

**CITY OF EL PASO
BUILDING & STANDARDS COMMISSION BOARD PANEL "B"
2ND FLOOR, CITY COUNCIL CHAMBERS
February 28, 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, February 28, 2007, at 5:30 p.m. with the following members present:

Board Members Present:

Bob Ayoub, Chair
Roman Bustillos
Becky Friesenhahn
Hershel Stringfield
Jimmy Stevens
Alexandra Swann
Gregory Davis

Others Present:

Bill Stern, Chief Building Inspector
Roberta Cross, Assistant City Attorney
Leo CassoLopez, Residential Inspector
Zully Davila, Residential Inspector
Nellie Avalos, Residential Inspector
Nancy M. Spencer, Recording Secretary

Absent Members

Hector Zamora
Phillip Sims

AGENDA

I. Call to Order

The Building & Standards Commission meeting, Panel "B" was called to order by Bob Ayoub, Chair at 5:35 p.m.

II. Approval of minutes for the meeting held December 20, 2006.

Roman Bustillos' motion to approve minutes, seconded by Jimmy Stevens unanimously carried.

Regular Items:

III. Public hearing to determine if the Building and Standards Commission Order for the property located at 316 E. Rio Grande St., in the City of El Paso (legal description on file with the City Clerk) is in compliance with the order of August 30, 2006, and if not to determine penalties. The owner of this property, Leonardo M. Castillo, 5022 Yucca Pl., El Paso, Texas 79932-2231, has been notified of the violation at this property.

The owner Leonardo Castillo was present for presentation.

Correction on address was made to state 316 Rio Grande instead of 136 Rio Grande.

Motion made by Roman Bustillos seconded by Jimmy Stevens to accept correction on address unanimously carried.

Recommendation was made by Bill Stern to delete Item 3 from agenda.

Motion made by Jimmy Stevens seconded by Herschel Stringfield to accept staff recommendations to delete item from agenda unanimously carried.

- IV. Public hearing to determine if the property located at 182 Coronado 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 9, 2007. The owner of this property, Jose Antonio Hernandez 2645 Pikake Street, San Diego, CA 92154 has been notified of the violations at this property.

Zuleika Davila gave presentation on item.

Jaime Gallegos representative for the owner Jose Antonio Hernandez was present for discussion.

Motion made by Roman Bustillos seconded by Hershel Stringfield to accept staff recommendations to board and secure the property and have owner submit building plans for rehabilitation of property, unanimously carried

The Department recommends that it be found:

1. That the main structure and accessory 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 repaired; and
 5. That the main structure and accessory structure be secured and maintained secured within 30 days; and
 6. That the premises be cleaned of all weeds, trash, and debris within 30 days; and
 7. That the owner be given until the next meeting on April 25, 2007 to submit all required plans and permits; and
 8. That a hearing be scheduled for April 25, 2007 to determine if the property is in compliance; 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.
- V. Public hearing to determine if the property located at 7515 Hacienda 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 30, 2006. The owners of this property, Manuel V. Granado and Francisca C. Granado, 7515 Hacienda Avenue, El Paso, Texas, 79915, have been notified of the violations at this property.

Leo CassoLopez gave presentation.

The owner was not present for discussion.

Motion made by Roman Bustillos seconded by Becky Friesenhahn to accept staff recommendations, unanimously carried.

The Department recommends that it be found:

1. That the main structure and accessory 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 repaired; and
 5. That the main structure be secured and maintained secured within 30 days; and accessory building be demolished within 30 days; and
 6. That the premises be cleaned 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 138 Palla 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 3, 2007. The owners of this property, Rutilio and Ysidra Lopez, 138 Palla Place, El Paso, Texas 79907, have been notified of the violations at this property.

Zuleika Davila gave presentation.

Enrique Lopez, son of the property owner and Irma Melendez was present for discussion.

Manny Morales from the Health Department was present for discussion.

Motion made by Roman Bustillos seconded by Alexandra Swann to secure and maintain secured the property, cleaned of all weeds, trash and debris, revoke the certificate of occupancy and allow the property owner 60 days to obtain clear title of the property, unanimously carried.

The Department recommends that it be found:

1. That the main structure and accessory 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 and accessory building be secured and maintained secured within 30 days; and
6. That the premises be cleaned of all weeds, trash, and debris within 30 days; and
7. That all legal documents for the rightful ownership of property be presented by next meeting on April 25, 2007; and
8. That a hearing be scheduled for April 25, 2007 to determine if the property is in compliance; 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.

VII. Public hearing to determine if the property located at 4120 Clifton Avenue AKA 4118-4120 Clifton 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 November 20, 2006. The owner of this property, Maria Vargas, 3915 Memphis Avenue, El Paso, Texas, 79930, has been notified of the violations at this property.

Leo CassoLopez gave presentation.

Maria Vargas, owner of the property was present for discussion.

Sam Jarvis from the Health Department was present for discussion.

Motion made Alexandra Swann 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 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 and accessory building be demolished within 30 days; and
6. That the premises be cleaned of all weeds, trash, and debris within 30 days; and junk vehicles be removed 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 3819 Hastings 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 December 19, 2006. The owner of this property, Catholic Society of Religious and Literary Education, 710 Baronne St. Suite B, New Orleans, Louisiana, 70113, has been notified of the violations at this property.

Father Rafael Garcia, pastor for Sacred Heart Church, property owner of 3819 Hastings Drive and Enrique Medrano Attorney at Law representing the church were present for discussion.

Manuela Avalos gave presentation.

Motion made by Roman Bustillos, seconded by Jimmy Stevens 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 structure is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
3. That the structure can be repaired; and
4. That the main structure be secured within 30 days; and accessory building be secured and maintained secured within 30 days; and
5. That the premises be cleaned 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.

X. Discussion

Board members were asked if everyone has attended the Open Records Meeting Act and Open Meeting training.

XI. Adjournment

Motion was unanimously carried to adjourn this meeting at 6:30 p.m.

Bob Ayoub, Chair

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