CITY OF EL PASO
BUILDING & STANDARDS COMMISSION BOARD PANEL "B"
2ND FLOOR, CITY COUNCIL CHAMBERS
August 29, 2007
5:30 P.M.

CITY CLERK DEPT.
07 OCT 31 PM 1:42

MINUTES

The Building & Standards Commission Panel "B" held a public hearing in City Council Chambers, 2nd floor of the City Hall Building on Wednesday, August 29, 2007 at 5:30 p.m. with the following members present:

Board Members Present:
Roman Bustillos, Vice-Chair
Jimmy Stevens
Herschel Stringfield
Alexandra Swann
Jim Tolbert
Gregory Davis
Fred Perez

Others Present:
Larry F. Nichols, Deputy Director for BP & I
Bill Stern, Chief Building Inspector
Ernesto Rodriguez, Assistant City Attorney
Leo CassoLopez, Residential Inspector
Zully Davila, Residential Inspector
Nellie Avalos, Residential Inspector
Rocio Genera, Recording Secretary

Absent Members
Bob Ayoub
Fred Perez
Hector Zamora, Jr.

AGENDA

I. Call to Order

The Building & Standards Commission meeting, Panel "B" was called to order by Roman Bustillos, Vice-Chair at 5:38 p.m.

Larry F. Nichols, Deputy Director, Building Permits & Inspections introduced Ernesto Rodriguez as the Assistant City Attorney to the commission.

Bill Stern, Chief Building Inspector, introduced Mr. Jim Tolbert as the new member to the Commission.

II. Approval of minutes for the meeting held April 25, 2007.

Jimmy Stevens motion to approve minutes, seconded by Gregory Davis unanimously carried to approve the minutes.

Regular Items:

III. Public hearing to determine if the property located at 7901 Mount Latona Drive 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 12, 2007. The owner of this property, John H. Trien, (the "Owner"), 9920 Dyer St., El Paso, Texas 79924, has been notified of the violations at this property.

Recommendation was made to delete Item #3 from agenda.

Motion made by Jimmy Stevens, seconded by Herschel Stringfield to delete the item from the agenda for administrative purposes.

IV. Public hearing to determine if the property located at 8051 Stanford Court 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 23, 2007. The owner of this property, Olivia Arredondo, (the "Owner"), 8051 Stanford Court, El Paso, Texas 79907, has been notified of the violations at this property.

Zully Davila, Building Inspector was present for discussion.

Olivia Arredondo, property owner was present for discussion.

Motion made by Jimmy Stevens, seconded by Alexandra Swann to accept staff recommendations unanimously carried.

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 structure can be repaired; and that the accessory structure cannot be repaired, and
5. That the primary structure be secured and maintained secured within 30 days and that the 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.

V. Public hearing to determine if the property located at 10057 Ontario 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 May 16, 2007. The owners of this property, Jesus Apodaca and Rosela Apodaca (the "Owners"), 10057 Ontario St., El Paso, Texas 79907 have been notified of the violations at this property.

Recommendation was made to delete Item #5 from the agenda.

Motion made by Jimmy Stevens, seconded by Herschel Stringfield to delete the item from the agenda for administrative purposes.

VI. Public hearing to determine if the property located at 2626 Hamilton 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 4, 2007. The owners of this property, Bu Quan Cai and Shao Bin

Huang (the "Owners"), 2626 Hamilton Ave., El Paso, Texas 79930 have been notified of the violations at this property.

Leo CassoLopez, Building Inspector was present for discussion.

Bu Quan Cai, property owner was present for discussion.

Motion made by Herschel Stringfield, seconded by Jim Tolbert to accept staff recommendations unanimously carried.

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 building is not in substantial compliance with the municipal ordinances regulating fire protection and structural integrity, and disposal of refuse; and
3. That the structure's certificate of occupancy be revoked; and
4. That the structure can be repaired; and
5. That the main structure be secured 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.

VII. Public hearing to determine if the property located at 108 North Carolina 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 March 26, 2007. The owner of this property, Alberto H. Cigarroa (the "Owner"), 108 N. Carolina Dr., El Paso, Texas 79925 has been notified of the violations at this property.

Zully Davila, Building Inspector was present for discussion.

Property owner was not present to discuss item.

Lt. Ricardo Flores and Paul Solis III from the Fire Department were present to discuss the item.

Officer Chris Cordova from the Mission Valley Regional Command was present to discuss the item.

Motion made by Jimmy Stevens, seconded by Gregory Davis to accept staff recommendations unanimously carried.

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 structure 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. Public hearing to determine if the property located at 700 S. Oregon 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 January 11, 2007. The owners of this property, Jorge Sanchez, 1801 Wyoming Ave., Suite 201, El Paso, Texas 79902, Patricia Apostolides, 2624 Idalia Ave., El Paso, Texas 79930 (the "Owners"), have been notified of the violations at this property.

Nellie Avalos, Building Inspector was present for discussion.

The board was advised that Ms. Nellie Avalos and Mr. Bill Stern met with the property owner today, August 29th, 2007 prior to the meeting.

Bill Stern, Chief Building Inspector, read into record an affidavit from Mr. Jorge M. Sanchez.

Public comment was made from Dr. Patricia Monardez.

Motion made by Alexandra Swann, seconded by Jim Tolbert to accept staff recommendations unanimously carried.

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 and structural integrity, and disposal of refuse; and
3. That the structure's certificate of occupancy be revoked; and
4. That the structure can be repaired; and
5. That the unsafe wooden deck with metal frame be demolished within 30 days
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 1119 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 May 9, 2007. The owners of this property, Carmen Ortiz, 1145 Nevada, El Paso, Texas 79902, (the "Owners"), have been notified of the violations at this property.

Nellie Avalos, Building Inspector and Bill Stern, Chief Building Inspector was present for discussion.

Carmen Ortiz, property owner was present for discussion.

Motion made by Herschel Stringfield, seconded by Jimmy Stevens to accept staff recommendations unanimously carried.

The Department recommends that it be found:

1. That the rear 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 rear building is not in substantial compliance with the municipal ordinances regulating fire protection and structural integrity, and disposal of refuse; and
3. That the rear structure's certificate of occupancy be revoked; and
4. That the rear structure cannot be repaired; and
5. That the rear 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.

Bill Stern, Chief Building Inspector, reminded board members to check the status of their appointment as some of the members were serving the commission with expired terms.

XI. Adjournment

Motion was unanimously carried to adjourn this meeting at 6:35 p.m.

Roman Bustillos, Vice-Chairman

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