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

Board Members Present:
Carl Robinson
Tommy Razloznik
Margie Aguilar-Desrosiers
Hershel Stringfield (alternate)
Gregory Bowling

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

Late Members
Mchael Bray, 5:54 p.m.

Absent Members
Fernando Santana
Roman Hernandez
Armando Uranga (alternate)

AGENDA

I. Call to Order

The Building & Standards Commission meeting, Panel "A" was called to order by Carl Robinson, Vice-Chair at 5:35 p.m.

II. Approval of minutes for the meeting held May 28, 2008

Motion made by Tommy Razloznik seconded by Margie Aguilar-Desrosiers to approve the May 30, 2008 minutes, unanimously carried.

III. Any changes to the agenda

Board members were advised of one change to recommendation #2, for Item 6, 4510 Arlen Avenue.

Motion made by Gregory Bowling seconded by Hershel Stringfeld to approve the change to the recommendation to Item #6 unanimously carried.

IV. Status report on 615 Arizona

Bill Stern advised that the owner fir 615 Arizona has been advised that if structure was not demolished within 20 days, the city would demolish the property.

V. Status report on 7429 Rose Lane

Bill Stern advised that the owner obtained a demolition permit and the structure has been demolished.

Regular Items:

VI. A request for rehearing of 4510 Arlen Ave. 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 rehabilitated. The new owners of the property, Lyle L Raymond & Esther Raymond, 849 River Oaks Drive, El Paso, Texas, 79912 (**the "Owners"**), have requested a rehearing to provide evidence that the structure can be rehabilitated.

Bill Stern and Tom Maguire, Chief Building Inspectors were present for discussion.

Lyle Raymond, property owner and Nick Haggerty, property manager were present for discussion.

The commission was given an update on the rehabilitation of the property. Buildings A, B & C are 75% complete and would remain vacant until certificates of occupancy are obtained; building E would be maintained secured until rehabilitated and all vacant properties will be maintained secured and clean until certificates of occupancy are issued.

Michael Bray, Chair joined the commission at 5:44 p.m.

Motion made by Tommy Razloznik, seconded by Gregory Bowling to accept staff recommendations with the noted amendments to the recommendations unanimously carried.

The Department will reschedule this item to report on the progress of this project and to recommend to the commission an alternate order for the rehabilitation of the property.

The department recommends that it be found:

1. That building D has been rehabilitated to meet the requirements of the building codes and a certificate of occupancy has been issued; and
2. That buildings A, B and C are 75% complete and shall remain vacant until certificates of occupancy are obtained; and
3. That building E be maintained secured until rehabilitated; and
4. That all vacant properties be maintained secured and clean until certificates of occupancy are issued, vacant and will remain vacant until certificates of occupancy are obtained; and
5. That due to the scope, complexity and unforeseen complications of this project and in light of the fact that substantial completion has been obtained, the department is recommending that the owner and his contractors be permitted to continue with the project and report back to the commission at each meeting of Panel A with a progress report

VII. Public hearing to determine if the property located at 5641 Beacon 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 March 8, 2007. The owners of this property, David Santoscoy, 1405 Meadowview Dr., El Paso, Texas 79925 and Juan Arriola, P. O. Box 10570, El Paso, Texas 79995 (the "**Owners**"), have been notified of the violations at this property.

Zully Davila, Building Inspector was present for discussion.

Bill Stern and Tom Maguire, Chief Building Inspectors was present for discussion.

Lt. Jorge Sanchez and Lt. Ricardo Flores from the Fire Department and Sylvia Zanella from Environmental Services were present for discussion.

David Santoscoy, one of property owners and Carlos Torres, representative for the other property owner, Mr. Juan Arriola, were present for discussion.

Motion made by Margie Aguilar-Desrosiers, seconded by Hershel Strinfield 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's certificate of occupancy be revoked; and
4. That the structure cannot be repaired; and
5. That the structure and accessory 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. Public hearing to determine if the property located at 5647 Frutas 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 May 24, 2007. The owners of this property, Emilio Sandoval, 5647 Frutas Ave. and Roberto Sandoval, P. O. Box 315, Tornillo, Texas 79853 (the "**Owners**"), have been notified of the violations at this property.

Nellie Avalos, Building Inspector was present for discussion.

Robert Sandoval, property owner was present for discussion.

Sylvia Zanella from Environmental Services was present for discussion.

Motion made by Carl Robinson, seconded by Tommy Razlosnik to accept staff recommendations unanimously carried.

The owner and the representative have been notified of the property maintenance 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's certificate of occupancy be revoked; and
4. That the structure can be rehabilitated; and
5. That the structure be vacated within 30 days; and
6. That the structure be secured and maintained secure within 30 days; and
7. That the premises be cleaned and maintained clean of all weeds, trash, and debris within 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.

IX. Public hearing to determine if the property located at 7651 North Loop 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 October 10, 2007. The owners of this property, George and Loretta A. Baray (the "**Owners**"), have been notified of the violations at this property.

Zully Davila, Building Inspector was present for discussion.

George Baray, property owner was present for discussion.

Lt. Ricardo Flores, Fire Department was present for discussion.

Motion made by Gregory Bowling, seconded by James Ratliff to accept staff recommendations with the modification that the structure be boarded up and secured within 30 days and demolish within 60 days.

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 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 structure cannot be repaired; and
5. That the main structure 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.

X. Public hearing to determine if the property located at 1908 Magoffin 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 April 22, 2008. The owners of this property, Irma Leticia Caudillo, 2524 Rudder Place, El Paso, Texas 79936, Lulu Caudillo, 14440 SW 68th Street, Miami, FL, 33183 and Diana Caudillo, 10703 Pescador Dr., El Paso, Texas 79935, (the "**Owners**"), have been notified of the violations at this property.

Board member Margie Aguilar Desrosiers requested to abstain from this item as Ms. Desrosiers advised that she was acquainted with the property owner.

Margie Aguilar Desrosiers left the meeting at 7:25 p.m.

Nellie Avalos, Building Inspector was present for discussion.

Irma Leticia Caudillo and Diana Caudillo, two of the property owners, were present for discussion.

Joe Ruelas from the Fire Department and Sylvia Zanella from Environmental Services were present for discussion

Motion made by Carl Robinson, seconded by Gregory Bowling to accept staff recommendations unanimously carried.

The owner has been notified of the violations at this property to secure and clean the premises. Subsequent to the fire the property was secured. Ms. Irma Caudillo was contacted by this department informing her of continued unwanted entry at this property she conveyed to us that she wants the property demolished; 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 structures' certificate of occupancy be revoked; and
4. That the structures cannot be repaired; and
5. That the structure be demolished and 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.

XI. Adjournment

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

Michael Bray, Chairman

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