CITY OF EL PASO
BUILDING & STANDARDS COMMISSION BOARD PANEL "B"
2ND FLOOR, CITY COUNCIL CHAMBERS
APRIL 30, 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, April 30, 2008 at 5:30 p.m. with the following members present:

Board Members Present:
Bob Ayoub
Jimmy Stevens
Jim Tolbert
William Correa
Roman Bustillos

Others Present:
Larry F. Nichols, Deputy Director for BP & I
Bill Stern, Chief Building Inspector
Mark Shoesmith, Assistant City Attorney
Nellie Avalos, Residential Inspector
Zully Davila, Residential Inspector
Nancy Spencer, Recording Secretary
Robert Gonzalez, Residential Inspector
Sam Mendoza, Residential Inspector
Raul Bueno, Residential Inspector
Tom Maguire, Chief Building Inspector
Alberto Santa Ana, Residential Inspector

Absent Members
Hector Zamora
Paul Zacour
Anibal Olague
Fred Perez

AGENDA

I. Call to Order

The Building & Standards Commission meeting, Panel "B" was called to order by Bob Ayoub, Chair at 5:30 p.m.

II. Approval of minutes for the meeting held February 27, 2008.

Motion made by William Correa seconded by Jimmy Stevens to approve the minutes for the October 30, 2007 meeting unanimously carried.

III. Any changes to the agenda

Mr. Larry Nichols, Deputy Director for Building Permits & Inspections advised that there were no changes to the agenda.

IV. Status report on 1212 and 1216 N. Copia by Bill Stern

Bill Stern advised that before demolition of the property could be done, an asbestos contractor would be hired to do an asbestos study.

Regular Items:

V. Public hearing to determine if the property located at 4605 Durazno 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 17, 2007. The owners of this property, Luz L. Flores Loya, Aurelio Flores, Ignacio Flores, Luis Javier Flores, Carlos Armando Flores, and Luz Cecilia F. Flores (the "**Owners**"), 4231 Durazno Ave., El Paso, Texas 79905, have been notified of the violations at this property.

Tom Maguire, Chief Building Inspector, was present for discussion.

Elsa Nunez, wife of property owner was present for discussion. Ms. Nunez provided a new forwarding address of 509 Belvidere, Apt. A, El Paso, Texas, 79912.

Larry Nichols, Deputy Director for Building Permits & Inspections and Mark Shoesmith, Assistant City Attorney were present for discussion.

Motion made by William Correa seconded by Jimmy Stevens 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 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 cannot be repaired; and
4. That the structure be demolished within 30 days; and
5. That the premises be cleaned and maintained clean of all weeds, trash, and debris within 30 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.

VI. Public hearing to determine if the property located at 2507 Elm St., 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 October 25, 2006. The owners of this property, Irma T. Pantoja, 2507 Elm Street, El Paso, Texas, 79930, Maria Del Carmen Gonzalez, 2507 Elm Street, El Paso, Texas 79930, Lina Lucia Ruedas, 2507 Elm Street, El Paso, Texas 79930, Cecilia Artalejo, 2507 Elm Street, El Paso, Texas 79930, Victor Salazar, 10633 Candelwood Street, El Paso, Texas, 79935, Patricia Burgos, 2507 Elm Street, El Paso, Texas, 79930 and Ramon Salazar, 2507 Elm Street, El Paso, Texas, 79930 (the "**Owners**"), have been notified of the violations at this property.

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

Lina Lucia Ruelas, property owner was present for discussion.

Fermin Dorado with Dorado Engineering, hired by Miss Lina Lucia Ruelas was present for discussion.

Motion made by Roman Bustillos, seconded by William Correa to accept staff recommendations with the exception of items 4 and 5. Item 4 was to be deleted and item 5 was to be changed to state that the building was to be secured within 30 days, with plans submitted also within 30 days, obtain building permits within 60 days and return to the board with a status report within in 60 days, 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 main 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; and
4. That the main structure be secured and maintained within 30 days; and
5. That the premises be cleaned and maintained clean of all weeds, trash, and debris within 30 days; and
6. To submit plans for the rehabilitation of the structure within thirty (30) days; and
7. Obtain permits for the rehabilitation of the building within sixty (60) days; and
8. Owner to appear at a hearing scheduled for June 25, 2008 to determine if the Building Standards Commission order of April 30, 2008 has been complied with and if not to determine penalties.

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 2901 Fort Blvd., 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 January 6, 2004. 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.

Roberto Leal, business associate, and Jesus Ochoa were present for discussion.

Motion made by Roman Bustillos, seconded by Jimmy Stevens to accept staff recommendations with the exception of items 3 and 4. For item 4, the demolition be extended to 60 days and board and secure within 30 days and item 3 to state the structure may be possibly repaired, feasibility study to be submitted within 30 days and plans for demolition/rehabilitaiton be submitted in 60 days unanimously carried.

The owner has been notified of the violations at this property, to date there has been no corrective action taken, 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; 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 main structure be secured and maintained secured within thirty (30) days; and
4. That the premises be cleaned and maintained clean of all weeds, trash and debris within 30 days.
5. To submit a feasibility study to rehabilitate the structure within thirty (30) days; and
6. To submit plans for the rehabilitation of the structure within sixty (60) days; or
7. Demolish the structure within sixty (60) days; and
8. Owner to appear at a hearing scheduled for June 25, 2008 to determine if the Building Standards Commission order of April 30, 2008 has been complied with and if not to determine penalties.

VIII. Public hearing to determine if the property located at 1231 Morrow Ct., 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 January 15, 2008. The owner of this property, Santiago Avila (the "**Owner**"), 8300 Saturn, El Paso, Texas 79904, has been notified of the violations at this property.

Zully Davila, Residential Inspector, was present for discussion.

Public comment from Mr. Sam Snoddy and Todd Ryden was made.

Motion made by Jimmy Stevens, seconded by Jim Tolbert to accept staff recommendations unanimously carried.

The owner has been notified of the violations at this property, to date there has been no corrective action taken, 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; 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 cannot be repaired; and
4. That the structure be demolished within 30 days; and
5. That the premises be cleaned and maintained clean of all weeds, trash, and debris within 30 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.

IX. Public hearing to determine if the property located at 2420 Yandell 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 September 19, 2007. The owner of this property, Harold W. Crumley, (the "**Owner**"), 1215 Country Club Rd, Apt. 34, Santa Teresa, N.M. 88008-9766, has been notified of the violations at this property.

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

John Crumley, representative for the property owner was present for discussion.

Motion made by Jimmy Stevens, seconded by Roman Bustillos to accept staff recommendations with item 4 to be changed to allow 60 days for demolition and that the building be secured within 30 days 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 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 structures' certificate of occupancy be revoked; and;
4. That the main structure be secured and maintained secured within thirty (30) Days; and
5. That the main structure be demolished within sixty (60) days; and
6. That the premises be cleaned and maintained clean of all weeds, trash and debris within 30 days.
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. Adjournment

Motion was unanimously carried to adjourn this meeting at 7:01 p.m.

Jimmy Stevens, Interim Chair

Bob Ayoub, Chairman

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