CITY OF EL PASO
BUILDING & STANDARDS COMMISSION BOARD PANEL "B"
2ND FLOOR, CITY COUNCIL CHAMBERS
June 25, 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, June 25, 2008 at 5:30 p.m. with the following members present:

Board Members Present:
Jimmy Stevens
Anibal Olague
Jim Tolbert
William Correa
James Ratliff
Paul Zacour
Hector Zamora

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
Alberto Santa Ana, Residential Inspector

Absent Members
Fred Perez

AGENDA

I. Call to Order

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

II. Approval of minutes for the meeting held April 30, 2008.

Motion made by William Correa seconded by Jimmy Stevens to approve the minutes for the April 30, 2008 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 2420 Yandell 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 Building and Standards Commission Order for the property located at 2507 Elm Street 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, 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 and provided an update on what the status of this case. The issue was the boarding and securing of the property.

Lina Lucia Ruedas, one of the property owners and Lorenzo Rodriguez from Dorado Engineering were present for discussion.

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

Board member Paul Zacour came into the meeting.

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

The Department recommends that since the owner has not complied with the Building and Standards Commission Order of April 30, 2008:

1. That the main structure be secured and maintained secured within thirty (30) days; and
2. That all openings be secured with plywood and maintained secured within thirty (30) days; and
3. That the property be secured with a 6 ft chain link fence within thirty (30) days; and
4. That weekly progress reports be submitted; and
5. That the structure be rehabilitated within sixty (60) days; and
6. Owner to appear at a hearing scheduled for August 27, 2008 to determine if the Building Standards Commission order of June 25, 2008 has been complied with and if not to determine penalties.

VI. 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.

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

Nellie Avalos, Building Inspector, was present for discussion.

Jesus Ochoa and Sebastian Soto were present for discussion.

Motion made by Jim Tolbert to accept staff recommendations did not have a second.

Motion made Hector Zamora seconded by Jim Tolbert to grant Mr. Sebastian Soto 60 days to return to the commission with plans on rehabilitation of the property and 30 days to secure the property and if not done so to determine penalties.

The Department recommends that since the owner has not complied with the Building and Standards Commission Order of April 30, 2008:

1. That all openings be secured with plywood within thirty (30) days; and
2. That the property be secured with 6' chain link fence within thirty (30) days; and
3. That plans for rehabilitation be submitted to the City within thirty (30) days; and
4. That the structure be rehabilitated within sixty (60) days; and owner to appear at a hearing scheduled for August 27, 2008 to determine if the Building and Standards Commission order of June 25, 2008 has been complied with and if not to determine penalties.

VII. Public hearing to determine if the property located at 432 Cinecue Way, 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 February 5, 2008. The owners of this property, Property Asset Management, Inc., c/o Ocwen Loan Servicing, LLC, Lienholder, 12650 Ingenuity Drive, Orlando, Orange County, FL 32826, Robin B. Carlson and Patricia Horan Carlson, owners, P. O. Box 17634, El Paso, Texas 79917, Clyde A. Pine, Jr., Trustee for Fort Bliss Federal Credit Union, Lienholder, P. O. Drawer 1977, El Paso, Texas, 79950 and U. S. Department of Housing and Urban Development, Lienholder, Ft. Worth Regional Office, 801 Cherry Street, Unit 45, Suite 300, Forth Worth, Texas 76102 (the "**Owners**"), have been notified of the violations at this property.

Nellie Avalos, Building Inspector, was present for discussion.

Previous owner Patricia Carlson and new owner David Estrada were present for discussion

Motion made by Hector Zamora, 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 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 structure's certificate of occupancy be revoked; and
4. That the structures cannot be repaired; and
5. That the structures 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. A request for rehearing of 8865 Leopoldo St. in the City of El Paso (legal description on file with the City Clerk). On December 20, 2006, the Building and Standards Commission ordered that the property be demolished. The new owner of the property, Elizabeth J. Veliz (**the "Owner"**), 9220 McCabe Dr., El Paso, Texas 79925, has requested a rehearing to provide evidence that the structure can be rehabilitated.

Bill Stern, Chief Building Inspector and Zully Davila, Residential Inspector, was present for discussion.

Robert Veliz, property owner and Sam Romo, contractor were present for discussion

Motion made by Hector Zamora, seconded by Paul Zacour 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 910 N. Kansas 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 March 21, 2008. The owner of this property, Jorge M. Sanchez, 1801 Wyoming Ave., Ste 201, El Paso, Texas 79902, Pauline Mae Shaheen, 4008 Las Vegas, El Paso, Texas 79902 (the "**Owners**"), have been notified of the violations at this property.

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

James Shaheen property owner was present for discussion.

Public comment was made by Raymond A. Kendrick, tenant at 910 N. Kansas.

Motion made by William Correa seconded by Paul Zacour 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 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.

X. Public hearing to determine if the property located at 2810 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 April 24, 2008. The owner of this property, Alfredo G Armas and Carmen Armas, (the "**Owners**"), 254 Del Prado Dr., Daly City, CA 94015 have been notified of the violations at this property.

Nellie Avalos was present for discussion.

Juana Armas, property owner was present for discussion.

Motion made by Hector Zamora seconded by Paul Zacour to accept staff recommendations with the modification that the property be secured within 30 days and demolished within 60 days unanimously carried.

XI. Adjournment

Motion was unanimously carried to adjourn this meeting at 7:35 p.m.

Jimmy Stevens, Acting Chairman

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