CITY OF EL PASO
BUILDING & STANDARDS COMMISSION BOARD PANEL "A"
January 29, 2014
5:30 P.M.

MINUTES

The Building & Standards Commission Panel "A" held a public hearing at the El Paso City Council Chambers, Wednesday, January 29, 2014 at 5:30 p.m. with the following members present:

Board Members Present:
Robert Filarski
Paul Gilcrease
Michael Bray
Hector Arellano
Conrad Conde **6:45**
Jesse Sanchez

Others Present:
Elda Rodriguez-Hefner, Code Compliance Manager
Wendi Vineyard, Assistant City Attorney
Ron Roth, Chief Building Inspector
Nathan Walsh, Chief Building Inspector
Sal Reyes, Building Inspector
George Singh, Building Inspector
Janeth Loya, Building Inspector
Cesar Grado
Nellie Avalos
Diana Cedillo, Senior Office Assistant

AGENDA

Call to Order

I. The Building & Standards Commission meeting, Panel "A" was called to order by Chairman Filarski at 5:32 p.m.

Chairman Filarski swore in all witnesses present to give testimony on the cases heard.

Ms. Vineyard makes the board aware that there are five items on the agenda are old items that have been brought to the board at previous meetings.

Regular Items:

II. Public hearing to determine if the property located at 9312 Ramirez, in the City of El Paso, are dangerous structures and determine if the owners will be ordered to secure, repair, remove or demolish the property. The interested party has been identified as Juan and wife Ernestina E. Torres, and they have been notified of this hearing.

The owner has been notified of the violations at this property, to date there has been no response or corrective action taken, and therefore the Department recommends that it be found:

1. That the structures be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
2. That the structure is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
3. That the structure's certificate of occupancy be revoked; and
4. that the structure cannot be rehabilitated; and
5. That the structures be demolished within thirty (30) days; and

6. That the premises be cleaned and maintained clean of all weeds, trash, and debris within thirty (30) days and maintained clean thereafter; and
7. That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.
8. That said Owners shall become personally liable for all costs incurred by City in connection with securing the buildings and maintaining the buildings secured; and cleaning the premises of all weeds, trash, and debris, shall become due and payable within thirty (30) days of the date of completion of the work and such cost shall be assessed as a lien.

Nathan Walsh, Chief Building Inspector, read the item to record.
Janeth Loya, Building Inspector, presented the case.

Elodia Torres was present on grandparent's behalf. Mrs. Torres is now deceased and Mr. Torres is currently in foster care; Elodia is in process of gaining power of attorney. She has obtained an application for assistance for remodeling of the home. They are currently in the process of boarding and cleaning the property.
Robert Filarski inquires to legal about not having power of attorney but is in the process.
Ms. Vineyard states that Ms. Torres return to the board to show that power of attorney has been obtained or status on process.

Motion made by Michael Bray, seconded by Conrad Conde to accept staff recommendations, unanimously carried.

III. Public hearing to determine if the property located at 1407 Montana, in the City of El Paso, are dangerous structures and determine if the owners will be ordered to secure, repair, remove or demolish the property. The interested party has been identified as John Lee, and he has been notified of this hearing.

Nathan Walsh, Chief Building Inspector, read the item into the record.
Janeth Loya, Building Inspector presented the case.

The owners have been notified of the property maintenance violations at this property. To date there has been no response or corrective action taken and therefore the Division recommends that it be found:

1. That the structure be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
2. That the structure is not in substantial compliance with the municipal ordinances regulation fire protection, structural integrity, and disposal of refuse; and
3. That the structures certificate of occupancy be revoked; and
4. Register structure as Vacant Building within thirty (30) days;
5. That the structure can be rehabilitated; and
6. That the premises be cleaned and maintained clean of all weeds, trash, and debris within thirty (30) days and maintained clean thereafter; and
7. That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

John Lee, property owner was present. Basement was used for heater/boiler. The door in basement has been replaced, replaced windows, but since they have now been broken. Outside

has now been painted, property secured with rod iron. Mr. Lee has hired an architect for renovations. Mr. Lee is agreeing to board and secure property.

Motion made by Michael Bray, seconded by Conrad Conde to accept staff recommendations, and unanimously carried.

IV. Public hearing to determine if the property located at 501 Upland, in the City of El Paso, are dangerous structures and determine if the owners will be ordered to secure, repair, remove or demolish the property. The interested party has been identified as Facunda Reveles, AKA Maria F. Reveles, and she has been notified of this hearing.

Nathan Walsh, Chief Building Inspector, read the item into the record.
Sal Reyes, Building Inspector presented the case.

The owners have been notified of the property maintenance violations at this property. To date there has been no response or corrective action taken and therefore the Division recommends that it be found:

1. That the structure be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
2. That the structure is not in substantial compliance with the municipal ordinances regulating fire, protection, structural integrity, and disposal of refuse; and
3. That the structure's certificate of occupancy be revoked;
4. That the structure cannot be rehabilitated;
5. That the structure be demolished within 30 days;
6. That the premises be cleaned and maintained clean of all weeds, trash, and debris within thirty (30) days and maintained clean thereafter; and
7. That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

No owners present.

Motion made by Paul Gilcrease, seconded by Michael Bray to accept staff recommendations, and unanimously carried.

V. Public hearing to determine if the property located at 3114 Findley, in the City of El Paso, are dangerous structures and determine if the owners will be ordered to secure, repair, remove or demolish the property. The interested party has been identified as Carmen R. Garcia, and she has been notified of this hearing.

Nathan Walsh, Chief Building Inspector, read the item into the record.
Cesar Grado, Building Inspector presented the case.

The owners have been notified of the property maintenance violations at this property. To date there has been no response or corrective action taken and therefore the Division recommends that it be found:

1. That the structures be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
2. That the structure is not in substantial compliance with the municipal ordinances regulating fire, protection, structural integrity, and disposal of refuse; and

3. That the structure's certificate of occupancy remain revoked;
4. That the structure cannot be rehabilitated;
5. That the structure be demolished within 30 days;
6. That the premises be cleaned and maintained clean of all weeds, trash, and debris within thirty (30) days and maintained clean thereafter; and
7. That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

No owners present.

Motion made by Michael Bray, seconded by Jesse Sanchez to accept staff recommendations, and unanimously carried.

VI. Public hearing to determine if the property located at 8052 Stanford (Rear), in the City of El Paso, are dangerous structures and determine if the owners will be ordered to secure, repair, remove or demolish the property. The interested party has been identified as Fidela Yanez, and she has been notified of this hearing.

Nathan Walsh, Chief Building Inspector, read the item into the record and presented the case

The owners have been notified of the property maintenance violations at this property. To date there has been no response or corrective action taken and therefore the Division recommends that it be found:

1. That the structures be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
2. That the structure is not in substantial compliance with the municipal ordinances regulating fire, protection, structural integrity, and disposal of refuse; and
3. That the structure's certificate of occupancy be revoked;
4. That the structure cannot be rehabilitated;
5. That the structure be demolished within 30 days;
6. That the premises be cleaned and maintained clean of all weeds, trash, and debris within thirty (30) days and maintained clean thereafter; and
7. That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

No owners present.

Motion made by Jesse Sanchez, seconded by Hector Arellano, to accept staff recommendations, and unanimously carried.

VII. Public hearing to determine if the property located at 3215 E. Missouri Ave., in the City of El Paso, are dangerous structures and determine if the owners will be ordered to secure, repair, remove or demolish the property. The interested party has been identified as Irma & Johnny Harrelson, and they have been notified of this hearing.

Nathan Walsh, Chief Building Inspector, read the item into the record.
Nellie Avalos, Building Inspector presented the case.

The owners have been notified of the property maintenance violations at this property. To date there has been no response or corrective action taken and therefore the Division recommends that it be found:

1. That the structures be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
2. That the structure is not in substantial compliance with the municipal ordinances regulating fire, protection, structural integrity, and disposal of refuse; and
3. That the structure's certificate of occupancy remain revoked;
4. That the structure cannot be rehabilitated;
5. That the structure be demolished within 30 days;
6. That the premises be cleaned and maintained clean of all weeds, trash, and debris within thirty (30) days and maintained clean thereafter; and
7. That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

Motion made by Michael Bray, seconded by Paul Gilcrease, to accept staff recommendations, and unanimously carried.

VIII. Public hearing to determine if the property located at 2012 Cypress, in the City of El Paso, are dangerous structures and determine if the owners will be ordered to secure, repair, remove or demolish the property. The interested party has been identified as Jesus A. Salas, Veronica Salas, Paul Salas and the Estate of Maria de Los Angeles Salas, and they have been notified of this hearing.

Nathan Walsh, Chief Building Inspector, read the item into the record.
Nellie Avalos, Building Inspector presented the case.

The owners have been notified of the property maintenance violations at this property. To date there has been no response or corrective action taken and therefore the Division recommends that it be found:

1. That the structures be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
2. That the structure is not in substantial compliance with the municipal ordinances regulating fire, protection, structural integrity, and disposal of refuse; and
3. That the structure's certificate of occupancy be revoked;
4. That the structure cannot be rehabilitated;
5. That the structure be demolished within 30 days;
6. That the premises be cleaned and maintained clean of all weeds, trash, and debris within thirty (30) days and maintained clean thereafter; and
7. That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

No owners present.

Inspector Avalos stated that there are several on the title, and only one interested, but they still have not maintained structure. Phone number was called to try to contact owners, but property came back listed under attorney who is handling the estate on owner's behalf.

Motion made by Paul Gilcrease, seconded by Michael Bray to accept staff recommendations, and unanimously carried.

IX. Public hearing to determine if the property located at 2006 Detroit, in the City of El Paso, are dangerous structures and determine if the owners will be ordered to secure, repair, remove or demolish the property. The interested party has been identified as Mario Juarez, Jr., and he has been notified of this hearing.

Nathan Walsh, Chief Building Inspector, read the item into the record.
George Singh, Building Inspector presented the case.

The owners have been notified of the property maintenance violations at this property. To date there has been no response or corrective action taken and therefore the Division recommends that it be found:

1. That the structures be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
2. That the structure is not in substantial compliance with the municipal ordinances regulating fire, protection, structural integrity, and disposal of refuse; and
3. That the structure's certificate of occupancy remain revoked;
4. That the structure cannot be rehabilitated;
5. That the structure be demolished within 30 days;
6. That the premises be cleaned and maintained clean of all weeds, trash, and debris within thirty (30) days and maintained clean thereafter; and
7. That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

No owner present.

Motion made by Michael Bray, seconded by Paul Gilcrease to accept staff recommendations, and unanimously carried.

X. Adjournment

Motion made to adjourn the meeting by Michael Bray, seconded by Paul Gilcrease was unanimously carried. The meeting adjourned at 7:07 p.m.

Robert Filarski, Chairman, Panel "A"

Ron Roth, C.B.O.,Chief Building Inspector
City Development Department