

**CITY OF EL PASO
BUILDING & STANDARDS COMMISSION BOARD PANEL "B"
2ND FLOOR, CITY COUNCIL CHAMBERS
August 30, 2006
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, August 30, 2006, at 5:30 p.m. with the following members present:

Board Members Present:

Roman Bustillos (Acting Chair)
Jimmy Stevens
Becky Friesenhahn
Hershel Stringfield
Alexandra Swann

Others Present:

Larry F. Nichols, Building Official
Hillary S. McGinnes, Assistant City Attorney
Tom Maguire, Chief Inspector
Bill Stern, Residential Inspector Supervisor
Leo Casso-Lopez, Residential Inspector
Zully Davila, Residential Inspector
Nancy M. Spencer, Recording Secretary

Absent Members

Fred Perez
Hector Zamora
Bob Ayoub

AGENDA

I. Call to Order

The Building & Standards Commission meeting, Panel "A" was called to order by Chair at 5:40 p.m.

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

Motion made by Becky Friesenhahn seconded by Jimmy Stevens seconded and unanimously carried to approve the minutes for the meeting that was held on March 29, 2006.

Bill Stern, Residential Inspector Supervisor advised of several corrections.

Item 4, address correction should be 5022 Yucca and change the date to 57 days to the next meeting of October 25, 2006.

Motion made by Becky Friesenhahn, seconded by Jimmy Stevens to approve the changes passed unanimously.

Regular Items:

III. Public hearing to determine if the property located at 707 North Grama 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 June 13, 2006. The owner of this property, Bernadillo and Maria Carrillo, 707 North Grama Street, El Paso, Texas 79905, have been notified of the violations at this property.

The owner Maria Carrillo was present to discuss the item.

Motion made by Jimmy Stevens, seconded by Becky Friesenhan, and unanimously carried to accept the staff recommendations and ordered as follows:

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 main structure be secured 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.
- IV. Public hearing to determine if the property located at 316 E. Rio Grande, 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 10, 2006. The owner of this property, Leonardo M. Castillo, 5022 Yucca Place, has been notified of the violations at this property.

The owner Mr. Castillo was present to discuss the item.

Recommendation was made to give owner 57 days and scheduled for October 25, 2006.

Alexandra Swann motion, seconded by Becky Friesenhahn to accept the staff recommendations and ordered as follows:

The Department recommends that it be found:

1. That the owner be given 60 days to hire a registered and bonded roofing contractor to evaluate and make repairs on the roofing system; and
2. Hire a licensed electrical, mechanical and plumbing contractor to evaluate and make repairs on the electrical, mechanical and plumbing system, within 60 days, and
3. That the structure can be repaired; and
4. That a hearing be scheduled for October 25, 2006 to determine if the property is in compliance with the Building and Standards Commission order of August 30, 2006; and if not
5. That the structure be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
6. That the building is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
7. That the building be vacated and secured until rehabilitated

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.

- V. Public hearing to determine if the property located at 3308 Rivera, 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 6, 2006. The owner of this property, Loys Walker, has been notified of the violations at this property

No one was present for discussion

Motion made by Jimmy Stevens, seconded by Herschel Stringfield to accept the staff recommendations and ordered as follows:

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. The structure can be repaired; and
 5. That the structure be secured from unwanted entry within 30 days and maintained secured until rehabilitated; and
 6. 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.
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- VI. Public hearing to determine if the property located at **4809 Maureen**, 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 14, 2006. The owner of this property, Veronica Rodriguez (the "**Owner**"), has been notified of the violations at this property.

Public comment was made by Richard Chase advising that the property had been abandoned for some years.

Motion was made by Becky Friesenhahn, seconded by Jimmy Stevens, and carried to accept the staff recommendations and make the following findings:

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 can be repaired; and

4. That the structure be secured from unwanted entry within 30 days and maintained secured until rehabilitated; and
5. That the premises be cleaned of all weeds, trash, and debris within 30 days; and
6. 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.

VII. Public hearing to determine if the property located at 512 N. San Marcial 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 June 15, 2006. The owner of this property, Preston Newton C/O Vivian A. Simmons, 5453 Colin Powell Ave., El Paso, Texas, has been notified of the violations at this property.

Lee Simmons, husband of Vivian A Simmons was present to discuss item. The commission was advised that he was in the process of selling the property, projected sales date September 7, 2006 and that the prospective buyer was aware of the discrepancies.

Motion made by Jimmy Stevens, seconded by Herschel Stringfield and carried to accept the staff recommendations and make the following findings:

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. Since the owner has failed to supply and drawings, plans or reports to indicate otherwise, the structure cannot be repaired, and
5. That the original structure be secured and the rear addition be demolished within 30 days; and
6. That the premises be cleaned of all weeds, trash, and debris within 30 days; and
7. 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.

Motion made by Alexandra Swann with no second to reconsider motion.

VIII. Discussion

Hillary McGinnes recommended a draft agenda be forwarded to the commission before the meeting to assure proper posting of agenda items.

There was discussion on the Open Meetings training.

IX. Adjournment

Motion made by Jimmy Stevens, seconded by Becky Friesenhahn to adjourn unanimously carried.

Motion was unanimously carried to adjourn this meeting at 7:00 p.m.

Roman Bustillos, Acting Chair

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