



The City Of

San Angelo, Texas

52 W. College Avenue
San Angelo, TX 76903

**Construction Board of Adjustments and Appeals
Regular Meeting Minutes
Thursday, April 06, 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 Vice-Chairman Richard Hanby. The following board members were present: David Jacobo, Jerry Carrillo, Kevin Bond, Richard Hanby, and Brooks Wehner. Roger Julien resigned from the board on 03/09/2017. Also attending the meeting were Building Official Alfonso Torres, Permits Clerk Debbie McCleery, Assistant City Attorney Brandon Dyson, Dangerous Buildings Inspector Joanna Jackson, and Administrative Assistant Yvonne Bartz. Audience members were Bridget Strakos and Rob Strakos.

II. CONSIDERATION OF REVIEW & APPROVAL OF MINUTES FROM MARCH 2ND, 2017 REGULAR MEETING.

Jerry Carrillo made a motion to approve the meeting minutes. Brooks Wehner seconded the motion. The vote was 5 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. 1139 E. 25th St. – residential structure – Estate of Kelly Allen Lawrence; Bridgett Strakos. Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **1139 E. 25th St.** The initial notice was sent on 10-04-2016. The building value is \$45,080/\$5,000.

Joanna Jackson has had on/off contact with Bridget Strakos. She has received calls from police of people living in the house. Property has been cleaned up on outside. Owner is trying to keep windows boarded, but someone keeps removing them. Sale of the property is pending. Jerry Carrillo asked if property condition was due to negligence on Strakos' part. Joanna Jackson replied no – damage and trash due to vagrants. Brooks Wehner asked for clarification of the order being asked for. Joanna Jackson stated that the order goes with the property. Rob Strakos (husband of owner) stated he has boarded the house numerous times. He is going to try chaining the back doors shut.

Joanna's recommendation is to Clean Out and Secure the Residential Structure 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 Clean Out and Secure the Residential Structure within 60 days. Brooks Wehner seconded the motion. The vote was 5 in favor and 0 against. The motion passed.

B. 2913 Barton St. – residential and accessory structures – Shirley Ann Gill Jimerson; Chance Taylor; Community Development & Housing; City of San Angelo (Attn: City Clerk); San Angelo Community Medical Center. Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **2913 Barton St.** The initial notice was sent on 12-18-2015. The building value is \$37,640/\$4,250.

12/31/2015 - Grandson of owner put on new locks. Owner is in nursing home. House has been secured numerous times. 03/28/2017 – structure fire. House is now not safe. Fire Marshal feels building needs to come down. House was salvageable before fire. If house comes down, then accessory building has to

come down. Al Torres stated that zoning ordinance will not allow accessory building to remain if house is removed. Kevin Bond thinks house is salvageable. House has no insurance. Taxes are 2 years behind. If Construction Board orders a Clean Out and Secure order, then the house could be salvaged or Fire Marshal can order the demolition. Roof is in decent shape. Fire was limited to front room of house. Smoke damage to rest of house.

Joanna's recommendation is to Remove or Demolish the Residential and Accessory Structures 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 to Clean Out and Secure the Residential Structure within 60 days. There was no second. The motion failed. 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 Remove or Demolish the Residential and Accessory Structures within 60 days. David Jacobo seconded the motion. The vote was 2 in favor and 3 against. The motion failed. Kevin Bond again 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 Residential Structure within 60 days. Brooks Wehner seconded the motion. The vote was 3 in favor and 2 against. The motion passed.

C. 603 S. Chadbourne St. – commercial structure – Fernando Fuentes; 1st Community FCU; State of Texas – Comptroller of Public Accounts. Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **603 S. Chadbourne St**

No action necessary.

D. 2310 Classen Blvd. (aka 2310 Abilene St.) – residential and accessory structures – Paige Morton Myers (Deceased); Rusty Dean (Attorney-at-Law); Elektra Entertainment Group (c/o William C. Boyd). Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **2310 Classen Blvd. (aka 2310 Abilene St.)**. The initial notice was sent on 12-27-2016. The building value is \$63,970/\$7,500.

Owner and immediate descendants all deceased. No family seen on property in 5-6 years. People have been seen around property. No utilities. House seems secure. Fire load in house. All belongings of owner still in house and garage. Minor damage on roof. Tax lien (\$1800) and lien by Elektra Entertainment Group.

Joanna's recommendation is to Clean Out and Secure Residential and Accessory Structures within 60 days. Brooks Wehner 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 Residential and Accessory Structures within 60 days. Jerry Carrillo seconded the motion. The vote was 5 in favor and 0 against. The motion passed.

E. 802 San Jacinto St. – residential structure – Leonel Estrada; Alisa Zuniga; U.S. Department of Housing & Development; City of San Angelo (City Clerk); Rusty Dean (Attorney-at-Law). Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **802 San Jacinto St.** The initial notice was sent on 12-27-2016. The building value is \$28,510/\$7,500.

Limited contact with owner. House is not secure. Seems to be a nice house. Someone keeps breaking in. Jerry Carrillo asked if there was a big vagrant problem in San Angelo, since this is becoming more common. Joanna Jackson stated there was a slight increase. No easy answer to question.

Joanna's recommendation is to Clean Out and Secure Residential Structure 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 Clean Out and Secure Residential Structure within 60 days. Brooks Wehner seconded the motion. The vote was 5 in favor and 0 against. The motion passed.

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

Joanna stated:
11 properties have been demolished.
19 properties were removed from the list.

2 properties have orders for demolition.
8 properties have orders to be cleaned out and secured.
54 properties working with the Fire Prevention Office.
7 commercial properties on the list.

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

None.

VI. CONSIDERATION FOR FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.

Al Torres spoke. There have been several personnel changes on Construction Board. Kevin Bond, Richard Hanby, and Brooks Wehner have been reappointed at 04/04/2017 City Council meeting. After elections last month, Roger Julien resigned due to end of term. Probably will have all new elections next month, then have Brandon Dyson give a short presentation on what is expected of the Board. Al is working on the Building codes, then will try to get them adopted.

VII. ADJOURNMENT.

Kevin Bond made a motion to adjourn the meeting at 3:42p.m. Jerry Carrillo seconded the motion. The vote was 5 in favor and 0 against.



Chairman Construction Board of Adjustments & Appeals