



The City Of

San Angelo, Texas

52 W. College Avenue
San Angelo, TX 76903

**Construction Board of Adjustments and Appeals
Regular Meeting Minutes
Thursday, February 02, 2017
McNease Convention Center
501 Rio Concho Dr., South Meeting Room – Room C**

(To listen to an audio recording of this meeting in its entirety, submit your request in writing to Alfonso Torres, Building Official)

I. CALL MEETING TO ORDER AND ROLL CALL.

The meeting was called to order at approximately 3:02p.m. by Vice-Chairman Kevin Bond. The following board members were present: David Jacobo (3:05p.m.), Christopher Giroux (3:05p.m.), Jerry Carrillo, Roger Julien, Kevin Bond, and Richard Hanby. Brooks Wehner was absent from the meeting. Also attending the meeting were Building Official Alfonso Torres, Permits Clerk Debbie McCleery, Assistant City Attorney Brandon Dyson, Dangerous Buildings Inspector Joanna Jackson, Fire Marshal Ross Coleman, and Administrative Assistant Yvonne Bartz. Audience members were NONE.

II. CONSIDERATION OF REVIEW & APPROVAL OF MINUTES FROM JANUARY 5TH, 2017 REGULAR MEETING.

Roger Julien made a motion to approve the meeting minutes. Jerry Carrillo seconded the motion. The vote was 4 in favor and 0 against. The motion passed.

III. PUBLIC HEARINGS, CONSIDERATION AND POSSIBLE ACTION REGARDING DANGEROUS BUILDINGS FOR ORDERS TO SECURE, REPAIR, REMOVE OR DEMOLISH STRUCTURES AT THE FOLLOWING LOCATIONS. (Presentation by Joanna Jackson, Dangerous Building Inspector) The board members were given a compact disc with pictures of the properties to review prior to the meeting.

A. 200 Block Bell St. – accessory structure – Frank W. Deloria (c/o Texas State Bank). Joanna Jackson, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **200 Block Bell St.**

Previously brought before Board on 09/01/2016 with a Repair, Remove or Demolish Order issued by Board. Joanna Jackson explained the purpose of a release order and showed pictures that the building in question had been repaired to at least minimum standards.

Joanna's recommendation is to Release the Property from Board Authority immediately. Richard Hanby made a motion that based on information provided by staff, moves to Release the Property from Board Authority immediately. Jerry Carrillo seconded the motion. The vote was 4 in favor and 0 against. The motion passed.

B. 125 E. 43rd St. – residential and accessory structures – Eliseo M. Vasquez; Belem B. Vasquez; Conseco Finance Servicing Corp.; Randall M. Thomas (Trustee); Wells Fargo Bank NA (Trustee) c/o Carrington Mortgage Services LLC; Substitute Trustee (PIN 24024) for Carrington Mortgage Services LLC. Joanna Jackson, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **125 E. 43rd St.** The initial notice was sent on 06/09/2016. The building value is \$49,800/\$10,050.

Occupants/owners are not paying water bill because they have a water well. Sewer line has been disconnected due to water bill going unpaid. Owners still living on property – have never come in to pay bill or reconnect sewer. Jerry Carrillo asked about septic tank. City Ordinance states that properties within city limits must remain connected to sewer system and if within 200 feet of a sewer line, must be connected.

Joanna's recommendation is to Vacate, Clean Out and Secure Residence or have Utilities Turned On within 60 days. Roger Julien made a motion that based on information provided by staff, the residential structure are found to be a public nuisance and based on that finding, moves to Vacate, Clean Out and Secure

Residence or have Utilities Turned On within 60 days. Richard Hanby seconded the motion. The vote was 6 in favor and 0 against. The motion passed.

C. 3808 Crockett St. – residential and accessory structures – John A. Crawford (Deceased); Nelda Crawford (Deceased); Michael D. Crawford; Beneficial Texas, Inc.; Stephen R. Johnson (Trustee); Occupant. Joanna Jackson, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **3808 Crockett St.** The initial notice was sent on 10/11/2016. The building value is \$24,760/\$4,680.

Property owner is in hospital. This is 2nd time for this property to be brought before Board. Property appears to be occupied as evidenced by bicycles, vehicles, gas cans and accumulated trash. AEP will check on electrical tampering. There is no water or electricity. Possibly, the Grandson of owner is living in the house. Joanna Jackson spoke with a representative of the owner who stated they will get house vacated.

Joanna's recommendation is to Vacate, Clean Out and Secure the Residence and Demolish all Accessory Structures within 60 days. Jerry Carrillo made a motion that based on information provided by staff, the residential and accessory structures are found to be a public nuisance and based on that finding, moves to Vacate, Clean Out and Secure the Residence and Demolish all Accessory Structures within 60 days. Roger Julien seconded the motion. The vote was 6 in favor and 0 against. The motion passed.

D. 805 N. Van Buren St. – residential structure – Ethele Barron; Occupant. Joanna Jackson, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **805 N. Van Buren St.** The initial notice was sent on 10/11/2016. The building value is \$49,800/\$10,050.

No contact with owner. Water utilities not active. Bob Nowlin called Joanna Jackson and claims this is a single family home, not a duplex. The building has always been a duplex. There are not permits converting it to a single family residence. There are two electric meters, two gas meters, and places for two water heaters.

Joanna's recommendation is to Vacate, Clean Out and Secure the Residence within 60 days. Jerry Carrillo made a motion that based on information provided by staff, the residential structure is found to be a public nuisance and based on that finding, moves to Vacate, Clean Out and Secure the Residence within 60 days. Roger Julien seconded the motion. The vote was 6 in favor and 0 against. The motion passed.

**IV. UPDATE OF THE DANGEROUS BUILDING LIST STATUS.
(Presentation by Joanna Jackson, Dangerous Building Inspector)**

Joanna Jackson stated that the report was not completed for this month due to time constraints. She will give an updated report in March.

V. PUBLIC COMMENTS (ON MATTERS OF INTEREST FOR FUTURE CONSIDERATION).

None.

VI. CONSIDERATION FOR FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.

Al Torres stated that Board Officer Elections are in March. He will e-mail the board members their term expiration dates. There is a schedule for final codes. It will be on the March meeting.

VII. ADJOURNMENT.

Roger Julien made a motion to adjourn the meeting at 3:29p.m. Chris Giroux seconded the motion. The vote was 6 in favor and 0 against.



Chairman Construction Board of Adjustments & Appeals