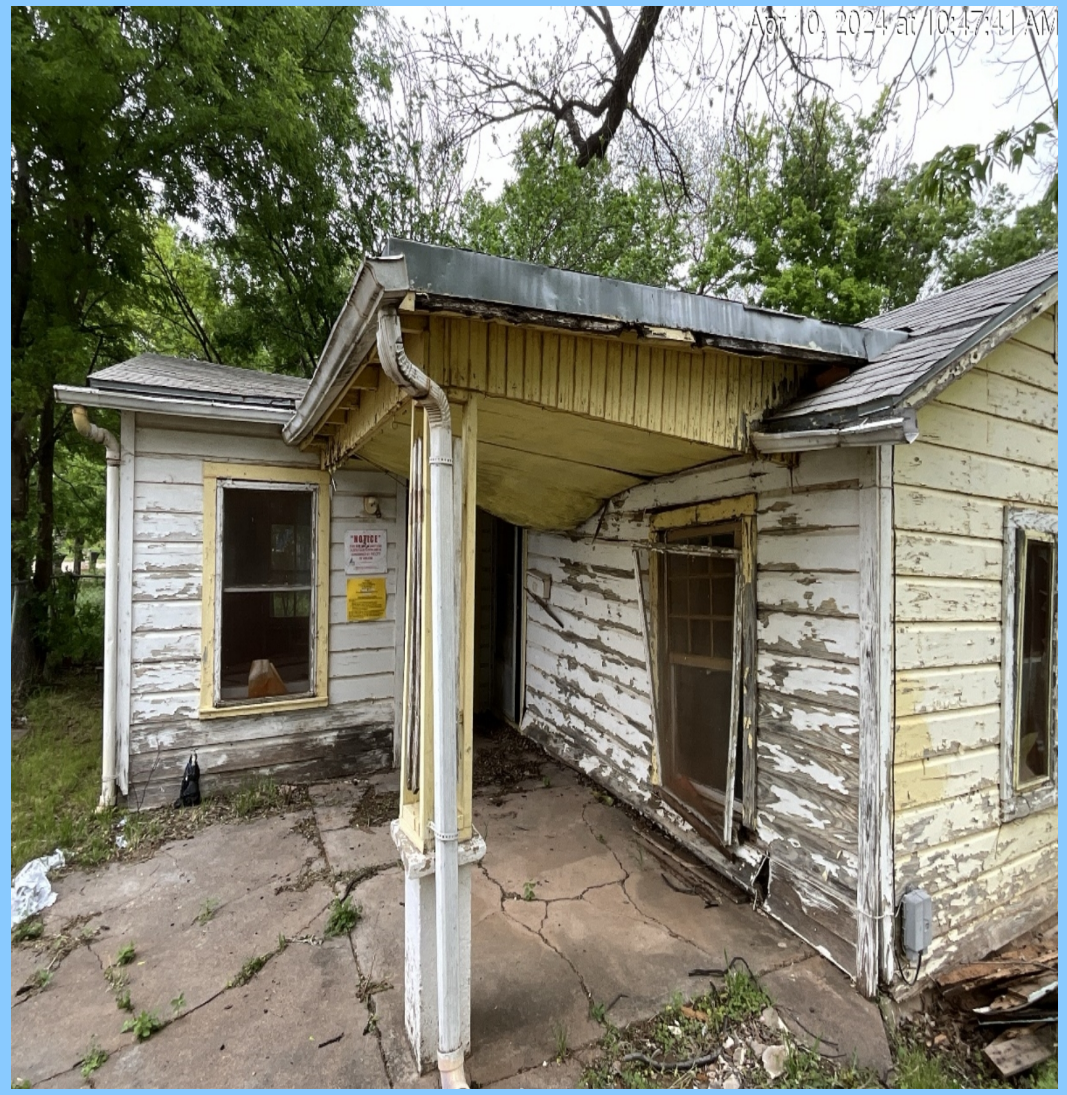


Substandard Code Violations

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

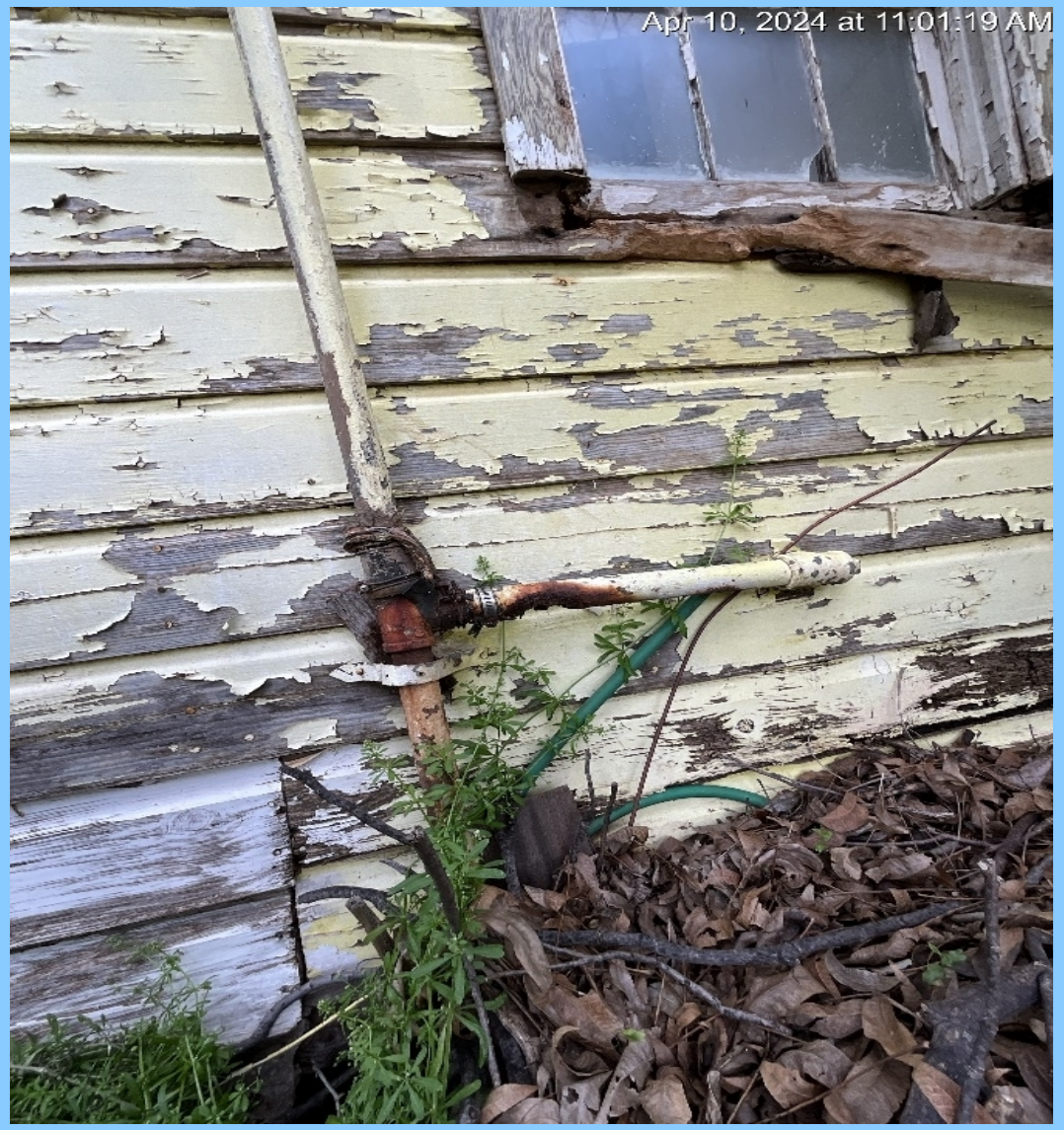
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

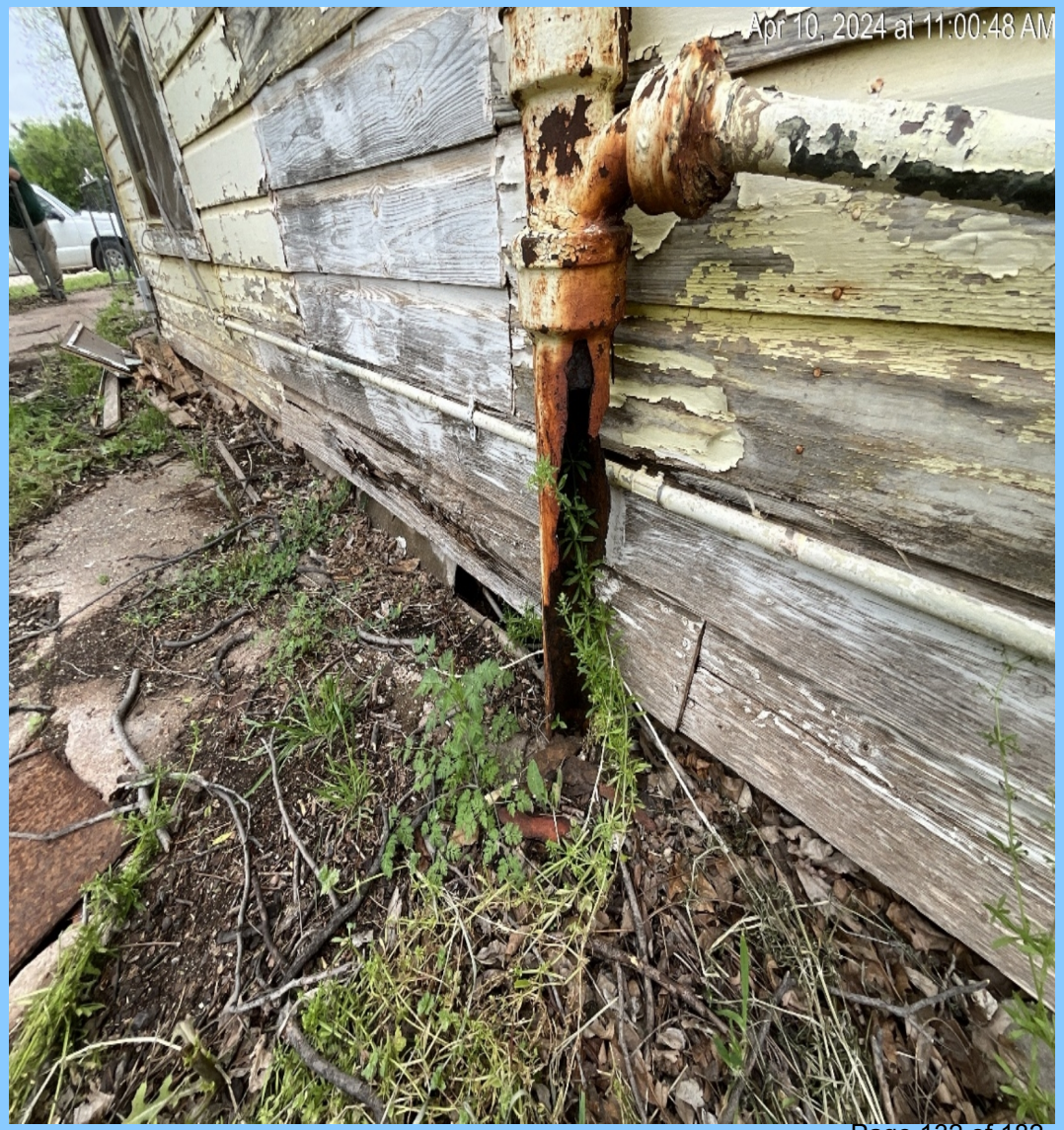
Exterior Dilapidation





Hazardous Plumbing





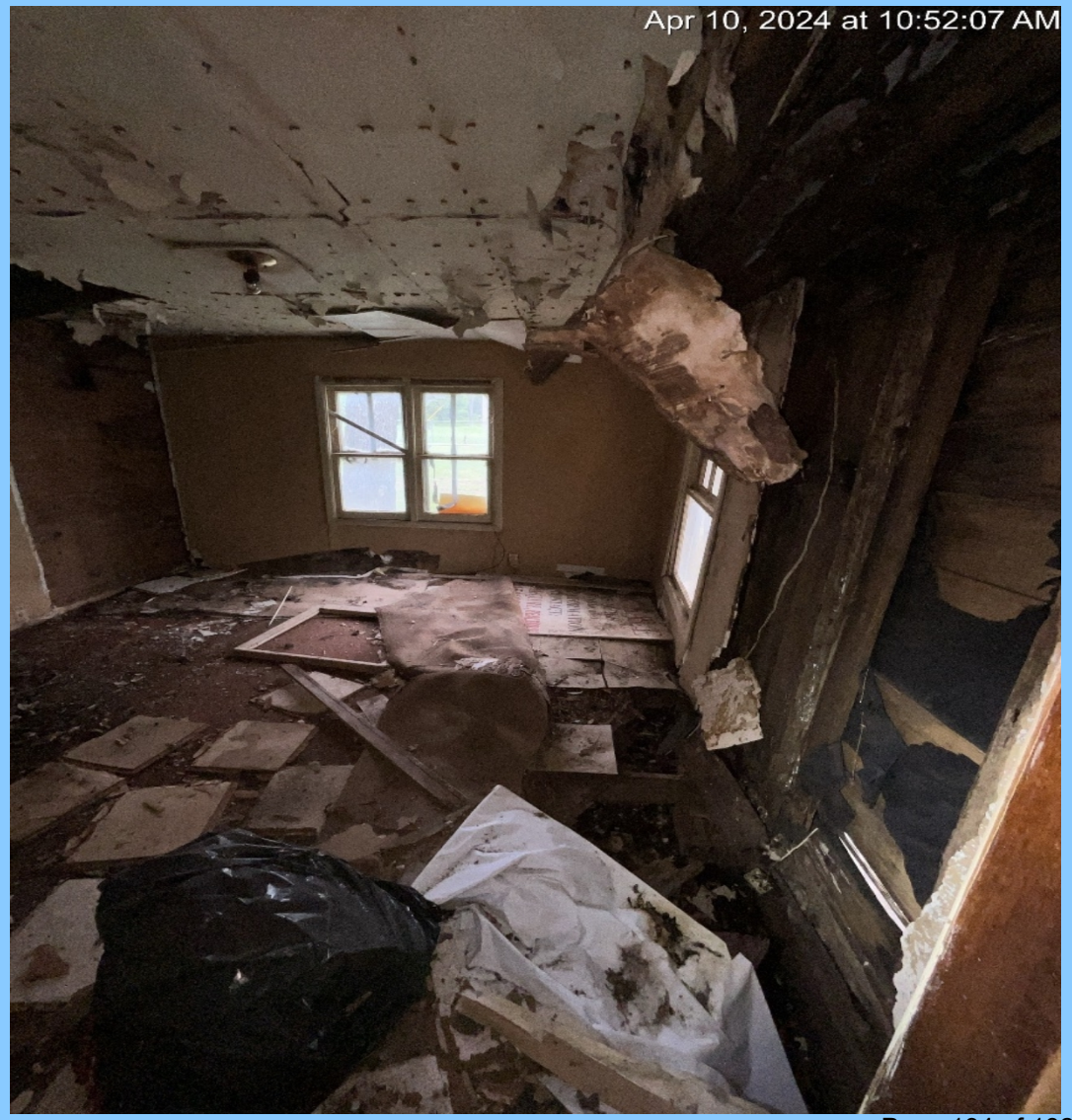
Interior Dilapidation





Interior Dilapidation/Structural Hazard





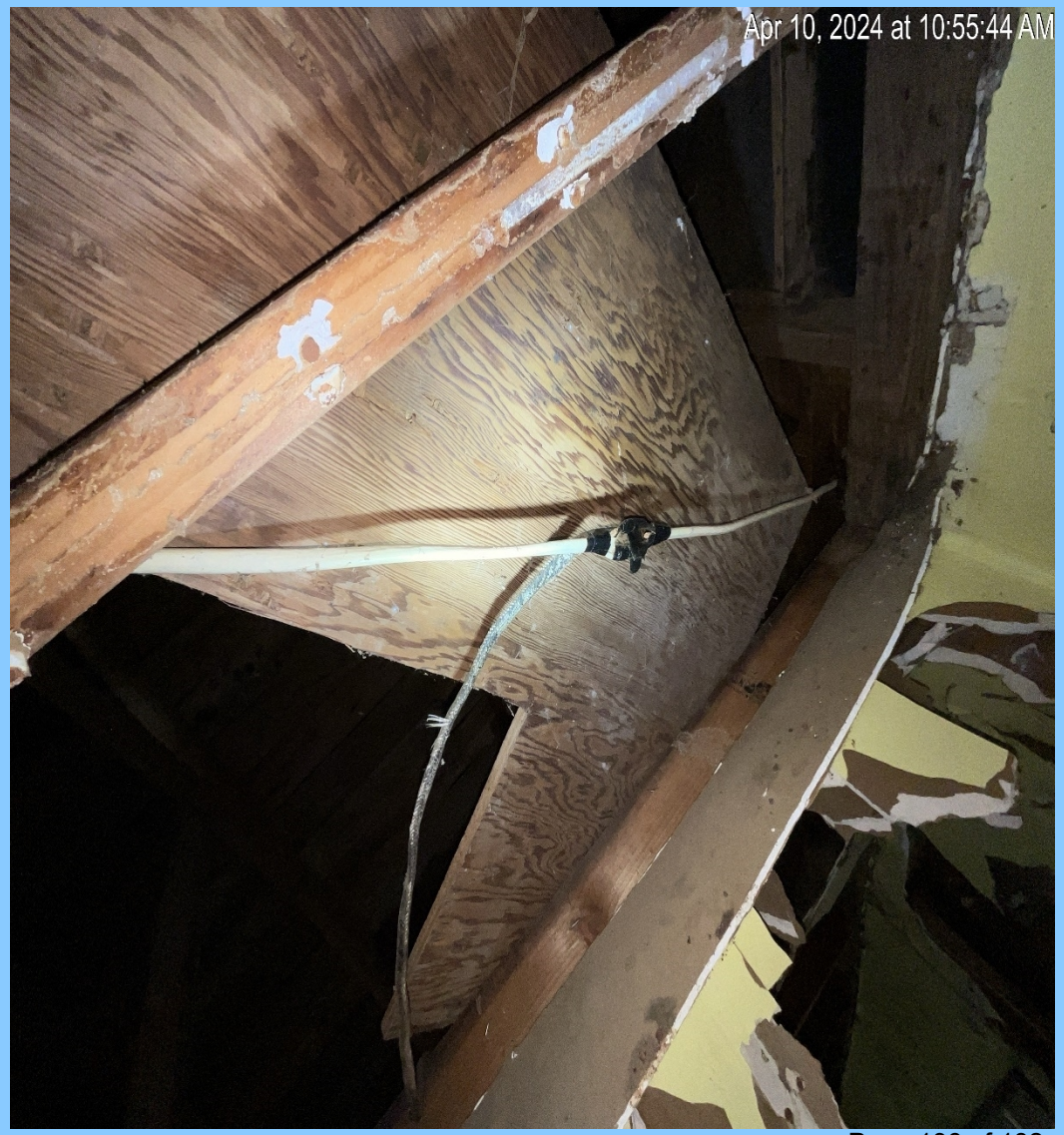
Electrical Hazards





Electrical Hazards



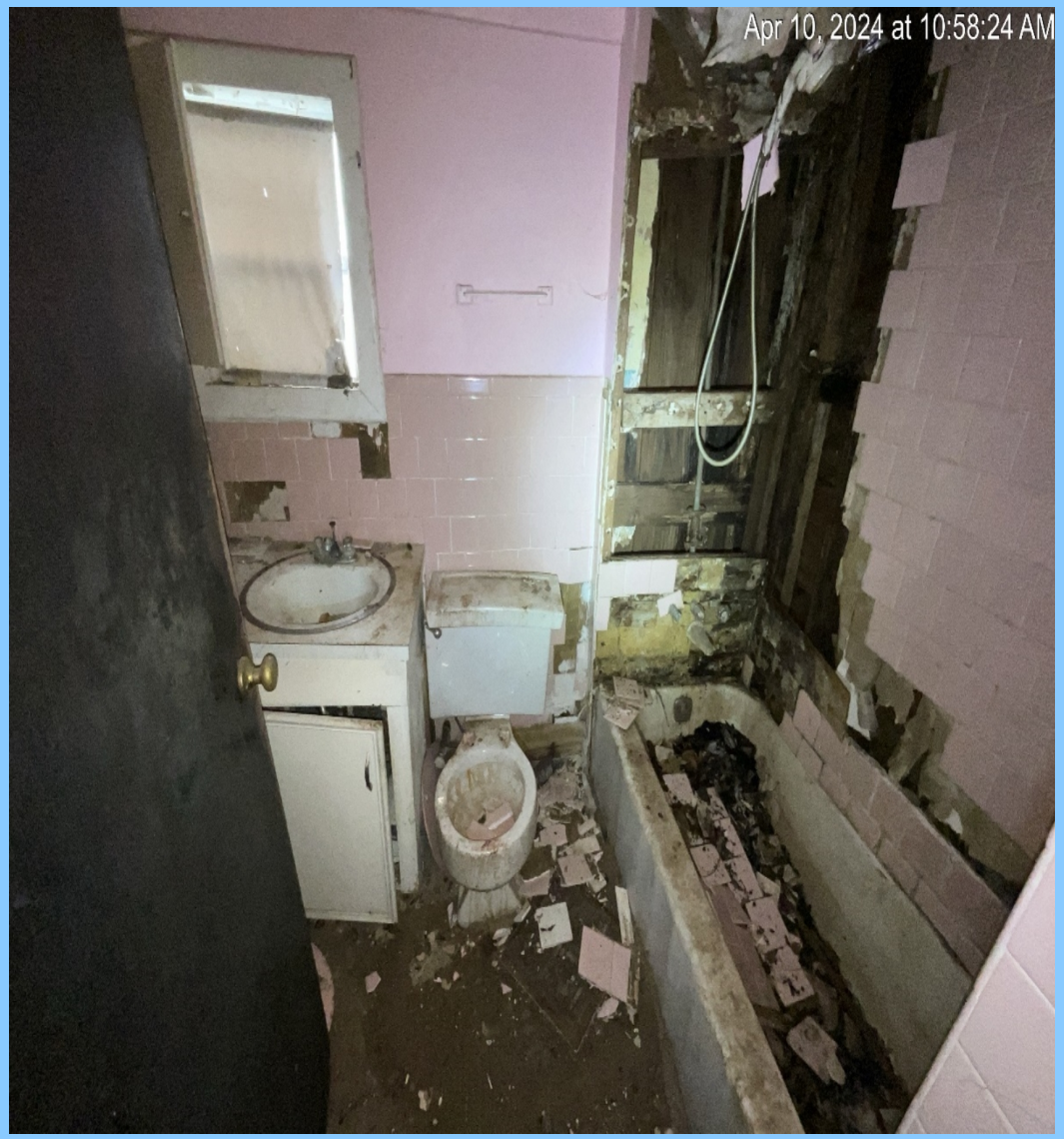


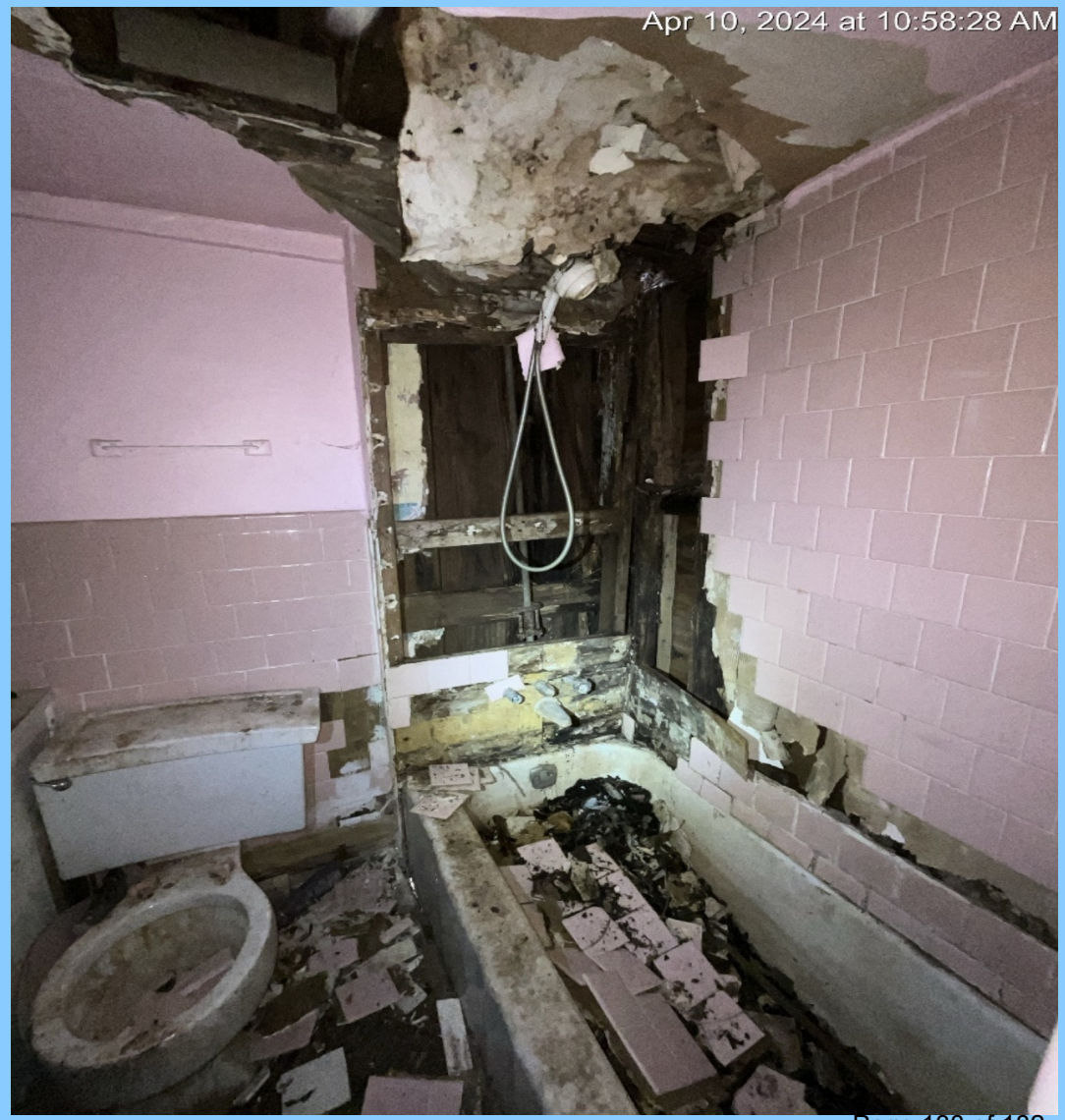
Mechanical Hazards





Inadequate Sanitation





Backyard Substructure





Timeline of Events

- **April 26, 2023 –** Affidavit of condemnation filed at county clerk. Owner purchased property in Jan 2023. They stated they wanted to repair property soon.
- **April 28, 2023** – Notice of condemnation and 30-60 sent to property owner.
- **March 28, 2024** – Phone call with property owner – owner no longer plans to remodel home and said they are looking to sell it.
- **May 3, 2024** – **Board ordered 30/60.**
- **June 18, 2024-** Property purchased by out of town buyer.
- **July 9, 2024-** Owner came in with questions about pulling permits to remodel the house.
- **August 6, 2024** – Meeting at city hall with owner. Explained plan of action process again.
- **August 7, 2024** – **Board ordered 30-60**. Owner was present at hearing.
- **August 2024** – Discovered property has been put up for sale.
- **September 25, 2024** – Property purchased by local buyer. Condemnation notices sent to new owner.
- **October 7, 2024** – Spoke to new owner by phone. He said he intends to demo but was unaware he needed a demo permit. He said he would come into city hall to pull permit.
- **October 9, 2024** – Notice of hearing mailed to owner 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.

Order:

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

End of 317 Bois D'Arc St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:11/6/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-003060: 1401 N 19th St (COLLEGE HEIGHTS, BLOCK 13, LOT 1, TAYLOR COUNTY, TEXAS), Owner: Houle Albert**

GENERAL INFORMATION

Owner: Houle Albert
Sq Ft: 1,279
Structural: POOR
Foundation: UNK
Value: $52,861
Total Value: $55,861
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

January 22, 2019 – Condemnation case opened for dilapidated garage on the property.
February 14, 2019 – Discovered that the electric meter for the house was on the garage.
November 13, 2019 – After PMI worked with several charities and AEP, the meter was relocated.
August 6, 2021 – Garage was demolished without communication with the City and without permit. Condemnation case closed.
July 3, 2024 – PMI Inspector noticed significant defect in the roof of the structure. Condemnation case was opened.
July 15, 2024 – Condemnation sign posted on structure.
July 5, 2024 – Water department shows inactive service since December 17, 2019.
July 22, 2024 – Affidavit of Condemnation was filed with the County.
July 24, 2024 – Condemnation notice sent to owner. No contact since.
October 9, 2024 – Notice of hearing sent to owner and posted on the structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on November 6, 2024.

ATTACHMENTS:

1. 20241106_24-003060_1401 N. 19th St 20241106_24-003060_1401 N. 19th St.pptx

Case #24-003060

1401 N. 19th St.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.

- **COUNTY RECORDS** – Shows Special Warranty Deed naming **Albert Houle** as owner

- **TAYLOR COUNTY** – Shows **Albert Houle** 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 Dec 17, 2019

- Search reveals **Albert Houle** to be the owner.

Public Notice



Front North Side



Rear South Side



East Side



West Side



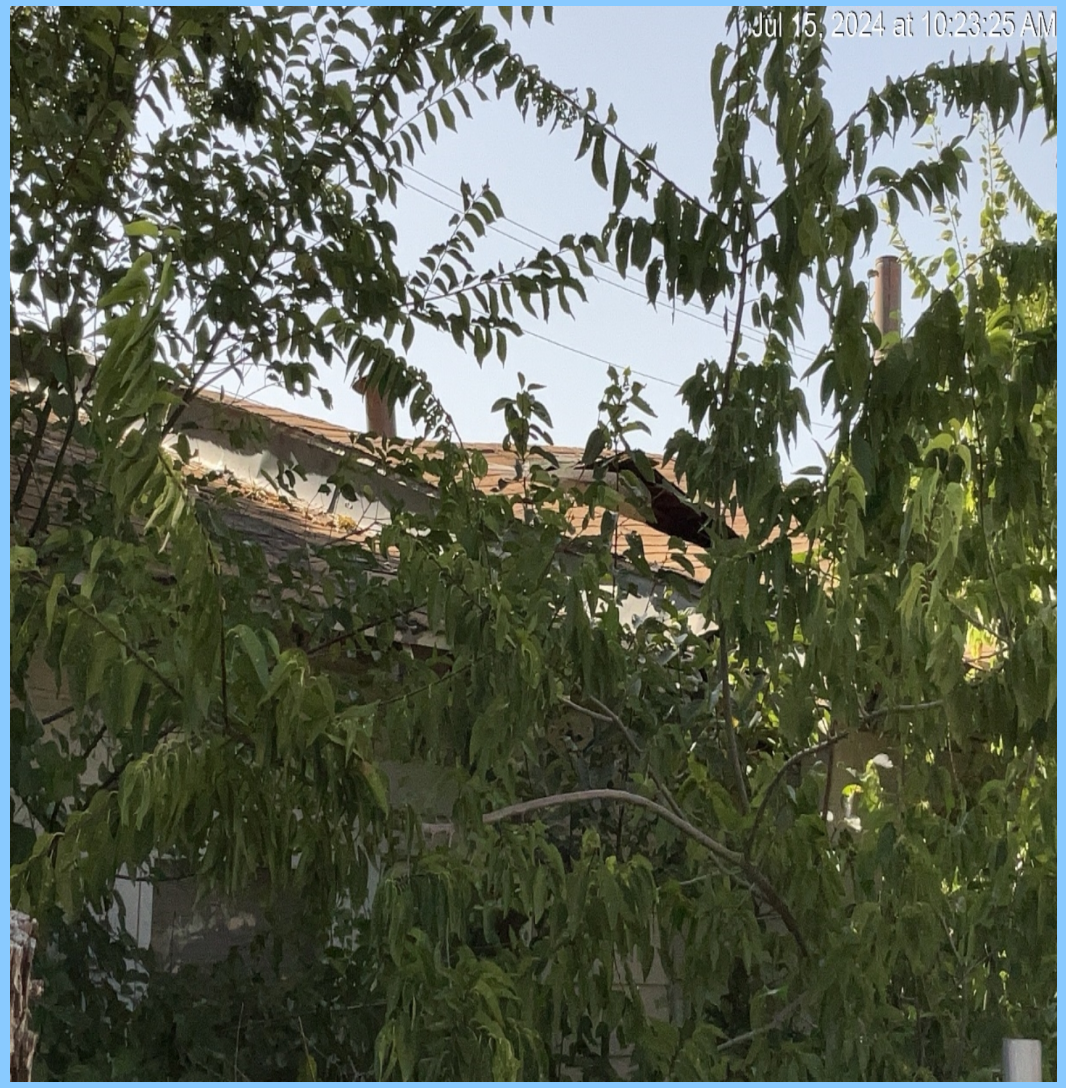
Substandard Code Violations

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

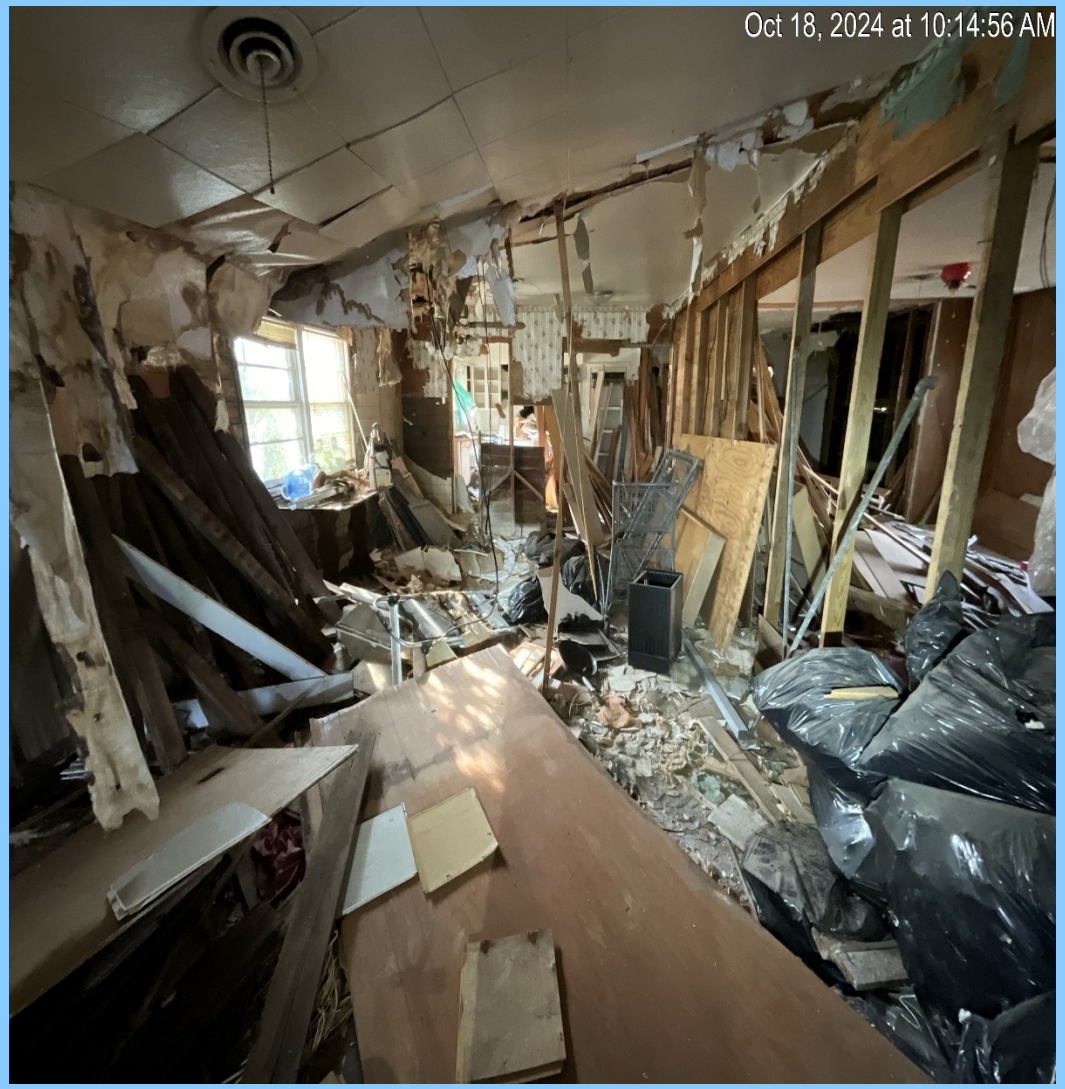
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Faulty Weather Protection, Chapter 8,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

Structural Hazards





Structural Hazards





Structural Hazards/Inadequate Sanitation





Inadequate Sanitation/Interior Dilapidation





Structural Hazards





Timeline of Events

- **January 22, 2019** – Condemnation case opened for dilapidated garage on the property.
- **February 14, 2019** – Discovered that the electric meter for the house was on the garage.
- **November 13, 2019** – After Code Officer worked with several charities and AEP, the meter was relocated.
- **August 6, 2021** – Garage was demolished without communication with the City and without permit. Condemnation case closed.
- **July 3, 2024** – PMI Inspector noticed significant defect in the roof of the structure. Condemnation case was opened.
- **July 15, 2024** – Condemnation sign posted on structure.
- **July 5, 2024** – Water department shows inactive service since December 17, 2019.
- **July 22, 2024** – Affidavit of Condemnation was filed with the County.
- **July 24, 2024** – Condemnation notice sent to owner.
- **October 9, 2024** – Notice of hearing sent to owner and posted on the structure.
- **October 18, 2024** – Executed code inspection warrant. Found Extensive roof damage and dangerous floor.

Staff Recommendation:

- ORDER OWNER TO REPAIR – 30 DAYS TO PROVIDE A PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES AND OBTAIN ALL PERMITS

- 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 1401 N. 19th St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:11/6/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000209:** 2018 Victoria St **(A0605 SUR 86 JAMES WARFIELD, TRACT N 50 S 150 E 140, TAYLOR COUNTY, TEXAS), Owner: Harris Dorothy**

GENERAL INFORMATION

Owner: Harris Dorothy
Sq Ft: 1,408
Structural: POOR
Foundation: UNK
Value: $21,150
Total Value: $23,600
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

May 28, 2020 – Case was opened for a dilapidated structure. Citizen called in a complaint they believed the house has major water damage and mold which was affecting the complaining party. We discovered the property owner lived in a nearby apartment and attempted to make contact with her to see if we can try to get her connected with an assistance program for repairs. Due to the acceptable condition of the structure and property at that time, the case was closed.
April 6, 2022 – New case was opened for a dilapidated structure. Citizen called in that the structure is vacant, unsecured, trashed, and has animals going in and out.
April 22, 2022 – First inspection. We confirmed the structure was vacant, appeared vandalized, and had visible water damage on the ceiling inside. Notice was sent to address of record for the property owner to secure the structure.
April 28, 2022 – Notice came back return o sender because the USPS forward expired.
May 10, 2022 – City secured structure.

May 25, 2022 – Owner reached out by phone and explained she wants to repair house and had someone coming to look at it that week. I asked that she keep me updated on repairs and pull permit(s) when necessary. She provided a good mailing address.
August 15, 2022 – Spoke to property owner. Gave her another agency to contact to see about repair assistance.
May 1, 2023 – Relative of property owner called in to ask what repairs are being required by the city.
January 29, 2024 – No repairs completed. Opened condemnation case. Affidavit of condemnation recorded at county clerk.
March 18, 2024 – Notice of condemnation and 30-60 sent to property owner.
April 12, 2024 – Met with property owner and explained plan of action.
May 10, 2024 – Provided contact info to property owner of another possible assistance agency.
September 16, 2024 – Spoke to property owner, she let me know she was looking into selling the house.
October 9, 2024 – Notice of hearing sent to owner and posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on November 6, 2024.

ATTACHMENTS:

1. 20241106_24-000209_2018 Victoria St 20241106_24-000209_2018 Victoria St.pptx

Case #24-000209

2018 Victoria St.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.

- **COUNTY RECORDS** – Shows Warranty Deed naming **Dorothy Harris** as the owner
- **TAYLOR COUNTY** – Shows **Dorothy Harris** 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 Jan 13, 2021
- Search reveals **Dorothy Harris** to be the owner.

Public Notice



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:

- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, 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)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Exterior Dilapidation/Faulty Weather Protection





Structural Hazard/Faulty Weather Protection





Structural Hazard





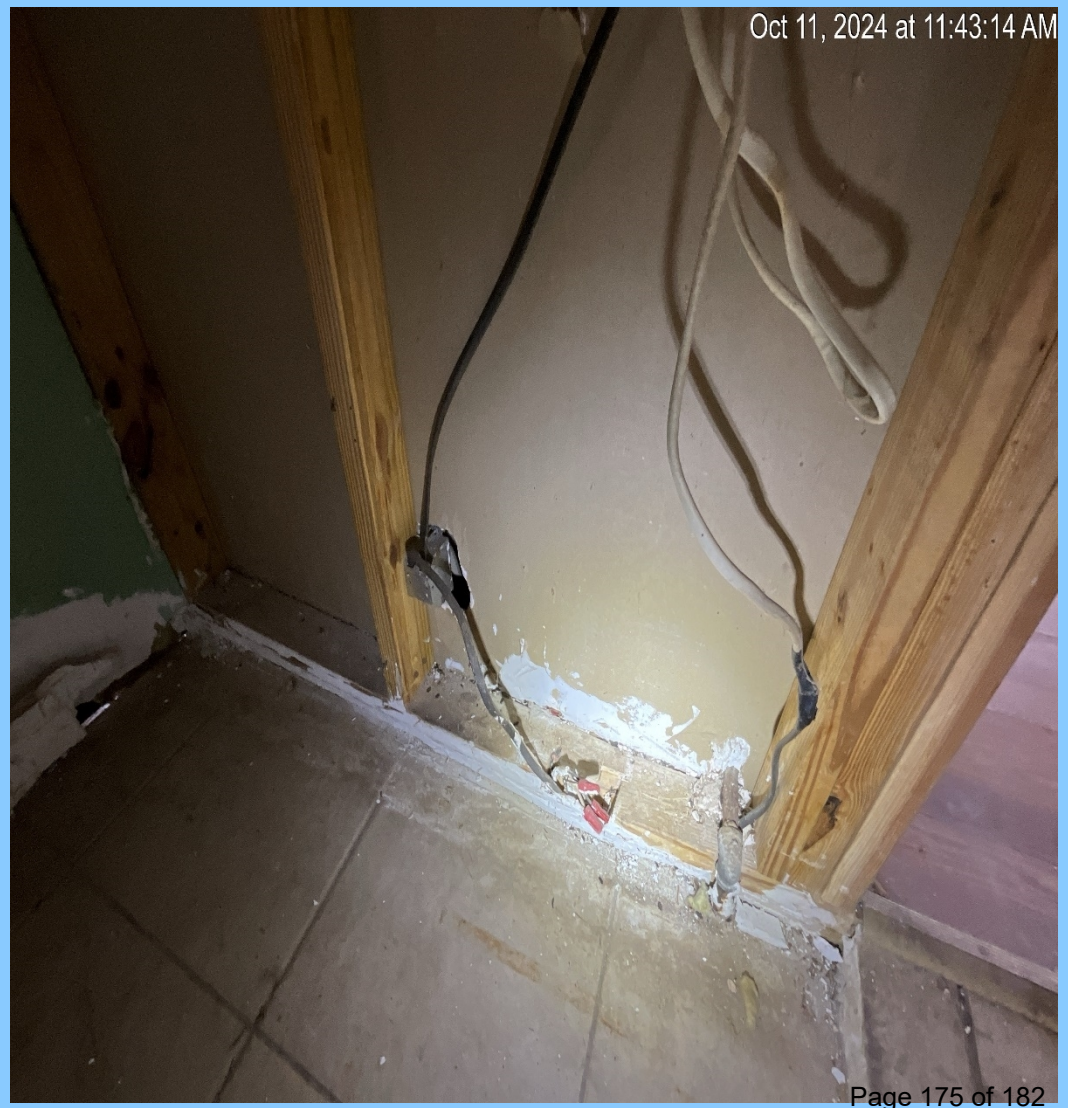
Structural Hazards





Electrical Hazards





Inadequate Sanitation





Timeline of Events

- **May 28, 2020** – Case was opened for a dilapidated structure. Citizen called in a complaint they believed the house has major water damage and mold which was affecting the complaining party. We discovered the property owner lived in a nearby apartment and attempted to make contact with her to see if we can try to get her connected with an assistance program for repairs.
- **April 6, 2022** – Citizen called in that the structure is vacant, unsecured, vanadalized, and has animals going in and out.
- **April 22, 2022** – We confirmed the structure was vacant, appeared vandalized, and had visible water damage on the ceiling inside. Notice was sent to address of record for the property owner to secure the structure.
- **April 28, 2022** – Notice came back return to sender because the USPS forward expired.
- **May 10, 2022** – City secured structure.
- **May 25, 2022** – Owner reached out by phone and explained she wants to repair house and had someone coming to look at it that week. I asked that she keep me updated on repairs and pull permit(s) when necessary. She provided a good mailing address.
- **August 15, 2022** – Spoke to property owner. Gave her another agency to contact to see about repair assistance.
- **May 1, 2023** – Relative of property owner called in to ask what repairs are being required by the city.
- **January 29, 2024** – No repairs completed. Opened condemnation case. Affidavit of condemnation recorded at county clerk.

Timeline of Events

- **March 18, 2024** – Notice of condemnation and 30-60 sent to property owner.
- **April 12, 2024** – Met with property owner and explained plan of action.
- **May 10, 2024** – Provided contact info to property owner of another possible assistance agency.
- **September 16, 2024** – Spoke to property owner, she let me know she was looking into selling the house.
- **October 9, 2024** – Notice of hearing sent to owner and posted on structure.
- **October 16, 2024** – Spoke to realtor representing property owner. She let me know she is going to have some investors have a look at the property.

Staff Recommendation:

- ORDER OWNER TO REPAIR – 30 DAYS TO PROVIDE A PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES AND OBTAIN ALL PERMITS

- 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 2018 Victoria St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:11/6/2024

TO:

FROM:

SUBJECT: **551.071 (Consultation with Attorney)**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS: