

CITY OF EL PASO
BUILDING & STANDARDS COMMISSION BOARD PANEL "B"
2ND FLOOR, CITY COUNCIL CHAMBERS

April 25, 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, April 25, 2007, at 5:30 p.m. with the following members present:

Board Members Present:

Bob Ayoub, Chair
Roman Bustillos
Jimmy Stevens
Hershel Stringfield
Gregory Davis
Alejandra Swann

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

Becky Friesenhahn
Fred Perez
Phillip Sims

AGENDA

I. Call to Order

The Building & Standards Commission meeting, Panel "B" was called to order by Bob Ayoub, Chair at 5:41 p.m.

II. Approval of minutes for the meeting held February 27, 2007.

Corrections noted were Gregory Davis' name was repeated twice and that Mr. Davis was late for the meeting and to correct the spelling on board member Becky Friesenhahn

Roman Bustillos' motion to approve minutes, seconded by Hershel Stringfield with the noted changes unanimously carried.

The commission was advised that on Item #6, 138 Palla Place, this item was postponed to be continued until the next BSC meeting scheduled for June 27, 2007, Item #7, 182 Coronado was to be deleted as owner has provided plans and Item #5, 606 Nino Aguilera, an amendment was made to include the accessory structure was to be demolished within 30 days.

Motion made by Roman Bustillos, seconded by Gregory Davis to accept changes unanimously carried.

Regular Items:

- III. Public hearing to determine if the property located at 517 Virginia 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 6, 2006, Emilio R. Gomez, 2703 Idalia Ave., El Paso, Texas 79930-3611, Independent Executor of the estate of Faustino Gomez, deceased (the "Owner") has been notified of the violations at this property.

Leo Cassolopez was present for discussion.

Lea Terrazas and Emilio R. Gomez, representatives for the property owner were present for discussion.

Motion made by Jimmy Stevens, seconded by Herschel Springfield 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 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 structure be secured and maintained secure within 30 days; and
- 6) That the premises be cleaned of all weeds, trash, and debris within 30 days; and

IV. Public hearing to determine if the property located at 815 E. Fourth 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 December 6, 2006, Emilio R. Gomez, 2703 Idalia Ave., El Paso, Texas 79930-3611, Independent Executor of the estate of Faustino Gomez, deceased (the "Owner") has been notified of the violations at this property.

Leo Cassolopez was present for discussion.

Emilio R. Gomez and Lea Terrazas, representatives for the property owner were present for discussion.

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 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 structure be secured and remain secure 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.

V. Public hearing to determine if the property located at 606 Nino Aguilera 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 17, 2006. The owners of this property, Leonardo Talamantes and Nasario Pedroza Solis (the "Owners"), 606 Nino Aguilera AKA 606 Tornillo, El Paso, Texas 79901, have been notified of the violations at this property.

Item #5, 606 Nino Aguilera, amendment was made to include the demolition of the accessory structure within 30 days.

Nellie Avalos was present for discussion.

The owner was not present for discussion.

Motion made by Gregory Davis seconded by Jimmy Stevens to accept staff recommendations, and demolish the accessory structures 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 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 structure be secured and maintained secure within 30 days; and
- 6) That the accessory structures 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 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 Building and Standards Commission Order for the property located at 138 Palla Place in the City of El Paso (legal description on file with the City Clerk) is in compliance with the order of February 28, 2007, and if not to determine penalties. The owner of this property, Jose Antonio Hernandez (the "Owner"), 2645 Pikake Street, San Diego, CA 92154, has been notified of the violations at this property.

138 Palla Place, this item was postponed to be continued until the next BSC meeting scheduled for June 27, 2007.

VII. Public hearing to determine if the Building and Standards Commission Order for the property located at 182 Coronado in the City of El Paso (legal description on file with the City Clerk) is in compliance with the order of February 28, 2007, and if not to determine penalties. The owner of this property, Rutilio and Ysidra

Lopez (the "Owners"), 138 Palla Place, El Paso, Texas 79907, have been notified of the violations at this property.

Item #7, 182 Coronado was to be deleted as owner has provided plans

Motion made by Roman Bustillos, seconded by Gregory Davis to accept changes unanimously carried.

VIII. Public hearing to determine if the property located at 174 N. Awbrey Street 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 18, 2007. The owner of this property, Ignacio and Andrea Sotelo ("the Owners"), 174 N. Awbrey Street, El Paso, Texas 79905-2032, have been notified of the violations at this property.

Zully Davila and Bill Stern were present for discussion.

Motion made by Roman Bustillos, seconded by Herschel Springfield to add that in addition to accepting staff recommendations, for the owner to go to Development Services, Planning Division and rectifies all zoning and land development issues.

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 building be secured and vacated until rehabilitated within 30 days; and a
6. That the premises be cleaned of all weeds, trash, and debris within 30 days; and
7. That all junked vehicles be removed from premises 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 8675 N. 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 September 12, 2006. The owner of this property, Meredith C. Camp % Douglas C. Crowell (the Owner"), 409 Executive Center Blvd., El Paso, Texas 79902-1044, has been notified of the violations at this property.

Leo Cassolopez was present for discussion.

Mr. Crowell was present for discussion

Motion made by Roman Bustillos to give Mr. Crowell 30 days to board and secure and 90 days to demolish the structure seconded by Herschel Springfield to accept staff recommendations unanimously carried.

The Department recommends that it be found:

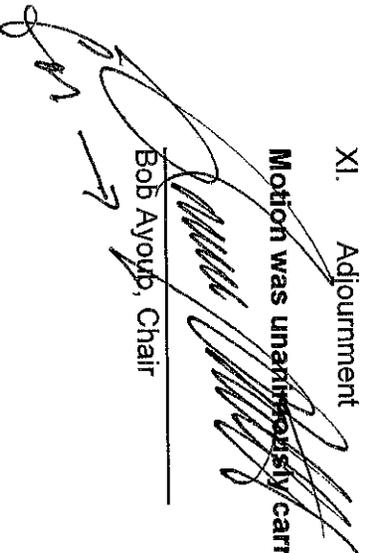
- 1) That the main structure be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the building is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That the structure's certificate of occupancy be revoked; and
- 4) That because of the owner's failure to supply any drawings, plans, or reports to indicate otherwise, the structure cannot be repaired; and
- 5) That the main structure be demolished within 90 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.

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