CITY OF EL PASO
BUILDING & STANDARDS COMMISSION BOARD PANEL "A"
January 28, 2015
5:30 P.M.

MINUTES

The Building & Standards Commission Panel "A" held a public hearing at the El Paso City Council Chambers, Wednesday, January 28, 2015 at 5:30 p.m. with the following members present:

Board Members Present:
Sam Guido
Charles Taylor
Randy Boggs
Jessie Sanchez
Conrad Conde

Others Present:
Ron Roth, Chief Building Inspector
Wendi Vineyard, Assistant City Attorney
Alex Esparza, Building Inspector
Janeth Loya, Building Inspector
Salvador Reyes, Building Inspector
Cesar Grado, Building Inspector
Nancy Spencer, Recording Secretary

Absent:
Hector Arrellano
Richard Najera
Teresa Munoz
Al Jurado
Gerardo Licon

AGENDA

I. Call to Order

Chief Building Inspector Ron Roth called the Building and Standards Commission meeting, Panel A at 5:31 p.m.

II. Election of Chairman

Motion was made and seconded to nominate to board member Jessie Sanchez as Chairman of the Building and Standards Commission Panel A, unanimously passed.

III. Approval of the September 24, 2014 minutes

Motion made by Conrad Conde, seconded by Charles Taylor to postpone the approval of the September 24, 2014 minutes until the next meeting to allow all members to be present unanimously passed.

Regular Items:

IV. Public hearing to determine if the property located at 6105 Clark Pl., in the City of El Paso, is a dangerous structure and to determine if the owners will be ordered to secure, repair, remove or demolish the property. The owners of this property are identified as Humberto Del Real and Maria Cruz Del Real (record owner(s) and they have been notified of this hearing.

Ron Roth, Chief Building Inspector introduced the case to the commission.

Janeth Loya, Building Inspector presented the case and gave a brief chronology on the history of the property and the condition that it was found in. .

Presentation of pictures and conditions of the property were shown to the board.

Chairman Jessie Sanchez asked if the commission had questions on the case. He also asked if the owner was present for comment or if there was anyone present to speak on the owner's behalf or for public comment.

The property owner was not present for public comment.

Sanchez asked if the illegal additions could be removed and demolished from the main building and was advised by Inspector Loya that it could be done.

Board member Charles Taylor commented that the main structure looked structurally sound and asked if the additions are removed can the main structure remain structurally sound. Inspector Loya advised yes it can remain structurally sound.

Motion made by Conrad Conde seconded by Charles Taylor to accept staff recommendations, unanimously passed.

The owner has been notified of the property 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 structure be condemned as substandard and unfit for habitation or use and a hazard to the public health, safety, and welfare.
2. That the structure is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse.
3. That the Certificate of Occupancy be revoked; and
4. That the main structure can be rehabilitated; and
5. That the main structure be secured within 30 days; and maintained secured until re paired or demolished, and
6. That the illegal additions be demolished within 30 days and
7. That the premises be cleaned within 30 days & maintained clean thereafter, and
8. That upon failure by the owners 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 7808 Hermosillo Dr., in the City of El Paso, is a dangerous structure and to determine if the owners will be ordered to secure, repair, remove or demolish the property. The owners of this property are identified as David and Elvira M. Torres (record owner(s) and they have been notified of this hearing.

Ron Roth, Chief Building Inspector introduced the case to the commission.

Salvador Reyes, Building Inspector, presented the case and gave a brief chronology on the history of the property and the condition that it was found in which included the fire damage on the property

Presentation of pictures and conditions of the property were shown to the board.

Chairman Jessie Sanchez asked if the commission had questions. He also asked if the owner was present for comment or if there was anyone present to speak on the owner's behalf or for public comment.

The property owner was not present for public comment.

Chairman Sanchez asked when the fire did occur at the property. Inspector Reyes advised that it was in June 2014.

Board member Charles Taylor suggested going with the staff recommendations.

Chairman Sanchez asked if the property can be rehabilitated and was advised that it could be.

Motion made by Charles Taylor seconded by Sam Guido to accept staff recommendations, unanimously passed.

The owners have been notified of the property 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 remain condemned as substandard and unfit for habitation or use and a hazard to the public health, safety, and welfare.
2. That the structures are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse.
3. That the Certificate of Occupancy remain revoked; and
4. That the main structure can be rehabilitated; and
5. That the main structure remain secured until repaired or demolished; and
6. That the premises be cleaned within 30 days & maintained clean thereafter.
7. That upon failure by the owners 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 9184 Maria Ct., in the City of El Paso, is a dangerous structure and to determine if the owners will be ordered to secure, repair, remove or demolish the property. The owner of this property is identified as Regino Vasquez (record owner(s), and he has been notified of this hearing.

Ron Roth, Chief Building Inspector introduced the case to the commission.

Cesar Grado, Building Inspector, presented the case gave a brief chronology on the history on the property and the condition that it was found in.

Chairman Sanchez asked if the commission had questions. He also asked if the owner was present for comment or if there was anyone present to speak on the owner's behalf or for public comment.

The property owner was not present for public comment.

Board Member Charles Taylor asked why this property had incurred a high amount of due taxes. Inspector Grado advised that the owner had moved and passed away. The owner's relative who was watching the property also passed away and tenants living there moved out. The owner's relative died in 2011.

There was public comment from Mr. Ricardo Vasquez. Mr. Vasquez advised that this property has caused problems in neighborhood and requested for this property to be condemned. Mr. Vasquez stated that there is no other legal ownership.

Chairman Sanchez asked how long property was in its present condition and was informed three to four years. Mr. Sanchez asked about the condition of the ceiling shown in exhibit 6. Mr. Sanchez was informed that there was water damage and the sheet rock was falling off. Mold could be seen in the picture in Exhibit 6.shown and the commission was advised that this would get worse. Inspector Grado informed the board that building itself is sound but that the accessory structure had extensive damage.

Board member Charles Taylor asked if there was no one who could claim ownership to the property. Inspector Grado informed the commission there were heirs to the property but did not want to claim it because of the taxes owed. Mr. Taylor also asked as if it would be better to either demolish the main structure along with the accessory structure or not.

Chairman Sanchez advised that this case had been postponed in the past.

Ron Roth, Chief Building Inspector and Wendi Vineyard, Assistant City Attorney was asked if the whole property can be demolished and the commission was informed that yes it can be with a 30 days' notice. Board member Mr. Taylor asked if they would be out of bounds if demolished without anyone claiming ownership. Mr. Taylor was advised that the owner listed on the deed was deceased and heirs were not listed on deed. In addition, proper notice had been posted and no one had come forward. Assistant City Attorney Wendi Vineyard informed the board advised that proper notification has been made.

Motion made by Charles Taylor seconded by Randy Boggs to accept staff recommendations, passed unanimously.

Board member Sam Guido recommended demolition of both structures. Mr. Guido was informed that if no action is taken then this case can be brought back for recommendation of demolition

The owners have been notified of the property maintenance violations at this property. To date there has been minimal corrective action taken and therefore the Division recommends that it be found:

1. That structure is substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare.
2. That structure is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
3. That structure certificate of occupancy be revoked; and
4. That main structure be secured within thirty (30) days, and maintained secured until repaired or demolished ; and
5. That the accessory structure be demolished within thirty (30) days; and

6. That the premises be cleaned and maintained clean of all, trash, and debris within thirty (30) days, and 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.

VII. Public hearing to determine if the property located at 11936 Mesquite Rock Dr., in the City of El Paso, is a dangerous structure and to determine if the owners will be ordered to secure, repair, remove or demolish the property. The owners of this property are identified as Daniel Patrick Weber and Ann Eliese Weber (record owner(s), and they have been notified of this hearing.

The Commission was informed that this property has been secured and boarded up accordingly. This item was deleted from the agenda.

VIII. Public hearing to determine if the property located at 7239 Stiles Dr., in the City of El Paso, is a dangerous structure and to determine if the owners will be ordered to secure, repair, remove or demolish the property. The owner of this property is identified as Guadalupe Soto (record owner(s), and she has been notified of this hearing.

The Commission was informed that permits had been obtained to demolish the property. This item was deleted from the agenda

VI. Adjournment

Motion made to adjourn the meeting was unanimously carried. The meeting adjourned at 6:45 p.m.

Chairman Jessie Sanchez

Ron Roth
Chief Building Inspector, CBO