

**CITY OF EL PASO
BUILDING & STANDARDS COMMISSION BOARD PANEL "A"
2ND FLOOR, CITY COUNCIL CHAMBERS
MARCH 16, 2011
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 Wednesday, March 16, 2011 at 5:30 p.m. with the following members present:

Board Members Present:

Tommy Razloznik
Robert C. Filarski
Jessie Sanchez
Kelly Sorenson
Ben Bohannon
Carlos Torres
James Ratcliff
Gracie Cain

Others Present:

Bill Stern, Deputy Building Official
Tom Maguire, Deputy Building Official
Cynthia Osborn, Assistant City Attorney
Sergio Melendez, Building Combination
Inspector Supervisor
Sam Mendoza, Residential Inspector
Nellie Avalos, Residential Inspector
Zully Davila, Residential Inspector

Absent Members:

Linda Vick
Gregory Bowling

Late Members:

Anibal Olague

AGENDA

I. Call to Order

The Building & Standards Commission meeting, Panel "A" was called to order by Commission member Robert C. Filarski at **5:45 p.m.**

New Commission members introduced themselves, Gracie Cain, Ben Bohannon, Jessie Sanchez; Kelly Sorenson

II. Approval of minutes for the special meeting held October 14, 2009, reference 12261 Diana Natalicio Dr.

Motion made by Tommy Razloznik, seconded by James Ratcliff to approve the October 14, 2009 minutes, unanimously carried.

III. Approval of minutes for the meeting held September 29, 2010

Motion made by Gracie Cain, seconded by Ben Bohannon to approve the September 29, 2010 minutes, unanimously carried.

IV. Any changes to the agenda

There was one correction made on the spelling of Mr. James Ratcliff's last name.

Regular Items:

- V. Public hearing to determine if the property located at 655 Santa Barbara Dr., 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 24, 2010. The owners Raul & Eva D. Alarcon, 655 Santa Barbara Dr., El Paso, Texas 79915, (the "**Owners**") have been notified of the violations at this property.

Bill Stern, Deputy Building Official, read the item into the record.

Zully Davila, Building Inspector, presented the item.

Commission member Carlos Torres recommended boarding and securing the property and putting a lien on the property. Zully Davila advised the recommendations were for to secure the main structure and for the accessory structure to be demolished.

Motion made by Carlos Torres, seconded by Tommy Razloznik to accept staff recommendations, unanimously carried.

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 are 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 rehabilitated; and
 5. That the main structure be secured within thirty (30) days; and maintained secure until rehabilitated; and
 6. That the accessory structure and carport be demolished within thirty (30) days; and
 7. That the premises be cleaned and maintained clean of all weeds, trash, and debris within thirty (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.
- VI. Public hearing to determine if the property located at 403 Dolan Street., 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 July 12, 2010. The owner Fernando and Josefina Nieto, 504 Dolan Street, El Paso, Texas, 79905, (the "**Owners**"), have been notified of the violations at this property.

Bill Stern, Deputy Building Official, read the item into the record.

Sam Mendoza, Building Inspector Supervisor, presented the item.

Motion made by Carlos Torres, seconded by Ben Bohannon to accept staff recommendations, unanimously carried.

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 are 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 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
 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 3915 Tularosa Avenue, 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 April 28, 2010. The owner Saul O. Granados, 3915 Tularosa Ave., El Paso, Texas, 79903, (the “**Owner**”) has been notified of the violations at this property.

Bill Stern, Deputy Building Official, read the item into the record.

Nellie Avalos, Building Inspector presented the item.

Salvador Cuevas, representative for the property owner provided public comment. He advised that he was interested in purchasing the property. He advised that at present, he uses the property for commercial storage and parking for his vehicles.

Mrs. Laura Licon, daughter of the property owner, Salvador Granado, advised that she would be willing to agree with staff recommendations and would seek legal advise on gaining legal ownership of the property.

Motion made by Gracie Cain, seconded by Carlos Torres to accept staff recommendations, unanimously carried.

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

1. That the structure is 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 structures' certificate of occupancy be revoked; and
4. That the structure cannot be rehabilitated; and
5. That the structure 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
 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.
- VIII. Public hearing to determine if the property located at 1923 E. San Antonio Avenue, 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 July 13, 2010. The owners Santiago Carpio Jr. and Anna P. Carpio, 1923 E. San Antonio Avenue, El Paso, Texas, 79901 and Norwest Bank of El Paso, NA Lienholder, 221 N. Kansas, El Paso, Texas, 79901, (the "**Owners**"), have been notified of the violations at this property.

Bill Stern, Deputy Building Official, read the item into the record.

Nellie Avalos, Building Inspector presented the case.

Mr. Carpio, son of the property owner was present for discussion. He advised that at this time, his name was not listed on the title to the house. He agrees that the apartment on the right side of the property at 1923 1/2 E San Antonio St. and accessory structures should be demolished. He advised that he wished to salvage the main house located at 1923 E. San Antonio.

There was discussion on the dates, the letters and notices for the public hearing were sent to all interested parties.

Motion made by Gracie Cain, seconded by Tommy Razloznic to accept staff recommendations, unanimously carried.

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

1. That the structures are 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 structure's certificate of occupancy be revoked; and
 4. That the structures 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
 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.
- IX. Update on cases heard by the commission to determine if recommendations have been complied with.

Vice-Chairman James Filarski asked about the status on 105 N. Oregon and 1705 N. Stanton. Bill Stern, Chief Building Official informed the commission that these two cases were still pending in court. The commission was also informed that the asbestos report for 3529-3531 Alameda Ave., was received and the structure on the property would be demolished within the next few weeks.

X. Adjournment

Motion made to adjourn the meeting was unanimously carried. The meeting adjourned at 6:50 p.m.

Robert Filarski, Vice- Chairman, Panel "A"

Bill Stern, C.B.O., Deputy Building Official
Code Compliance Division