

**CITY OF EL PASO
BUILDING & STANDARDS COMMISSION BOARD PANEL "A"
2ND FLOOR, CITY COUNCIL CHAMBERS
MARCH 25, 2008
5:30 P.M.**

MINUTES

The Building & Standards Commission Panel "A" held a public hearing in City Council Chambers, 2nd floor of the City Hall Building on Tuesday, March 25, 2008 at 5:30 p.m. with the following members present:

Board Members Present:

Michael Bray
Carl Robinson
Roman Hernandez
Gregory Bowling
Fernando Santana
Hershel Stringfield (alternate)

Others Present:

Larry F. Nichols, Deputy Director for BP & I
Bill Stern, Chief Building Inspector
Mark Shoemith, Assistant City Attorney
Leo CassoLopez, Residential Inspector
Joe Stiles, Mechanical Engineering Associate
Nellie Avalos, Residential Inspector
Nancy Spencer, Recording Secretary
Raul Bueno, Residential Inspector

Absent Members

Tommy Razloznic
Margie Aguilar-Desrosiers
Danny Salazar

AGENDA

I. Call to Order

The Building & Standards Commission meeting, Panel "A" was called to order by Michael Bray, Chair at 5:34 p.m.

II. Approval of minutes for the meeting held October 30, 2007.

Two corrections were made to the minutes; Gregory Bowling's name was mentioned twice and board member Danny Salazar who was present at the meeting was listed as absent.

Chair, Michael Bray requested an update from Bill Stern on the status of 401 S. Florence and 10927 Roadrunner both cases which were heard at the January 30, 2008 meeting.

Motion made by Carl Robinson seconded by Herschel Stringfield to approve the January 30, 2008 minutes with noted corrections, unanimously carried.

Regular Items:

- III. Public hearing to determine if the property located at 6013 Quail Ave. in the City of El Paso (legal description on file with the City Clerk) is a fire and safety hazard, and a nuisance and whether the same should be repaired or demolished. First investigated December 27, 2007. The owners of this property, Gerardo and Araceli Vasquez (**the "Owners"**), P. O. Box 971546, El Paso, Texas 79917-1546, have been notified of the violations at this property.

Leo CassoLopez, Building Inspector Supervisor, was present for discussion.

Property owner was not present for discussion.

Board members were advised of a correction made stating that case was first investigated in October 2007 instead of December 2007.

Motion made by Herschel Stringfield seconded by Carl Robinson to accept staff recommendations unanimously carried.

The owner has been notified of the violations at this property, to date there has been no response or corrective action taken, 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 structures are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
 3. That the structures' certificate of occupancy be revoked; and
 4. That the main structure can be repaired; and
 5. That the main structure be secured and maintained secure within 30 days; and
 6. That the accessory structures be demolished within 30 days; and
 7. That the premises be cleaned and maintained clean of all weeds, trash, and debris within 30 days; and
 8. 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.
- IV. Public hearing to determine if the property located at 3107 Findley Ave., in the City of El Paso (legal description on file with the City Clerk) is a fire and safety hazard, and a nuisance and whether the same should be repaired or demolished. First investigated November 29, 2007. The owners of this property, Ramon and Maria Lugo (**the "Owners"**), Camino De Las Cumbres 244, Fraccionamiento Los Remedios, Durango, Mexico, CP 34100, have been notified of the violations at this property.

Nellie Avalos, Residential Inspector, was present for discussion.

Property owner was not present for discussion.

Motion made by Carl Robinson, seconded by Gregory Bowling to accept staff recommendations unanimously carried.

The owner has been notified of the violations at this property to secure and clean the premises, to date there has been no corrective action taken, 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 structures are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
3. That the structures' certificate of occupancy be revoked; and
4. That the main structure can be repaired; and
5. That the accessory structures be demolished within 30 days; and
6. That the main structure be secured and maintained secure within 30 days; and

7. That the premises be cleaned and maintained clean of all weeds, trash, and debris within 30 days; and
 8. 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.
- V. Public hearing to determine if the property located at 2905 Jefferson Ave., in the City of El Paso (legal description on file with the City Clerk) is a fire and safety hazard, and a nuisance and whether the same should be repaired or demolished. First investigated February 11, 2008. The owner of this property, Alfredo A. Calderon Jr. (**the "Owner"**), 9501 Sigala, El Paso, Texas 79924, has been notified of the violations at this property.

Nellie Avalos, Residential Inspector, was present for discussion.

Property owner was not present for discussion.

The board was informed of a correction made advising that date certified notices of public meeting were sent should read March 13, 2008 instead of March 13, 2007.

Sam Romo, contractor hired by the property owner was present for discussion.

Motion made by Carl Robinson, seconded by Gregory Bowling to accept staff recommendations unanimously carried.

The owner has been notified of the violations at this property to secure and clean the premises, to date there has been no response or corrective action taken, 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 can be repaired; and
 5. That the structure be secured and maintained secure within 30 days; and
 6. That the premises be cleaned and maintained clean of all weeds, trash, and debris within 30 days; 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.
- VI. Public hearing to determine if the property located at 4510 Arlen, in the City of El Paso (legal description on file with the City Clerk) is a fire and safety hazard, and a nuisance and whether the same should be repaired or demolished. First investigated November 1, 2007. The owners of this property, Los Nino Children's Irrevocable Trust, 1612 Rim Road, El Paso, Texas 79902, Desert Spa L.P., 1612 Rim Road, El Paso, Texas 79902, and Eva Cepeida, 2405 Oak Knoll, Ave., San Marino, CA 91108 (**the "Owners"**), have been notified of the violations at this property.

This case was postponed at the January 30, 2008 BSC meeting.

Bill Stern, Chief Building Inspector, was present for discussion.

The commission was given an update on this case.

Lyle Raymond, current property owner was present for discussion and provided update on status of case.

Keith Thompson, attorney representing the property owner, Nick Haggerty, property manager from Century 21 and Dave Velasquez from Velasquez Builders were present for discussion.

Motion made by Carl Robinson, seconded by Hershel Stringfield to accept staff recommendations unanimously carried.

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 buildings C and D be rehabilitated to be in compliance with the property maintenance code Chapter 18.50 within 30 days ;and
2. That building A be reconstructed to be in compliance with the building code within 60 days ; and
3. That building B be reconstructed to be in compliance with the building code within 90 days;
4. That building E be reconstructed to be in compliance with the building codes within 180 days or at completion of the final inspections; and
5. That the owner, lienholder, or mortgagee submit regular progress reports to the commission demonstrating compliance with the time schedules; and
6. That building E and D remain vacant until a certificate of occupancy is issued; and
7. That the premises be cleaned and maintained clean of all weeds, trash, and debris.
8. That building E and D be fenced with a 6' chain link fence; and
9. 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.

VIII. Adjournment

Motion was unanimously carried to adjourn this meeting at 6:15 p.m.

Michael Bray, Chairman

Bill Stern, C.B.O., Chief Building Inspector
Development Services Department