



**BUILDING AND STANDARDS COMMISSION
MINUTES**

**SPECIAL CALLED MEETING
Monday, June 4, 2012**

The Building and Standards Commission convened in a special called meeting on Monday, June 4, 2012 at the City of Austin's Rutherford Lane Campus, Code Compliance Training Room, Suite 300.1, 1520 Rutherford Lane, Austin, Texas.

Chair, Ethelynn Beebe called the Commission Meeting to order at 6:41 p.m.

Commission Members in Attendance:

Ethelynn Beebe, Chair; David Brown, Vice Chair; Tim Hill, Daniel Gonzalez and Charles Cloutman.

Code Compliance Staff in Attendance:

Chris Moore, Commission Coordinator; Sonja Prevo, Commission Coordinator/Scribe; Carl Smart, Director; Daniel Cardenas, Assistant Director; Matthew Christianson, Assistant Division Manager; Steve Ramirez, Assistant Division Manager; Investigator, Todd Wilcox; Ron Potts, Assistant Division Manager; Investigator Matthew Noriega; Investigator, Luther Perez; Keith Leach, Manager; Melissa Martinez, Public Information; and Kathleen, Buchanan, Assistant City Attorney.

City Staff in Attendance: Joe Limon, Fire Battalion Chief with Austin Fire Department; Donald Birkner, Assistance Director of Planning and Development Review; and Karim Helmi, Senior Structural Engineer with Public Works Department

1. CITIZEN COMMUNICATION: GENERAL

Commission Member Cloutman made a motion to motion to allow other Wood Ridge residents to speak at citizen communication for two minutes, Commission Member Gonzalez made an amendment to the motion to make a change from two minutes to three minutes and second motion on a 5-0-0 vote.

- a. Ruby Roa - \$500 is not enough for a hotel for a week and need to hold the owners responsible.
- b. Doug Robb - The only activity is at the building faces the parking lot. I've seen no trucks delivering anything, no activity, no contractor, no material moving - the displaced do not know that the vacate has been lifted. We were given no notice that this property has changed hands. We have been in the dark in the whole process. Where are the property managers themselves I don't see them being represented this evening.
- c. Krista Jennings - Resides at complex the problem with my building is not walkways/stairways but the interior damage, floor is sagging and beans are broken in living area there is interior damages that needs to be looked at and repaired how long is it going to take another 180 days. My next door neighbor I smelled gas outside of the apartment told him I think there is a gas leak told management and they were suppose to come out and fix it they took a pipe cleaner and took the stove apart and just used a pipe cleaner and it made the back burners not work then 3 days later I went back over there and was smelling gas even more now called the fire department they did clarify that there was a gas leak and they said it is not in any immediate

- danger they turned his gas off the property manager was suppose to get it fixed and still smelled gas because they do not have the right people fixing it.
- d. Michael King – First I want to thank the Commission I think that ya'll understand that lives were in danger. I was at the Montopolis center during the intake. Here you say that you are concerned about safety when did you become concerned about safety when it started costing your money. You need to take care of these people. You people put them in crisis. There is lack of communication, lives are disruptive, I am a member of Occupy Austin, I don't want slum lords in Austin.
 - e. Dennis Roach – Resides at complex and one of the people that needs to be held responsible is us the tenants we have allowed this slum lord to get away with too much for too long we need to get together we to get with our neighbors I can't speak Spanish so I can't help a lot of my neighbors we need to not let up and make them comply.
 - f. (Name inaudible) – I am a resident and before the balcony collapsed right in from of our building we had code compliance out there a lot we did not have fire alarms the roof was caving in and it was leaking. It was a mess before we moved into that apartment. They have people who live in apartments where they push their door and their door don't even lock and the only people helping us is Code we go to the office and the office is closed so there is no one to go talk to. I'm still living out on the street. My work clothes, my medicine is still in my apartment and all I have is the clothes on my back.
 - g. Linda (last name inaudible) – Resident we were given such short notice to vacate in future need to be more organized and to focus less on publicity and need more procedure internally.
 - h. Isreal Ortis – Is there a code that allows someone not to pass inspection when a property is sold and was there permission to go ahead and rent.
 - i. (Name inaudible) – Is a Social worker, children at Austin Liberty School there would be 30 at bus stop and now there are 10, it is the end of the school and the children have no home, where are they going to go the school next year?
 - j. (Name inaudible) – Resides at residence, if work doing is inspected by certified people because at apartment 15 only putting in 2x4 to support balconies.
 - k. (Name inaudible) – Resides a complex, building 4 has a crack on it, manager says it is fine and it's ok and then manager started yelling at us and I am not living in that building right now because I am scared.
 - l. William Cromley – Issue lot broader that Wood Ridge Apartment peoples right is not being protected, sign their name, Wood Ridge doesn't manage but company in Houston – Asset Management.
 - m. (Name inaudible) – Vacate order has been given, have apartment manger do assessment of each room.

2. PUBLIC HEARINGS

The Commission will hear the following cases and may issue an order to vacate, repair, demolish or secure; and may issue penalties:

Assistant Division Manager Steve Ramirez presented the following cases:

<u>CL-BSC Case</u>	<u>Address</u>	<u>Owner</u>
a. 2012-052362	1900 Burton Drive, Building 1	W RIDGE APTS LLC
b. 2012-052496	1900 Burton Drive, Building 2	W RIDGE APTS LLC
c. 2012-052500	1900 Burton Drive, Building 3	W RIDGE APTS LLC
d. 2012-052503	1900 Burton Drive, Building 4	W RIDGE APTS LLC
e. 2012-052506	1900 Burton Drive, Building 5	W RIDGE APTS LLC
f. 2012-052509	1900 Burton Drive, Building 6	W RIDGE APTS LLC
g. 2012-052510	1900 Burton Drive, Building 7	W RIDGE APTS LLC
h. 2012-052511	1900 Burton Drive, Building 8	W RIDGE APTS LLC

i. 2012-052513	1900 Burton Drive, Building 9	W RIDGE APTS LLC
j. 2012-052514	1900 Burton Drive, Building 10	W RIDGE APTS LLC
k. 2012-052515	1900 Burton Drive, Building 11	W RIDGE APTS LLC
l. 2012-052517	1900 Burton Drive, Building 12	W RIDGE APTS LLC
m. 2012-052518	1900 Burton Drive, Building 13	W RIDGE APTS LLC
n. 2012-052519	1900 Burton Drive, Building 14	W RIDGE APTS LLC
o. 2012-052521	1900 Burton Drive, Building 15	W RIDGE APTS LLC

1900 Burton Drive is a (15) building apartment complex. All buildings, building 1 thru 15 are listed as items on the agenda. Travis Central Appraisal District shows that W RIDGE APTS LLC are the title owner(s). This case was represented by Corey Rogers, attorney for the property owner, Jerry Garcia, engineer with Principal Structures, and Judson Capps, Regional Operations Manager for Camp Construction. The City of Austin Code Compliance Department found that this property is in violation of the International Property Maintenance Code adopted by reference in Sections 25-12-211 of the Austin City Code and is therefore a public nuisance and dangerous with substandard conditions. The staff recommended that the Commission adopt the findings of fact and conclusions of law and recommend an order that all necessary permits be secured. That the Commission order repairs to be completed within 90 days of the date this Order is mailed to the owner. That all repairs, modifications and abatements shall meet or exceed the requirements of the International Property Maintenance Code and all applicable codes. That all required engineer's reports/certifications shall be submitted to the City of Austin within 90 days of the date this Order is mailed to the owner. The owner or owner's representative shall request inspections to verify compliance. After 90 days, a penalty of \$1,000.00 per week shall be assessed until work is completed with final inspections passed.

The City staff proposed an amendment to its recommended order to include: A regular reporting requirement from the owner/manger of progress of repairs and requiring owners to submit report/present to the Commission 30 days from the date the Order is mailed to the owner(s) at the monthly BSC hearings until property is in compliance with all orders of the Commission and for the progress report to include schedule of work, repairs completed, repairs still to be completed and estimated completion date.

A motion to accept staff's amended Order and to amend the number of days from 90 to 75 of staff's recommended order was made by Commission Member Gonzales, Commission Member Brown second motion on a 5-0-0 vote.

Commission Member Cloutman made a motion to amend that a local representative present the written report to the Commission at the monthly BSC hearing(s) until compliance is achieved and Commission Beebe made a friendly amendment to add that the penalty amount would be per week per building, This was accepted by the maker of the motion and Commission Member Gonzales who seconded motion on a 5-0-0 vote.

Chair Ethelynn Beebe adjourned the commission hearing at 9:15 p.m. without objection.