CITY OF EL PASO
BUILDING & STANDARDS COMMISSION BOARD PANEL "A"
2ND FLOOR, CITY COUNCIL CHAMBERS
MAY 31, 2006
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 Wednesday, May 31, 2006, at 5:30 p.m. with the following members present:

Board Members Present:
John Cordova (Vice-Chair)
Sema Gonzalez
Frederic Dalbin
Carl L. Robinson
Margie Aguilar-Desrosiers
Michael Bray

Others Present:
Larry F. Nichols, Building Official
Cindy Crosby, Assistant City Attorney
Tom Maguire, Chief Inspector
Bill Stern, Residential Inspector Supervisor
Leo Casso-Lopez, Residential Inspector
Zully Davila, Residential Inspector
Rocio Genera, Recording Secretary

Late Arrival
Margie Aguilar-Desrosier – 5:40 p.m.
Fred Dablin - 5:41 p.m.

Absent Members
Tedd Richardson
Carlos Bombach
Jimmy Stevens

AGENDA

I. Call to Order

The Building & Standards Commission meeting, Panel "A" was called to order by Vice-Chairman John Cordova at 5:40 p.m.

II. Approval of minutes for the meetings held March 29, 2006.

Motion was made by Mr. Michael Bray, seconded by Mr. Carl Robinson, and unanimously carried to accept the approval of the minutes.

Regular Items:

III. Public hearing to determine if the property located at **9201 Santa Rosalia 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 January 17, 2006. The owner of this property, Francisco Manuel Trueba (the "**Owner**"), 7054 Canary Court, El Paso, Texas 79915, has been notified of the violations at this property.

Mr. Mario Gonzalez, Attorney for Mr. Francisco Manuel Trueba was present to discuss the item.

Motion was made by Mr. Carl Robinson, seconded by Mr. Michael Bray, and carried to accept the staff recommendations and make the following findings:

Nay: Mr. Frederic Dablin

1. That the structure and 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 since the owners have not submitted any building plans, specifications, reports from design professionals to indicate otherwise the structure cannot be repaired; and
5. That the structure be demolished with 30 days; and
6. That the premises be cleaned of all weeds, trash, and debris within 30 days; and
7. That all abandoned inoperable vehicles be removed and destroyed; 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.

IV. Public hearing to determine if the property located at **9203 Santa Rosalia 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 February 28, 2005. The owner of this property, Francisco Manuel Trueba (the "**Owner**"), 7054 Canary Court, El Paso, Texas 79915, has been notified of the violations at this property.

Mr. Mario Gonzalez, Attorney for Mr. Francisco Manuel Trueba was present to discuss the item.

Motion was made by Mr. Frederic Dablin, seconded by Ms. Sema Gonzalez, and carried to accept the staff recommendations and make the following findings:

Ayes: Mr. Frederic Dablin, Mr. Michael Bray, and Ms. Sema Gonzalez, Mr. John Cordova
Nays: Mr. Carl Robinson, Ms. Margie Aguilar-Desrosiers

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 in order to be made safe, all of the aforementioned violations must be corrected.
5. That all plans be submitted for review within 30 days; and
6. That the primary structure be rehabilitated to meet all city ordinances and codes within 60 days.

7. That a proposed schedule for completion be submitted from the owner showing the progress of the project.
8. That the reconstruction of the structures be substantially complete within 90 days of the issuance of all required permits; and
9. That the building be maintained secured, and cleaned of all weeds, trash, and debris until rehabilitated; and
10. That all junk vehicles be removed within 30 days; and
11. 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, Residential Inspector Supervisor, requested to move Item # 7 forward since one of the attorneys needed to leave early for the airport. No action was made to move item #7 forward.

Mr. Eduardo Cadena, Attorney for Adolfo I. Castillo, owner of the property, Mr. Mitch Moss, Attorney for Texas Gas Service, and Ms. Diane Wood, Attorney for Braxton Merritt, former owner of the property were present to discuss the item.

VII. Public hearing to determine if the property located at **8313 Hester**, 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 2004. The owner of this property, Adolfo I. Castillo, C/O Eduardo Cadena, (the "Owners"), 1017 Montana Avenue, El Paso, Texas 79902, have been notified of the violations at this property.

Motion was made by Ms. Margie Aguilar-Desrosiers, seconded by Mr. Michael Bray, and unanimously carried to approved the following findings:

1. That the buildings are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
2. That the structure's certificate of occupancy be revoked; and
3. That the premises be cleaned of all weeds, trash, and debris within 30 days; and
4. That all fire debris (evidence) be covered with tarps within 30 days; and
5. That a 6' chain link fence be erected around the property and that the fence at the front of the property be constructed with visibility screening within 30 days; and
6. That all openings be secured with plywood bolted to the openings within 30 days; and
7. That the property be monitored by the property owner or their representative to include but not limited to a security service to keep unwanted persons out 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.

Bill Stern, Residential Inspector Supervisor, requested for the following item to be postponed for 60 days due to the owner of the property making the corrections necessary to bring the property up to compliance. Motion was made by Mr. Carl Robinson, seconded by Mr. Frederic Dablin, and unanimously carried to approve the postponement of this item for 60 days.

V. Public hearing to determine if the property located at **3805 Bliss 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 July 12, 2004. The owner of this property, Andres Anchondo (the "Owner"), 3805 Bliss Avenue, El Paso, Texas 79903, has been notified of the violations at this property.

VI. Public hearing to determine if the property located at **3737 Fred Wilson**, 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 17, 2002. The owner of this property, Amiga Mia, Inc. (the "**Owner**"), 5401 Lackland, El Paso, Texas 79904, has been notified of the violations at this property.

Maria Arreola, President of Amiga, Inc., Elizabeth Arreola, Virginia Guerrero, were present to discuss the item.

Motion was made by Mr. Frederic Dablin, seconded by Mr. Carl Robinson, carried to approve the staff recommendation and make the following findings:

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 buildings are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
3. That the required plans be submitted and approved and that the building permits be obtained within 30 days; and
4. That the property be reconstructed to be in substantial compliance with all the City Building Codes and Ordinances within 90 days of the issuance of the required permits; and
5. That the structures be maintained clean and secure from unwanted entry.
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 demolish the structures and 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. Discussion of changes on the Property Maintenance Code.

Tom Maguire, Chief Inspector, commented on the amendments to the Property Maintenance Code. No action was taken for this item.

Adjournment

Motion was unanimously carried to adjourn this meeting at 7:43 p.m.

7-26-06

John Cordova, Vice-Chairman

Bill Stern, C.B.O., Residential Inspector Supervisor
Development Services Department