CITY OF EL PASO
BUILDING & STANDARDS COMMISSION BOARD PANEL "B"
2ND FLOOR, CITY COUNCIL CHAMBERS
OCTOBER 30, 2007
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, October 30, 2007 at 5:30 p.m. with the following members present:

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

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
Nancy Spencer, Recording Secretary
Rudy Valles, Residential Inspector
Raul Bueno, Residential Inspector
Robert Gonzalez, Residential Inspector

Absent Members
Fred Perez
Bob Ayoub

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.

II. Approval of minutes for the meeting held August 29, 2007.

Correction made to minutes to reflect that board member Hector Zamora was not present at the August 29, 2007 meeting.

Jimmy Stevens motion to approve minutes with correction noted, seconded by Hershel Stringfield unanimously carried.

Larry Nichols advised members that they will be required to attend an open meetings training.

Introduction of new members, Roman Hernandez, William Correa were made.

Regular Items:

III. Public hearing to determine if the property located at 3204 1/2 Frutas Ave. (Rear) 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 June 8, 2007. The owner of this property, Josefina Montoya Mack, (the "Owner"), 2533 Sierra St., Torrence,

Los Angeles County CA, 90503, has been notified of the violations at this property.

Nellie Avalos, residential inspector was present for discussion.

Property owner was not present for discussion.

Alan Gluth, attorney representing the property owner was present for discussion.

Mr. Gluth advised that there was a pending contract by someone who was interested in purchasing the property and he asked for an additional 60 days to allow the property be sold.

Mr. Nichols asked the commission that as part of the recommendations, to include a clause that if the sale is not completed and the property is not sold, that demolition would be part of the recommendation.

Bill Stern requested if the board grants the 60 days extension, and if the property is not sold, that the recommendation would include for the property to be boarded and secured within 30 days and be demolished within 60 days.

Motion made by Jimmy Stevens seconded by Gregory Davis for the property to be boarded, secured within 30 days and include as part of the recommendation for the property to be demolished in 60 days if not sold.

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 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 secured and maintained secured within thirty (30) days; and
6. That the buildings be demolished within 60 days; and
7. That legal documents of sale be provided to Building Permits & Inspections within 14 days; and
8. That the premises be cleaned and maintained clean of all weeds, trash, and debris within 30 days; and
9. 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.

IV. Public hearing to determine if the property located at 1921 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 June 21, 2007. The owner of this property, Charles G. Clark (the "Owner"), 1921 Arizona Ave., El Paso, Texas, 79902, has been notified of the violations at this property.

Leo CassoLopez, Building Inspector was present for discussion.

Sam Jarvis from the Health Department and Ben Ybarra from the Fire Department were present for discussion.
Property owner was not present for discussion.

Motion made by Hector Zamora, seconded by Jimmy Stevens to accept staff recommendations 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 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 can be repaired; and
5. That the structures be secured and maintained secure 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 7801 Santa Cruz., 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 August 10, 2007. The owner of this property, Eduardo Duron & wife Ester Duron (the "Owners"), 7801 Santa Cruz, El Paso, Texas 79915, have been notified of the violations at this property.

Bill Stern was present for discussion.

Virginia Duron, daughter of property owners was present for discussion. The commission was advised that there was pending paperwork to sell the property.

Motion made by Alexandra Swann, seconded by Hershel to accept staff recommendations 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 building 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 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.

VI. Public hearing to determine if the property located at 173 Coronado Road, 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 10, 2007. The owner of this property, Enrique Escobar (the "Owner"), 301 E. Borderland, Sp. 73, El Paso, Texas, 79932, has been notified of the violations at this property.

Zully Davila, Building Inspector was present for discussion.

Sam Jarvis, Health Department and Ben Ybarra from the Fire Department were present for discussion.

Property owner was not present for discussion.

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 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 buildings are not in substantial compliance with the municipal ordinances regulation fire protection, structural integrity, and disposal of refuse; and
3. That the structure's certificate of occupancy be revoked; and
4. That the two single family dwellings can be repaired; and the metal barn/apartment and maintenance/chicken coop cannot be repaired; and
5. That the two single family dwellings be secured and maintained secured within 30 days; and
6. That the metal barn/apartment and maintenance/chicken coop be demolished within 30 days; and
7. That the premises be cleaned of all weeds, trash, and debris within 30 days; and
8. That upon failure by the owner of 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 6:35 p.m.

Roman Bustillos, Vice-Chairman

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