

**CITY OF EL PASO
BUILDING & STANDARDS COMMISSION BOARD PANEL "B"
2ND FLOOR, CITY COUNCIL CHAMBERS
AUGUST 27, 2008
5:30 P.M.**

MINUTES

The Building & Standards Commission Panel "B" held a public hearing in City Council Chambers, 2nd floor of the City Hall Building on Wednesday, August 27, 2008 at 5:30 p.m. with the following members present:

Board Members Present:

Jimmy Stevens
Anibal Olague
Jim Tolbert
William Correa
Fred Perez

Others Present:

Larry F. Nichols, Deputy Director for BP & I
Bill Stern, Chief Building Inspector
Mark Shoosmith, Assistant City Attorney
Nellie Avalos, Residential Inspector
Rocio Genera, Recording Secretary

Absent Members

Hector Zamora
Roman Bustillos

Late Members

Herschel Stringfield
Paul Zacour

AGENDA

I. Call to Order

The Building & Standards Commission meeting, Panel "B" was called to order by Acting Chair, Jimmy Stevens at 5:35 p.m.

II. Approval of minutes for the meeting held June 25, 2008.

Motion made by William Correa seconded by Jimmy Stevens to approve the minutes as revised for the June 25, 2008 meeting unanimously carried.

III. Any changes to the agenda

Mr. Larry Nichols, Deputy Director for Building Permits & Inspections advised that there was a change on item 11 – 2901 Fort Blvd. They have submitted plans to rehabilitate the building. Therefore, staff recommendations have amended to allow them to proceed with permitting process.

IV. Status report on 2507 Elm St.

V. Status report on 432 Cinecue Way

VI. Status report on 8865 Leopoldo St.

VII. Status report on 2810 Elm St.

VIII. Status report on 910 Kansas St.

IX. Status report on 2420 Yandell Dr.

Regular Items:

X. Public hearing to determine if the Building and Standards Commission Order of December 20, 2006, for the demolition of the property located at 2731 Portland Ave., in the City of El Paso (legal description on file with the City Clerk) should be stayed, and if so, for what period of time. The trustee of this property, The City of El Paso (the “**Owner**”), has been notified of the violations at this property.

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

Mr. Ray Rutledge, was present for discussion.

Motion made by William Correa seconded by Anibal Olague to accept staff recommendations unanimously carried.

To date the Building and Standards Commission Order has not been complied with.

The Department recommends that it be found:

- 1) That the Building and standards Commission order of December 20, 2006 to demolish the building be stayed; and
- 2) That the Building and Standards Commission determine the length of time to stay the demolition order; and
- 3) That all the required documents for the buildings rehabilitation be submitted to development services department within 60 days; and
- 4) That the building be maintained secure and clean until rehabilitated; and
- 5) That a hearing be scheduled to determine if the structure can be repaired.

XI. Public hearing to determine if the Building and Standards Commission Order for the property located at 2901 Fort Blvd. in the City of El Paso (legal description on file with the City Clerk) is in compliance with the order of April 30, 2008, and if not to determine penalties. The owners of this property, Jesse & Margaret T. Ochoa (the “**Owners**”), 2706 Hamilton Ave., El Paso, Texas 79930, have been notified of the violations at this property.

Nellie Avalos, Building Inspector, was present for discussion.

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

Javier Carrera, representative for the property owner and Mr. Jesse Ochoa, owner were present for discussion.

Motion made by Jim Tolbert seconded by Fred Perez to accept staff recommendations unanimously carried.

The owner has been notified of the violations at this property, and has received a copy of the Building and Standards Commission order dated June 25, 2008 and April 30, 2008 of the need to demolish the structure on or before August 25, 2008, to date the rehabilitation plans have not been submitted, therefore the Department recommends that it be found:

- 1) That the owner Mr. Jesse Ochoa is in violation of the Building Standards Commission order dated June 25, 2008, to secure all the openings with plywood within 30 days; and
 - 2) That the rehabilitation plans have been submitted August 27, 2008; and
 - 3) That the building plans will be review; and
 - 4) That within 60 days, a hearing will be in place to determine whether the financing, the plans, and the construction is progressing; and
 - 5) That the building shall be repair within 120 days; and
 - 6) 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.
- XII. Public hearing to determine if the property located at 2630 Richmond 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 June 27, 2008. The owners of this property, U.S. Bank National Association, Lienholder, c/o Jenee M. Robledo, First American Field Services, Property Preservation and Conveyance Unit, Client Services Representative, GMAC Mortgage LLC.-Homecomings Team, 1 First American Way, Westlake, TX 76262, Dennis B Deregl, 2630 Richmond Ave, El Paso, Texas 79930 and Joseph Reydum.

Nellie Avalos, Building Inspector, was present for discussion.

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

Sylvia Zanella, Code Enforcement Inspector, was present for discussion.

Ms. Pam Luck and her husband, were present for discussion

Motion made by Jim Tolbert, seconded by William Correa to accept staff recommendations unanimously carried.

The owners have been notified of the violations at this property to secure and clean the premises. On July 7, 2008 the City took emergency action and secured the first floor, 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 structures can be repaired; and
- 5) That the structures 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.

Building & Standards Commission
Panel B
Minutes for Meeting, August 27, 2008
Page 4 of 4
XIII. Adjournment

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

Jimmy Stevens, Acting Chairman

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