**CITY OF EL PASO**
**BUILDING & STANDARDS COMMISSION BOARD PANEL "A"**
**2ND FLOOR, CITY COUNCIL CHAMBERS**
**MAY 28, 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, May 28, 2008 at 5:30 p.m. with the following members present:

**Board Members Present:**
Carl Robinson
Tommy Razloznik
Roman Hernandez
James Ratliff (alternate)
Armando Uranga (alternate)

**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
Raul Bueno, Residential Inspector
Sam Mendoza, Residential Inspector
Albert Santa Ana, Residential Inspector
Robert Gonzalez, Residential Inspector
Rodolfo Valles, Residential Inspector
Nancy Spencer, Recording Secretary

**Absent Members**
Michael Bray
Gregory Bowling
Margie Aguilar-Desrosiers
Fernando Santana
Danny Salazar

## AGENDA

I. Call to Order

The Building & Standards Commission meeting, Panel "A" was called to order by Carl Robinson, Vice-Chair at 5:30 p.m.

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

**Motion made by Tommy Razloznik seconded by James Ratliff to approve the March 25, 2008 minutes, unanimously carried.**

III. Any changes to the agenda

No changes to the agenda were made

IV. Status report on 4510 Arlen by Bill Stern

Bill Stern gave an update on 4510 Arlen. The commission was advised that ongoing inspections were being done and as of this date, everything was in compliance.

Lyle Raymond, property owner, VB Builders and Nick Haggerty, property manager were present for discussion. The commission was advised that building B will be ready for final inspection in two weeks. Building C was in the process of being vacated with tenants being moved into

Building D and once that has been done, work will begin on Building C. No work has been started on Building E.

V. Status report on 401 S. Florence St. by Bill Stern

Bill Stern gave an update on 401 S. Florence St. The commission was informed that all heaters have been installed and the project was in the process of being completed within the next couple of weeks. Inspections are being conducted and everything should be in compliance within in the next couple of weeks.

**Regular Items:**

VI. Public hearing to determine if the property located at 615 Arizona 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 July 9, 2007. The owners of this property, Lauriano and Maria De Jesus Rodriguez, (the "**Owners**"), 615 Arizona Ave., El Paso, Texas 79902, have been notified of the violations at this property.

Nellie Avalos, Building Inspector, was present for discussion.

Burton Cowan, legal representative for owner of 619 Arizona advised that his client was also claiming ownership of 615 Arizona. Mr. Cowan requested an extension of time until ownership is determined.

**Motion made by Armando Uranga seconded by Roman Hernandez for property owner to board and secure and clean property within 30 days and demolish property within 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 structure be demolished within 60 days; and
4. That the premises be cleaned and maintained clean of all weeds, trash, and debris within 30 days; and
5. 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 7429 Rose Lane Cir., 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, 2000. The owner of this property, Teresa C. Lerma, (the "**Owner**"), 1417 Montana Ave., El Paso, Texas 79902, has been notified of the violations at this property.

Zully Davila, Residential Inspector, was present for discussion.

Mr. Eduardo Lerma, legal attorney and husband of property owner was present for discussion.

Jorge F Sanchez from the Fire Department and Officer Chris Cordova from the El Paso Police Department were present for discussion.

There was public comment from Father Ben Flores, pastor at the San Antonio Church, Lupe Gonzalez, employee for the church and Juan Morales, resident in the area were made.

**Motion made by Tommy razloznik, seconded by James Ratliff 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 main structure and accessory building be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
2. That the buildings 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 main structure and accessory building cannot be repaired; and
5. That the main structure and accessory building be demolished 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.

VIII. Adjournment

**Motion was unanimously carried to adjourn this meeting at 6:40 p.m.**

Carl Robinson, Vice-Chairman

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