



The City Of

San Angelo, Texas

52 W. College Avenue
San Angelo, TX 76903

**Construction Board of Adjustments and Appeals
Regular Meeting Minutes
Thursday, March 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 3:00p.m. by Chairman Christopher Giroux. The following board members were present: Christopher Giroux, Roger Julien, Kevin Bond, Richard Hanby, and Brooks Wehner. David Jacobo, and Jerry Carrillo were absent from the meeting. Also attending the meeting were Deputy Building Official Charlie Kemp, 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 Dan Berridge, Tammie Bihl, Dean Gaddis, Richard Johnson, Joanna Pedroza, Maria Rodriguez, Irosha Suiters, Marco Ureste, and Raymond Ureste.

II. ELECTION OF NEW BOARD OFFICERS.

Richard Hanby nominated Roger Julien to be Board Chairman. Kevin Bond seconded the motion. The vote was 5 in favor and 0 against. The motion passed.

Kevin Bond nominated Richard Hanby to be Board Vice-Chairman. Brooks Wehner seconded the motion. The vote was 5 in favor and 0 against. The motion passed.

III. CONSIDERATION OF REVIEW & APPROVAL OF MINUTES FROM FEBRUARY 2ND, 2017 REGULAR MEETING.

Chris Giroux made a motion to approve the meeting minutes. Richard Hanby seconded the motion. The vote was 5 in favor and 0 against. The motion passed.

IV. 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. 36 E. 22nd St. – residential and accessory structures – Coney J. Elliott; Johnny Villarreal; Occupants. Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **36 E. 22nd St.** The initial notice was sent on 01/20/2017. The building value is \$35,690/\$7,650.

Joanna Jackson stated this was the second time she has had to work this property. Various calls from the police. Joanna Jackson spoke to Johnny Villarreal. He will start & finish the eviction process. Accessory building has no utilities. All buildings in violation of most codes. Door comes and goes on accessory building. Eviction suit cannot be found if it exists. No water to residence; water meter has been removed for tampering. Irosha Suiters spoke. House belonged to grandfather. Uncle was living without utilities. Mr. Elliott was supposed to sell house back to her. Chris Giroux told her to get water turned on. Roger Julien told her she had 60 days to get her act together. Brooks Wehner advised her to make sure of no eviction order. Joanna Jackson will give Irosha Suiters the address of Johnny Villarreal.

Joanna Jackson's recommendation is to Clean Out and Secure the Residence and Remove or Demolish both Accessory Structures all within 60 days. Kevin Bond 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 Clean Out and Secure the Residence and Remove or Demolish both Accessory Structures all within 60 days. Richard Hanby seconded the motion. The vote was 5 in favor and 0 against. The motion passed.

B. 17 E. 25th St. – residential and accessory structures – Harvey Orosco; Theodore R. Logan III; Esther Lerma; W. Hampton Beesley (Trustee); San Angelo Banking Center, First National Bank – Sonora; John Christopher Dublin; Daniel Orosco.

Pulled from agenda before meeting. Owners complied beforehand.

C. 2801 Martin Luther King Dr. – residential and accessory structures – Raymond R. Ureste; Rosa Moran Ureste; Douglas James Burney; Ella Mae Burney; Douglas Burney; Tina Burney; Cash LLC; Occupants. Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **2801 Martin Luther King Dr.** The initial notice was sent on 12/27/2016. The building value is \$31,440/\$45,500.

Joanna Jackson said Raymond Ureste told her that daughter of Douglas Burney has been collecting rent. Ms. Burney states Raymond Ureste is collecting rent. Tammie Bihl claims Raymond Ureste is collecting rent. Joanna Jackson was called out to an illegal burn. Raymond Ureste then removed facade from Accessory Building #1 – now locked and used for storage – so no action needed by Board. House – no water – needs to be turned on by Tammie Bihl or vacated. All other Accessory buildings are damaged. Brooks Wehner asked about Accessory Building #2. Meter has been removed due to tampering. Chris Giroux asked about Accessory Building #4 (Pump House). Joanna Jackson wants to leave it in place if possible to protect the equipment. Raymond Ureste spoke. Douglas Burney rented to Tammie Bihl. Claims he received letter from lawyer that Raymond Ureste is forbidden on property even though he owns it because of a life estate. Joanna Jackson and Brandon Dyson looked at letter. Unknown if Douglas Burney is still alive. If not, then Life Estate is terminated. Joanna Jackson stated Board order will be issued for all parties. Brandon stated for Board to move on, all other details are off-topic. Tammie Bihl claims that rent is between her and Tina Burney. Agrees Accessory buildings need to be demolished. Needs to get lease to be able to get water turned on. Will get with Raymond Ureste. Chris Giroux stated this is a civil matter. Tammie Bihl will get pump house and Accessory Building #5 repaired. Brooks Wehner stated for her not to make the repairs unless she can get the lease. Marco Ureste (brother) spoke. Believes brother is a good person and will knock down all of the structures. Raymond Ureste spoke again and stated he will not give Ms. Bihl a lease.

Joanna Jackson's recommendation is to Clean Out and Secure the Residence and Accessory Building #4, Remove or Demolish Accessory Buildings #2 and #3 and #6, and Repair, Remove or Demolish Accessory Building #5 within 60 days. Chris Giroux 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 Clean Out and Secure the Residence and Accessory Building #4, Remove or Demolish Accessory Buildings #2 and #3 and #6, and Repair, Remove or Demolish Accessory Building #5 within 60 days. Kevin Bond seconded the motion. The vote was 5 in favor and 0 against. The motion passed.

D. 118 Medina St. – residential and accessory structures – Maria Florencia Rodriguez; Boatmen's First National Bank of Amarillo (Trustee); Rusty Dean (Attorney-at-Law); City of San Angelo (City Clerk). Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **118 Medina St.** The initial notice was sent on 12/27/2016. The building value is \$10,840/\$2,500.

Joanna Jackson said owner called saying Kitchen and Living Room are being worked on. Roof will need work soon. Siding not present in some places. Water heater does not appear to be connected correctly. Trash outside. Worker/contractor needs to pull permits. Electricity is on, water is off. Maria Rodriguez spoke. She is currently repairing house. Joe Castillo is doing work. Living with daughter (1822 Martin). Castillo has to pull permits, but has not. Charlie Kemp will meet with Maria Rodriguez about pulling permits. Charlie Kemp stated property has no permits.

Joanna Jackson's recommendation is to Clean Out and Secure Residence within 60 days. Kevin Bond 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 Clean Out and Secure Residence within 60 days. Chris Giroux seconded the motion. The vote was 5 in favor and 0 against. The motion passed.

E. 3300 Voight Blvd. #57 – mobile home structure – Vera J. Smith; Sun Lake Estates, Ltd.; Rebecca Gay Jones (Registered Agent). Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **3300 Voight Blvd. #57 – mobile home structure.** The initial notice was sent on 01/24/2017. The building value is \$6,300/\$163,700.

Mobile Home belongs to Vera Smith, Land belongs to Sun Lake Estates. Park tried to get Ms. Smith to sign over mobile home, but she refused. Skirting is missing, floor is spongy. Most personal items have been removed. Electric is disconnected. Joanna Jackson stated City will demolish Mobile Home, not haul it intact. Ms. Smith wants to pay City for demolition. Board questioned who the order would be against. Brandon Dyson explained demolition order is against both Ms. Smith and Sun Lake Estates. Chris Giroux abstained from voting – Sun Lake Estates is his landlord. Kevin Bond asked who does the demolition in 60 days, and who has recourse for it being done. Joanna Jackson and Brandon Dyson explained that after 60 days, the City has authority to do the demolition. Joanna Pedroza stated Vera Smith will not sign release for Sun Lake Estates to do demolition - looking for Remove or Demolish order from the Board.

Joanna Jackson's recommendation is to Remove or Demolish Mobile Home within 60 days. Kevin Bond 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 Remove or Demolish Mobile Home within 60 days. Richard Hanby seconded the motion. The vote was 4 in favor and 0 against. The motion passed.

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

Joanna Jackson stated crews have been working on other projects but should be able to get started on more demolitions soon.

0 properties have been demolished.
13 properties were removed from the list.
4 properties have orders for demolition.
9 properties have orders to be cleaned out and secured.
44 properties working with the Fire Prevention Office.
2 commercial properties on the list.

VI. REVIEW AND POSSIBLE ACTION TO RECOMMEND TO CITY COUNCIL ADOPTION OF NEW BUILDING CODES. Pulled from agenda before meeting.

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

None.

VIII. CONSIDERATION FOR FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.

None.

IX. ADJOURNMENT.

Chris Giroux made a motion to adjourn the meeting at 4:09p.m. Kevin Bond seconded the motion. The vote was 5 in favor and 0 against.



Chairman Construction Board of Adjustments & Appeals