



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 August 5, 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

- A. **Board of Building Standards July 01, 2020 Minutes**
• Public 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 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.

- A. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 11-022: 871/873 Cedar St. (LTS 6 179 3 RADFORD ABL OT),**
Owner: Ortiz, Antonio
• Public Hearing

- B. **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
- C. **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
- D. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 20-000638: 1241 Locust St. (OT ABILENE BLK 208 WATSON & RUSSELL 1-A, LOT 15),**
Owner: Ortiz, Precilla Ann & Zarate Dominic Aaron
 - Public Hearing
- E. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 20-000643: 1310 Locust St. (OT ABILENE BLK 208 JOHN J TOOMS/RINEY-HAYS, LOT 7 & N1/2 OF LT 8, 2-B),**
Owner: Maldonado Brothers Holding Group LLC
 - Public Hearing

AGENDA ITEMS

EXECUTIVE SESSION

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

A. 551.041 (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 31st day of July, 2020, at 3:00 p.m.

Shawna Atkinson, City Secretary

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
July 01, 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. Delbert Allred
Mr. Gary Webb
Mr. Wayland Schroeder
Mr. Lloyd Turner

Staff Present: Mr. Michael Rice, Assistant City Manager
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
Ms. Catina Betoncur, Office Assistant III

Others Present: Mr. Antonio Ortiz
Ramon Benlvamondez
Mark Faught
Mr. Dale Rankin
Mr. Josh Black
Walter Pfeifer
Cal Sumrall

CALL TO ORDER

Mr. Beard called the meeting to order at 8:20 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, March 04, 2020 meeting minutes were provided in advance to Board Members for review.

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

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

NAYS: None

AGENDA ITEMS & PUBLIC HEARINGS

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 11-022: 871/873 Cedar St. (LTS 6 179 3 RADFORD ABL OT), Owner: Ortiz, Antonio

Mr. Mares presented the case, staff recommendation is 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.

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.

The Board wanted clarification on the civil penalties that were previously assessed and if they were paid.

Mr. Mares did not know if they were paid.

Public Hearing:

Mr. Beard opened the public hearing.

Mr. Antonio Ortiz (225 S. Willis) explained to the Board that due to theft of the copper in the property and contractor abandonment of the roofing project, he had to do the work twice and these delays also caused a financial stress. He explained that the house had a new roof, windows, and a complete electrical interior re-wiring work. The plumbing needs to be completed and the exterior needs siding. He confirmed that the citation fines are paid which was also a cause for the delay in the work. He requested an additional 6 weeks for the project completion which includes ceiling drywall, outside siding, and plumbing and electrical trim out. The property is also secured.

The Board confirmed again that the penalties were paid and then asked why it had been 9 years on the condemnation list with multiple Board orders. Mr. Ortiz confirmed that fines were paid 3 or 4 months ago. Mr. Ortiz conveyed that he has shown his commitment by paying the fines and continuing to complete the work in spite of the adversities he has faced.

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

Mr. Mares asked Mr. Littlejohn if a new Plan of Action was required. Since the permits are expired, he would allow Mr. Ortiz to reapply through the Building Inspections office for new permits after the owner meets with the building inspector to observe the progress that was made.

Mr. Webb made a motion to table the case for 30 days. Mr. Schroeder seconded the motion, motion carried.

AYES: Mr. Allred, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: Dr. Paris and Mr. McColum

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 14-024: 1002

MULBERRY ST. (1 204 4-D HUGHES OT ABL), Owner, Mattson, Kimberly

Mr. Mares presented the case, staff recommendations 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. .

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.

Mr. Roman Benlvalmondez (1010 Mulberry St.), neighbor, spoke about the condition of the property. He explained that there were homeless people living at the residence. They have started fires during the winter due to the property not having electricity. The tree from the property has damaged Mr. Benlvamondez's roof and he had to trim it. He recommended that the property be demolished due to the current condition and neglect.

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

Mr. Mares mentioned that a contractor was hired recently to mow and clean up the unsightly conditions at the property.

Board had discussions about not allowing this case to be delayed.

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

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

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

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

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 17-009: 633 S 11th (OT ABILENE BLK 208 ANDERSON 1-A, LOT 7-12), Owner, Abilene Courts Dev Corp LLC.

Mr. Turner made a motion to un-table this case and was seconded by Mr. McColum, motion carried.

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

Mr. Mares presented the case, staff recommendation is 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.

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.

The Board Chair made a public statement that in light of the recent misinformation in the newspaper announcement, he wanted to clarify that the property was not on the demolition list.

Public Hearing:

Mr. Beard opened the public hearing.

Mr. Mark Faught, (634 S 11th St.), spoke as a concerned citizen who lives directly across the street. He says that the Abilene Courts is an eye sore and is still not secured. It has been condemned before and is in deplorable conditions. He has personally secured the gate to keep the

transients out. He said the property is an ongoing problem and is too costly to rehabilitate or restore.

Mr. Dale Rankin, (8278 FM 89, Tuscola), explained to the Board that he struggled to preserve the area. He received a quote for more than \$80,000 from AML Environmental for the asbestos removal in the quadrangle. The façade would be left intact and secured. He discussed this with Abilene Preservation League and other non – profits and decided to donate the property.

Josh Black, (97 Glen Abbey), President of the Abilene Preservation League spoke about the 20 year neglect of the property, and read the Plan of Action to the Board. He reminded the Board that The Abilene Courts is listed on the top 10 favorite places of interest in the Texas Historical Commission. Mr. Black believes it is financially substantial. He has bids for the asbestos clean-up as outlined in the plan of action. The façade will need to be rescued to ensure a ranking in the National Registry. If the façade is not intact, the historical status will be lost. There are bids for a metal barrier. The water and sewer line will need to be displaced. He is working to find contractors to complete this project, as well as, the stucco work. He will remove hazardous wiring and plumbing, repairing intrusive openings in the roof and walls for limited exposure but cannot provide a time line for completion. AML Environmental was chosen for the metal barrier to enclose the outer structure. He plans to take possession of the property in 15 days. Currently, the title transfer documents are in the legal department being reviewed. Mr. Black said that due to delays related to title transfers, appraisals, and Covid 19-related restrictions he could not provide a timeline. Mr. Black also informed the Board that he could not obtain State and Federal tax credits but other credits and grants are available. The long range plan is to save the entire structure or even design a museum to display vintage cars from the era. There are also mission organizations that are interested in utilizing the restored building for a treatment center. Favorable support is coming from interested citizens and the press. Funding in the form of donations is also being accumulated.

The Board inquired about the amount of funding that is currently available and how the funding will be supplied by the Abilene Preservation League.

Mr. Black explained that the APL has an emergency reserve fund subject to Board review. There is \$100,000 in the account for emergency situations and \$30,000 in grants that are immediately available for the structure and an additional \$10,000 for the fence and insurance subject to Board approval. There is no guarantee that the tax credits will be available.

The Board asked Mr. Black about the benchmarks enacted in the March hearing and asked if the benchmarks were answered and qualified.

Mr. Black responded that originally 30 % of the materials of the structure needed to remain intact to be renovated. Now the requirement is that at least 15% of the materials utilized in the new construction can be renovated.

The Board had discussion about concerns that the missing fence caused more complaints to be received and they wanted to know how much more time is needed to secure the property by adding a fence.

Mr. Black responded that after finalizing the Planning and Zoning requirements there will be an additional 15 days for the title transfer and 30 days to complete this request. He will add a fence on the property line to eliminate the immediate hazard.

Mr. Mares asked Mr. Black about obtaining a clear title even when the property is in the condemned status. Mr. Black said that it was not an issue to obtain the title, but the insurance rate will increase.

Mark Faught (634 S 11th St.) spoke again to express that there have been too many promises that have failed. There are many vagrants and vandals, and he wants the property secured because the inside looks bad and there is a need to secure the building to prevent a fire.

A question was asked from the Board of Mr. Rankin about his plan and to confirm that he has been the owner for 6 years.

Mr. Rankin (8278 FM 89, Tuscola) spoke again to explain that the Abilene Preservation League has different resources to obtain tax credits and grants and to ways to encourage support of the securement plus donations from citizens rather than private individuals for the restoration project. His goal in donating the property was ultimately to save it.

Mr. Walt Pfeifer, (1 King Crossing), came representing the organization Abilene Restoration Ministries- Men of Nehemiah in partnership with Abilene Preservation League. He spoke in support of the restoration of the Abilene Courts and described his wish to create a residential home for rehabilitated addicts to use their construction skills for volunteer projects in the community.

Mr. Bill Minter, (742 Davis Dr.), former Director of Abilene Preservation League, spoke in support of developing and stabilizing the Abilene Courts and the neighborhood on S. 11th.

Mr. Cal Sumerall (1718 Sylvan) would like to see the building preserved and said that the only salvageable part is the façade. He suggested that new walls be built and develop a food court or swap meet or an open air venue.

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

Mr. Mares addressed comments made by Mr. Black about communication during the City's closure for Covid-19. He explained that phone and email communication was still available to the public. The office issuing permits was open and that a letter was sent addressing the requirement to secure the property. Although a fence is a requirement, it will not correct the hazardous conditions at the property.

The Board had discussion about the importance of the property's history and preservation. However, there has not been enough accomplished in the six years since being condemned.

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

AYES: Dr. Paris and Mr. McColum

NAYS: Mr. Allred, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. Beard

In a light of the new ownership, the Board had a question about the timeline procedures and if they started all over again with a new owner.

Mr. Craig clarified that all Board orders are part of the real property records. The order remains with the property and the new owner is required to abide by the Board order in the public record.

The Board had discussion to amend the motion to secure it and make the property safe. Additionally, there was discussion as to alternative options for the property such as a state-of-the art facility.

The Board wanted more information on the time line and possibly provide an extension of 60 days. The Board also had discussion about obtaining a variance to install a fence.

Mr. Warrix explained that a variance would not be considered if the property line extends to the City Right of Way. Instead a street use license would be used and would need to be approved. He explained that this license is temporary. Mr. Warrix would need to clarify if a street use license would need to be presented to the City Council.

Mr. Craig was not sure, but he explained that if the repairs to the condemned building extend beyond 90 days a new plan of action will need to be completed by the owner.

The Board asked if the current written Plan of Action required by the Board is applicable even with new ownership of the property.

Mr. Craig said that the new owner would need to complete a new Plan of Action since the property has been transferred.

Mr. Mares read the original Plan of Action requirements and two estimates that Mr. Rankin submitted. Mr. Rankin agreed to hire Gary Jackson Welding to place a metal pipe column support along the exterior where the wall was buckling and to close off the north entrance. The estimated timeframe was 75 days. Mr. Mares provided recent photos to show that these repair are incomplete.

Mr. Schroder made a motion to order the owner secure the property in 60 days to obtain all permits and provide a plan of action. Mr. Allred, seconded the motion.

Mr. Mares asked Mr. Craig if a specific detail needs to be added to the Plan of Action.

Mr. Craig deferred to the Building Official, Tim Littlejohn, for an explanation.

Mr. Littlejohn highlighted that the securement did not cure the condemnation or the condition of the construction, the securement did not prevent the property from being a health concern, especially since stagnant water is a cause for larva and mosquitoes. A time line needs to be given for securement, repairs, and cost estimates.

Mr. Craig advised the Board that the Plan of Action and Board order is enforced by Code Compliance and must be secured. The Board could make a motion to enforce securement within a 60 day time frame. The Board cannot grant an extension against securing the property or consequently other enforcement action may be necessary.

Mr. Mares confirmed that there have been no requests for extensions made by the owner.

Mr. Beard clarified that allowing the motion to move forward would permit the property to be secured and provide protection.

Mr. Littlejohn suggested that this case be tabled until the next meeting.

Mr. Schroeder withdrew his earlier motion to grant 60 days for the owner to obtain all permits and provide a plan of action.

Mr. Schroder made a motion to table the case until the next meeting. Mr. Allred, seconded the motion, motion carried.

AYES: Mr. Allred, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: Dr. Paris and Mr. McColum

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 19-005600: 825 ½ Plum St. (Eastside structure) (N100 S200 W160FT 177 OT OUTLOT 3 SW 1/4 TIF#1) Owner: Island, Mary Jay

Mr. Mares presented the case, staff recommendation is 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.

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.

Mr. Mares contacted the owner, Mrs. Island, who consented to demolish the property.

Public Hearing:

Mr. Beard opened the public hearing.

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

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

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

NAYS: None

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

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

NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 20-000580: 610 S. Leggett St. (4067/4069 Redbud Cr. Unit). (ELMWOOD WEST SEC C, BLOCK 3) Owner: Teekoy Properties LLC

A 5 minute recess was called at 10:33 a.m. The hearing was called back to order at 10:38 a.m.

Mr. Mares informed the Board that because of fire damage and the owner's refusal to secure property the City secured the property. There is also an active demolition permit on record.

Public Hearing:

Mr. Beard opened the public hearing.

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

Mr. Turner 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. Schroder, motion carried.

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

NAYS: None

Mr. Turner 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. Schroder, motion carried.

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

NAYS: None

ADJOURNMENT

There being no further business to come before the meeting, the Board of Building Standards meeting was adjourned at 10:45 a.m.

X

Approved, Chairman

BOARD OF BUILDING STANDARDS

August 5, 2020



PUBLIC NOTICE – August 5, 2020 MEETING

A meeting of the Board of Building Standards will be held at 8:15 a.m., Wednesday, August 5, 2020 in the Council Chambers at City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 871/873 Cedar St. Abilene, TX 79601, 633 S. 11th St. Abilene, TX 79602, 1050 Chestnut St. Abilene, TX 79602, 1241 Locust St. Abilene, TX 79602, and 1310 Locust St. Abilene, TX 79602. 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 # 11-022

871/873 CEDAR 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 TO ANTONIO ORTIZ

TAYLOR CAD – SHOWS OWNER TO BE ANTONIO ORTIZ

SECRETARY OF STATE – NO RECORDS FOR THIS NAME FOUND

TAX RECORDS OF THE MUNICIPALITY – NOT APPLICABLE

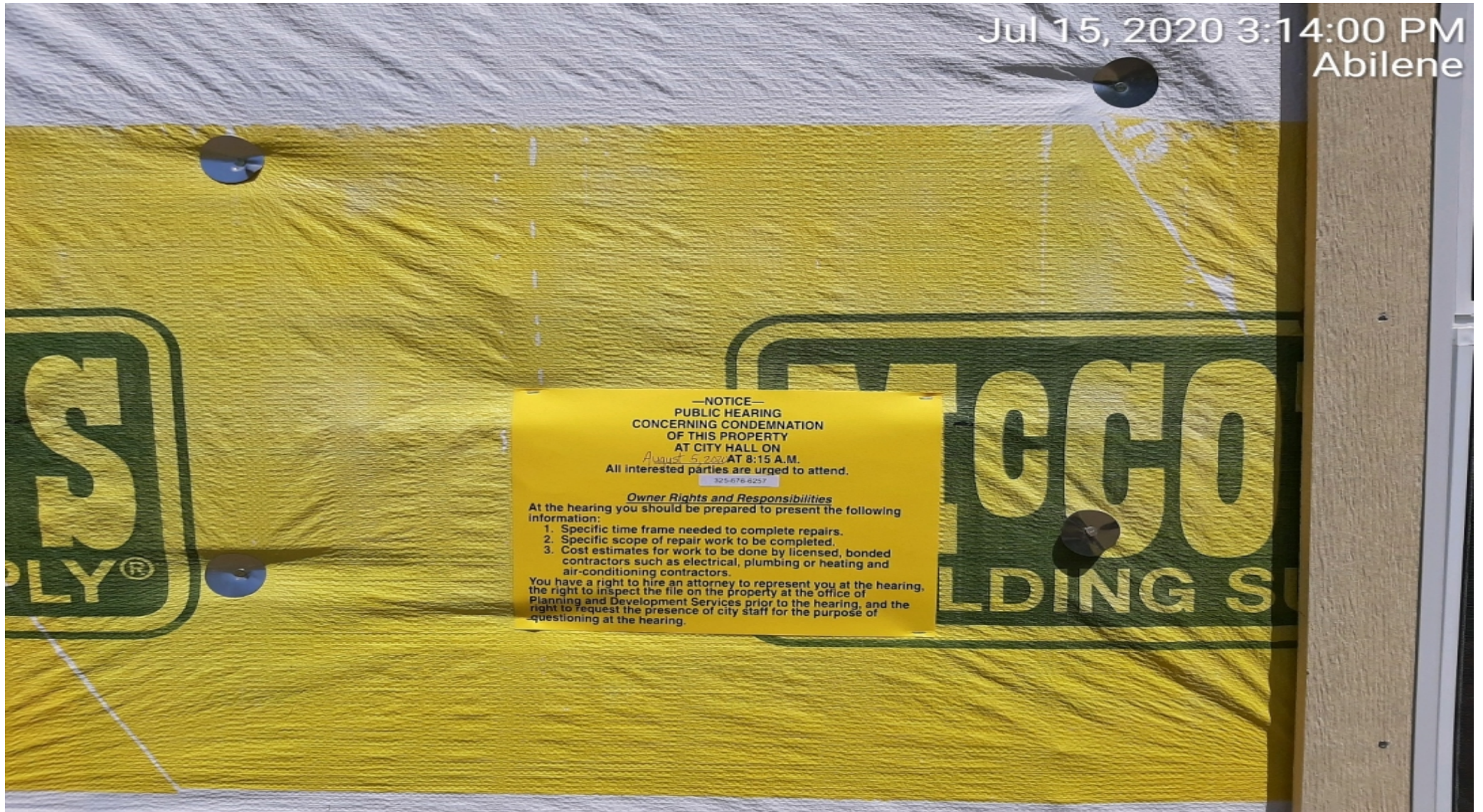
UTILITY RECORDS OF THE MUNICIPALITY – INACTIVE SINCE 5/17/11

SEARCH SHOWS THE OWNER TO BE: **ANTONIO ORTIZ**



Public Notice

Jul 15, 2020 3:14:00 PM
Abilene



—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
August 5, 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 West Side



South Side of Structure



Rear East Side



North Side of Structure



Interior Structure



Interior Structure



TIMELINE OF NOTIFICATIONS

- May 11, 2011 – Property was condemned. Sent initial notice of condemnation, and notice to secure property
- October 7, 2011 – Sent notice of BOBS meeting
- December 7, 2011 – BOBS meeting, ordered 90 days to complete sell of property.
- December 8, 2011 – Mailed BOBS decision letters
- May 8, 2012 – Sent notice of BOBS meeting
- June 7, 2012 – BOBS decision letter sent. (Ordered 30 days to complete sell)
- July 9, 2012 – Property sold to Antonio Ortiz
- August 9 2012 – Notice of condemnation sent to new owner
- November 16, 2012 – Provided a timeframe for repairs (30/60/60): 30 days to obtain all permits for repair and if this is done, 60 days to obtain rough-in inspections, and if this is done, 60 days to obtain a final inspection and bring the property out of condemnation.
- January 29, 2013 – Sent notice of meeting of board of building standards
- February 6, 2013 – Sent letter of BOBS decision: board tabled to allow staff to manage case
- April 2, 2013 – Issued citation for continued violation of a dilapidated structure municipal code: chapter 19-15; (4)
- June 17, 2013 – Issued citation for continued violation of a dilapidated structure municipal code: chapter 19-15; (4)
- August 9, 2013 – Issued citation for continued violation of a dilapidated structure municipal code: chapter 19-15; (4)
- September 20, 2013 – Mr. Ortiz picked up a plan of action
- September 23, 2013 – Mr. Ortiz provided the required plan of action and obtained a building permit



TIMELINE OF NOTIFICATIONS

- January 14, 2014 – Sent letter outlining new ordinance regarding condemned properties and the owner’s responsibilities
- April 3, 2014 – Mr. Ortiz called to give update on project. Progress was made.
- March 10, 2014 – Issued citation for continued violation of a dilapidated structure municipal code: chapter 19-15; (4)
- March 12, 2015 – Sent notice of BOBS meeting in April.
- April 2, 2015 – Sent letter of BOBS decision: the boards decision granted Mr. Ortiz 90 days to complete all repairs and bring the property out of condemnation
- July 14, 2015 – Sent notice of BOBS meeting in August
- August 5, 2015 – Sent letter of BOBS decision: the board assessed civil penalties in the amount of \$8924.00 for non-compliance with a board order.
- November 16, 2015 – Issued citation for continued violation of a dilapidated structure municipal code: chapter 19-15; (4)
- January 14, 2016 – Issued citation for continued violation of a dilapidated structure municipal code: chapter 19-15; (4)
- March 30, 2016 - Issued citation for continued violation of a dilapidated structure municipal code: chapter 19-15; (4)
- July 11, 2016 – Sent notice of violation including remedies for violations
- August 16, 2016 – Sent notice of BOBS
- September 1, 2026 – Sent 2nd notice of BOBS
- September 6, 2016 – Sent notice of BOBS cancellation for September
- September 12, 2016 – Sent notice of October BOBS
- October 5, 2016 – BOBS meeting. Case was tabled, notice sent to owner



TIMELINE OF NOTIFICATIONS

- October 12, 2016 – Sent notice of November BOBS meeting
- November 3, 2016 – Sent letter of BOBS decision: board granted 120 days to complete repairs and bring property out of condemnation.
- March 1, 2017 – Issued citation for continued violation of dilapidated structure municipal code: chapter 19-15; (4)
- January 3, 2018 – Checked status of building permits. Showed to be expired
- November 28, 2018 – Called owner regarding expired permits
- December 11, 2018 – Renewal of permits allowed for the last time. Permits will expire June 11, 2019.
- June 11, 2019 – Permits expired. Project not completed
- March 13, 2020 – Updated photos taken. Property was without a roof and had not been maintained.
- April 23, 2020 – Courtesy call made to owner regarding nuisance violations, and not keeping up with the property. Gave him through the weekend to correct violations or the city would abate.
- June 10, 2020 – Mailed notice of BOBS hearing, and posted notice on the structure. Upon arriving to the property, it appeared to have a new roof, and the window frames had been completely removed. Mr. Ortiz was also present at the property upon my arrival. I asked Mr. Ortiz if he was aware that his permits had expired, which he responded that he was not aware. I explained to Mr. Ortiz that he needed to refrain from doing any additional repair to the structure, and as any work done after June 2019 would have been done without permits. Mr. Ortiz was advised to go and speak to the permitting department. While at the structure, Mr. Ortiz allowed me to enter the property for updated photos of the inside. At that time, I also informed Mr. Ortiz that we were going to present this case before the Board of Building Standards, and that I would be posting and mailing a notice for the hearing.
- June 11, 2020 Mr. Ortiz arrived to speak to Code Officer Josh Mares, stating he was not able to pull permits yesterday. I informed him that it was notated on December 11, 2018, was going to be the last time he was allowed to renew his permits. He asked if I would give him an extension, to which I explained to him that I was not authorized to grant him an extension. He requested to speak to Mr. Littlejohn regarding the extension. Mr. Littlejohn stated that he informed Mr. Ortiz that he needed to secure the structure, and advised him to attend the BOBS meeting.
- July 1, 2020 BOBS meeting ordered to table the case for 30 days
- July 7, 2020 Met with Tony Ortiz, gave him POA and referred him to permit techs to schedule meeting at the property with the building inspectors
- July 13, 2020 Mr. Ortiz met with Building Inspectors at the property. He was instructed to meet with his contractors to complete a POA to pull permits and complete the project.



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 871/873 CEDAR 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 agent 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

Jul 15, 2020 4:11:17 PM
Abilene



Front Northside



Exterior Electrical Issues



West Side of Structure



West Side Wall Bulging Out



West Side Structural Issues (cracks throughout the walls)



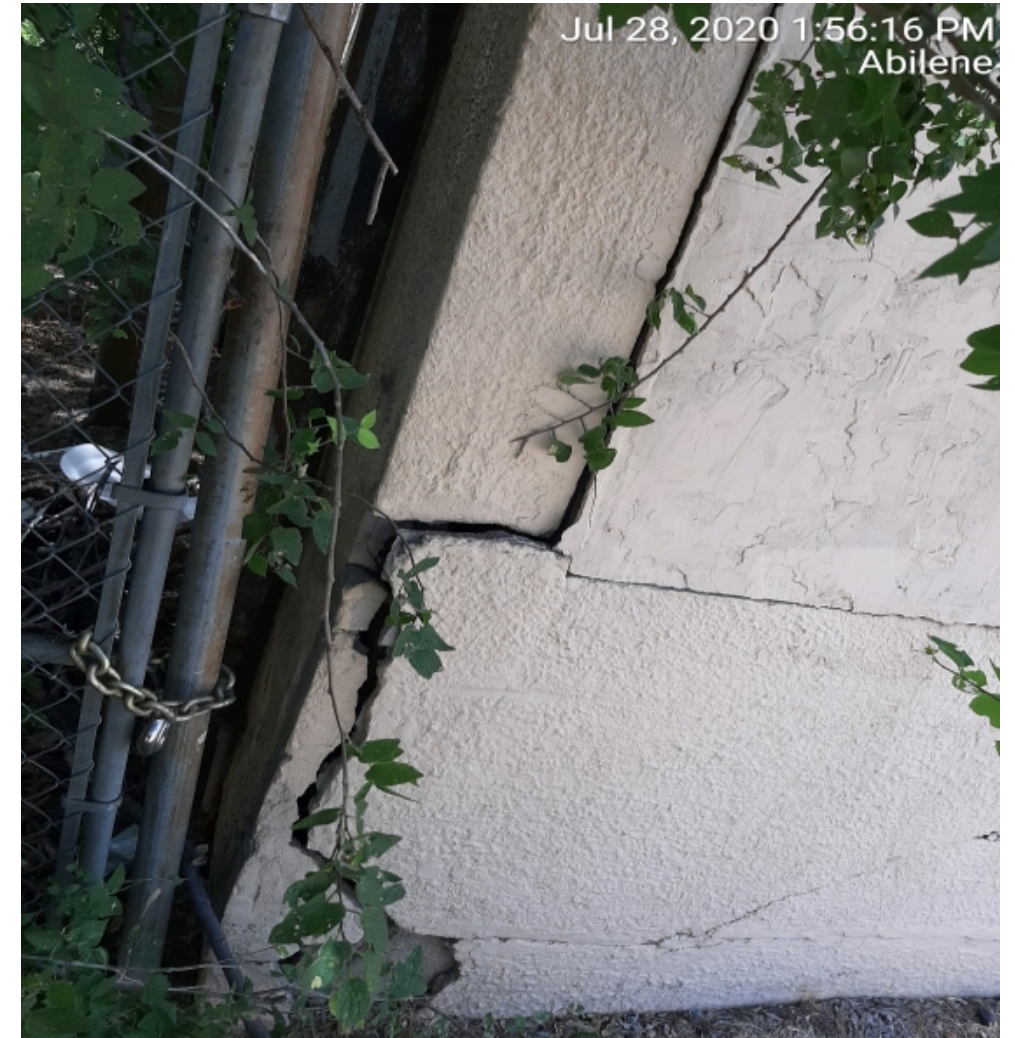
Southside Rear of Structure (large cracks)



East Side of Structure



Large Cracks & Pieces of Wall Missing



East Side Wall Bulging Out



East Side Wall Bulging Out



Interior of Property



Interior of Property



Interior Floor Rotting



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.
- 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 (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.



TIMELINE OF EVENTS

- 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.
- March 4, 2020 BOBS meeting. Board ordered to table the case for thirty days.
- April 4, 2020 Received complaint from citizen regarding the condition of the building, and the walls bulging out.
- June 8, 2020 No change of ownership, and no permits on record.
- June 10, 2020 Mailed notice of BOBS hearing, and posted notice on the structure.
- July 1, 2020 BOBS meeting ordered to table for 30 days
- July 7, 2020 Scheduled meeting with Austin Butler with APS to discuss status of ownership
- July 14, 2020 Met with Abilene Preservation League. They were informed by Planning & Zoning to obtain a construction staging permit. They currently do not have a date when AML is going to begin work. They stated they expect to have the title process complete by the end of next week. They stated they currently have \$10,750 in donations. Progress and communication was reiterated to them, and also reminded that title transfer needed to be complete in order to move forward.
- July 15, 2020 Mailed and posted notice for August BOBS meeting. Email conversation with Morgan Paschal of APL, reiterating the importance of communicating any updates regarding the property.
- July 17, 2020 Email from Ms. Paschal informing me that the property was cleaned up, and they plan to cut down a tree which was brought to their attention by the neighbor informing them it was being used as a point of entry.
- July 23, 2020 Email from Ms. Paschal stating that Mr. Black was informed that the title search showed there was currently a lien on the property they were not aware of. Ms. Paschal further explained that Mr. Black did an extensive title search, and it was discovered that the Department of Justice filed a suit against a previous company that was owned by Mr. Rankin. She stated that this was preventing them to complete the title transfer, as well as obtain additional funding. Ms. Paschal also stated that they notified their state representative, who was going to work on obtaining a release of lien, and that they also secured legal counsel who was in correspondence with the Department of Justice. She also stated that AML was set to begin work in August. I reminded Ms. Paschal that to make sure that permits were obtained for any work that required them.



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 # 19-004517

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

Jul 15, 2020 3:21:27 PM
Abilene

—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
August 5, 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.

“NOTICE”
THIS BUILDING IS UNFIT FOR
HUMAN HABITATION AND IS
CONDEMNED BY THE CITY
OF ABILENE


CITY OF ABILENE

CONTACT CITY OF ABILENE 325-676-6241
(IT IS A VIOLATION OF THE LAW FOR ANYONE TO REMOVE OR DESTROY THIS NOTICE.)



Front Eastside of Structure



Outer Southside



North Side of Structure



West Side Rear



Exterior Structural Issues



North Interior Fire Damage



North Interior Fire Damage



North Interior Structural Issues



North Interior Electrical Issues



Southside Interior Electrical Issues



Southside Interior Structure Issues (Fire Damage)



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 Alton tried to pull plumbing permits. Explained to him that a detailed POA needed to be submitted in order to pull permits. Gave Alton another POA as he stated that he did not have the last one we gave him. Alton 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



TIMELINE OF EVENTS

- 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
- February 25, 2020 Plumbing rough in inspection passed
- March 4, 2020 BOBS meeting, board ordered owner to repair. All rough in inspections were to be completed in 60 days, and if that was done, all finals to be complete by the expiration of permits.
- May 4, 2020 60 day deadline passed. Not complied with BOBS order.
- July 13, 2020 Checked with Building Inspections, and last inspection on record was plumbing rough in on February 25, 2020
- July 15, 2020 Mailed and posted notice of August BOBS meeting.



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 1050 Chestnut St. presentation



ITEM NO. 3 (d)

CASE # 20-000638

1241 Locust 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 **PRECILLA ANN ORTIZ** and **DOMINIC AARON ZARATE** to be the owners.

TAYLOR CAD—Shows owners to be **ORTIZ PRECILLA ANN & ZARATE DOMINIC AARON**

SECRETARY OF STATE —No records for this name found

TAX RECORDS OF THE MUNICIPALITY —Not applicable

UTILITY RECORDS OF THE MUNICIPALITY—Inactive since **May 20, 2019**

Search reveals **PRECILLA ANN ORTIZ** and **DOMINIC AARON ZARATE** to be the owner of this property



PUBLIC NOTICE



Front West Side Main Structure



Northside of Main Structure



East Side of Main Structure



South Side of Main Structure



Interior Structural Issues (Main)



Interior Plumbing Issues (Main)



Interior Electrical Issues (Main)



Front West Side of Secondary Structure



North Side of Secondary Structure



East Side of Secondary Structure



South Side of Secondary Structure



Exterior Electrical Issues (Secondary)



Interior Electrical Issues (Secondary)



Interior Structure Issues (Secondary)



TIMELINE OF EVENTS

- **March 10, 2020** Inspected the property as part of a neighborhood sweep. An individual aggressively approached code officers and City Marshal, making verbal threats to cause physical harm to anyone who tries to demolish his property. He was asked if he was the property owner, to which he stated he was not yet the actual owner, but was in the process of closing on the sale with the current owner. He demanded to know why his house was condemned, claiming that there were a number of properties in worse condition that people are living in. It was explained to him that a sweep was being conducted, and several properties were being addressed for any code or building violations. I explained the condemnation process to him, and what would be required of him should he become the legal owner. I also explained what he needed to provide to prove valid ownership of the property. He was given a card and instructed to contact code enforcement if he did decide to purchase the property.
- **March 11, 2020** Property was condemned, affidavit of condemnation filed at the county clerk.
- **March 12, 2020** Sent initial notice of condemnation, 30/60 letter, and utility shut off letters.
- **June 23, 2020** PC with Dominic Zarate stating he was going to meet with me Thursday July 2, 2020 at 1:30PM so he could discuss his plans with the property. He stated he was still trying to sell it, and that he would bring the potential buyer with him so he can hear what I have to say. He stated that he has slowed down on doing any further repairs because of COVID. I told him I would schedule to meet with him on July 2.
- **July 2, 2020** Mr. Zarate did not show up to meet with code officer.
- **July 15, 2020** Mailed and posted notice of August BOBS meeting.



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 1241 Locust St. presentation



ITEM NO. 3 (e)

CASE # 20-000643

1310 Locust 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 **MALDONADO BROTHERS HOLDING GROUP LLC** to be the owner

TAYLOR CAD—Shows owner to be **MALDONADO BROTHERS HOLDING GROUP LLC**

SECRETARY OF STATE – Shows **ANGEL MALDONADO** to be the registered agent, and **ANGEL MALDONADO AND ANTONIO MALDONADO** to be members of the entity.

TAX RECORDS OF THE MUNICIPALITY –Not applicable

UTILITY RECORDS OF THE MUNICIPALITY—Inactive since **December 16, 2016**

Search reveals **MALDONADO BROTHERS HOLDING GROUP LLC** to be the owner of this property



PUBLIC NOTICE

Jul 15, 2020 3:33:02 PM
Abilene

—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
August 5, 2020 AT 8:15 A.M.
All interested parties are urged to attend.
676-6277

Owner Rights and Responsibilities
At the hearing you should be prepared to present the following information:

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

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



Front East Side Structure



Northside of Structure



West Side Structure



South Side of Structure



Exterior Structural Issues



Exterior Structural Issues

March 10, 2020 at 10:02:11 AM
Abilene



March 10, 2020 at 10:04:58 AM
Abilene



Exterior Structural Issues



Exterior Electrical Issues



TIMELINE OF EVENTS

- **March 11, 2020** Property was condemned, affidavit of condemnation filed at the county clerk.
- **March 12, 2020** Initial notice of condemnation, 30/60, and utility shut off letters sent.
- **March 13, 2020** PC to property owner Tony Maldonado, asking what needed to be done to bring the property out of condemnation. Condemnation process was explained to Mr. Maldonado, and he was informed he had the option to demolish. He was reminded he had 30 days to submit a POA if he decided to repair the structure.
- **March 18, 2020** Met with Mr. Maldonado. Explained to him the options and requirements on repairing or demolishing the structure. He asked if he could donate the property to the city, which I explained that the city no longer accepts donated properties. He stated that he did not want to invest any more money into the property. I explained to him that he always had the option to find a buyer, but ultimately we needed to have a plan within thirty days, or the property would be taken before the Board of Building Standards. He stated he would keep me informed on his decision before the deadline.
- **May 15, 2020** PC with Mr. Maldonado. He stated he was working in San Antonio, and would not be back until June 24, 2020. He stated he would sign a consent to demo. I emailed him the form with instructions, and explained how the bidding process worked.
- **June 2, 2020** Follow up email sent to Mr. Maldonado to see if he received the consent to demo form.
- **June 3, 2020** PC with Tony Maldonado. He stated he has not been able to really address the property due to being on National Guard duty in San Antonio. He stated he anticipated returning to Abilene in August. He requested an extension on making a decision, because of his current active status, and that he also received an offer from a buyer for the property, but again he would not be able to deal with it until he returned in August. I informed him I would pass on the information to see if an extension would be approved.
- **June 18, 2020** Emailed Mr. Maldonado to inform him that his extension for August was not approved, and that the case will be presented before the BOBS on August 5, 2020.
- **July 15, 2020** Mailed and posted notice of August BOBS meeting



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 1310 Locust St. presentation

