



The City Of

San Angelo, Texas

52 W. College Avenue
San Angelo, TX 76903

**Construction Board of Adjustments and Appeals
Regular Meeting Minutes
Thursday, September 07, 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 3:03p.m. by Chairman Kevin Bond. The following board members were present: Kevin Bond, Lyndon Butler (3:04p.m.), Jerry Carrillo, Bill Ford, Richard Hanby, David Jacobo, Rodney Mayberry, and Brooks Wehner. There were no board members 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 Dexter Bryant, Joe Chavarria, Alicia Cole, Gary Cortese, Perfecto Gomez, Ophelia Hernandez, Kelly Jelensperger, Celita Killingsworth, Benny Lopez, Daniel Lui, Richard Lopez, Elta Joyce McAfee, Jane McCrea, Bill Morehead, Joy Morehead, Karen Pfluger, Ann Socha, Greg Stratton and San Angelo Police Department Officer Rodrigo Hernandez.

II. CONSIDERATION OF REVIEW & APPROVAL OF MINUTES FROM AUGUST 3RD, 2017 REGULAR MEETING.

Jerry Carrillo made a motion to approve meeting minutes. Richard Hanby seconded motion. Vote was 7 in favor and 0 against. 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) Board members were given a compact disc with pictures of properties to review prior to meeting.

A. 301 E 27th St. – accessory structure – Estate of Alex Pacheco; Charlene Lopez; City of San Angelo (City Clerk). Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **301 E 27th St.** Initial notice was sent on 10/04/2014. Building value is \$0/\$3,850.

Taxes are current. Three vagrants are living in accessory building. Joanna Jackson will also clear off fence. Jerry Carrillo asked if any contact with anyone. Joanna Jackson stated no. Ophelia Hernandez lives across alley. Has made numerous calls to Police Department. Would appreciate it if accessory building is bulldozed. No other board questions.

Joanna's recommendation is to Remove or Demolish Accessory Building within 60 days. Brooks Wehner 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 Accessory Building within 60 days. Jerry Carrillo seconded motion. Vote was 8 in favor and 0 against. Motion passed.

B. 734 W. Avenue Z – residential and accessory structures – Cruz G. Rodriguez (Deceased); Maria Rodriguez. Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **734 W. Avenue Z.** Initial notice was sent on 04/10/2017. Building value is \$18,820/\$7,500.

Owner has been unsuccessful in evicting occupants. Neighbors have reported multiple parties in backyard. No water to house (last utilities 01/07/2011). Gregg Stratton (738 W. Avenue Z) agrees with Joanna Jackson's assessment. Multiple vandalisms to property. Multiple people on 734 W. Avenue Z property. Commented it was interesting to note property has no water. Perfecto Gomez lives across alley. Afraid of kids on property at night. Tired of calling police. Richard Lopez states that neighbors have problems with

unsupervised kids. Thinks problem is with adults. Kevin Bond explained Board purpose – whether building is legal. Al Torres explained legality of living in accessory building and house with no utilities. Brooks Wehner asked Joanna about water issue being enforced. Joanna Jackson enforces board order. Officer Rodrigo Hernandez lives across street from property. Claims property is gang hang-out, kids know the system and police response times. Elderly are afraid of living in area. Kids have tagged fences and area. Rodney Mayberry stated accessory structure is inferior. Bill Ford asked why kids can't be arrested for illegal activity. Jerry Carrillo and David Jacobo asked legal questions to Joanna Jackson.

Joanna's recommendation is to Clean Out and Secure Residential and Accessory Structures within 60 days. Richard Hanby 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 Structure and Remove or Demolish Accessory Structure within 60 days. Jerry Carrillo seconded motion. Vote was 8 in favor and 0 against. Motion passed.

C. 220 Bird St. – accessory structures – Jose Franco; Julia Franco (Deceased); Esther Chancellor; Fred S. Groseclose; Ronald R. Goodwin (Trustee).

Pulled from agenda on 09/07/2017. See attached memo.

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

Board previously heard file on property in February 2017. Property was not evacuated. City Attorney is in process of eviction proceedings. August 2017, Joanna Jackson called to address by Sheriff's Office while serving a warrant which allowed her access to inside of house. Various machinery comes & goes from around house. Bicycle repair shop in living room. Electric cord was hooked to neighbor's house. Jerry Carrillo asked how long eviction process is. Brandon Dyson stated at least 1 month long after occupants are found to be served. Joanna Jackson stated no pets present. Richard Hanby asked about contact with executor of estate. Joanna Jackson stated no. Brandon Dyson stated talked to executor's lawyer. Probate was in 2011, no contact since. Probate is still open. Jerry Carrillo reminded Board they had already done due diligence first time property brought before Board. Joanna Jackson stated if Board issued Clean Out and Secure order, she would still have to wait for eviction order. If Board issued Remove or Demolish order, she could demo structure on Day 61.

Joanna's recommendation is to Remove or Demolish 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 Remove or Demolish the Residential Structure within 60 days. David Jacobo seconded motion. Vote was 7 in favor and 1 against. Motion passed.

E. 2668 Vista Del Arroyo Dr. – residential structure – Ronald Socha (Deceased); Ann Socha; Sarah Waters. Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **2668 Vista Del Arroyo Dr.** Initial notice was sent on 03/26/2014. Building value is \$205,200/\$21,000.

Stacked with "stuff" in every room. Structural damage – interior roof leaking. Jerry Carrillo asked Joanna Jackson if she has money in her budget to clean out this massive property. Water and electricity are turned on. Joanna Jackson will bill owner for cost. Huge bee hive in east wall of 2nd story. Dexter Bryant lives next door. Attacked by aggressive bees. Has watched multiple animals come and go from inside structure. Claims Ann Socha doesn't care what happened to him. Claims can't use most of his backyard due to bees. Jerry Carrillo asked about protecting bees. Joanna Jackson said she has several methods at her disposal, including beekeepers. Ann Socha (owner) states husband died suddenly. House simply became storage. Has crew coming on Monday (09/11/2017) to clean out house. Has called bee company several times. Kevin Bond asked if Ann Socha understands Clean Out and Secure order. She stated yes. Alicia Cole (lives catty-corner to property) very upset about structure and safety of children. Ross Coleman was called to house after bee attack on Dexter Bryant. Inspected house for bees. Structure and property are fire hazard. Joy Morehead claims bees are hazard for public on Arroyo Trail. Structure is fire hazard. Richard Hanby asked her what her choice would be. Joy Morehead stated she didn't know about structures but knows it is a hazard. Celita Killingsworth asked about 60 days limit. Thinks Ann Socha will not get structure

cleaned out. Wants city to clean out house. Kelly Jelensperger thinks house is a serious fire hazard and scared for her own home. Thinks that remodeling house will be expensive. Joanna Jackson assured Board she will verify total Clean Out and Secure of property after Ann Socha does clean out. Joanna Jackson can also then verify structure status. Bill Ford thinks house is fixable.

Joanna's recommendation is to Clean Out and Secure Residential Structure within 60 days. Bill Ford made a motion that based on information provided by staff, the residential structure and property is found to be a public nuisance and based on that finding, moves to Clean Out and Secure Residential Structure and property within 60 days. Jerry Carrillo seconded motion. Vote was 8 in favor and 0 against. Motion passed.

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

Joanna stated:

19 properties have been demolished.

81 properties were removed from list.

6 properties have orders for demolition.

6 properties have orders to be cleaned out and secured.

54 properties working with Fire Prevention Office.

9 commercial properties on list.

V. DISCUSSION OF STATUS OF PROPERTIES WITH OUTSTANDING CONSTRUCTION BOARD ORDERS AND AVAILABILITY OF CITY STAFF FOR ACCOMPLISHING WORK REQUIRED UNDER ORDERS.

Joanna Jackson is having scheduling issues with Street and Bridge crew used for Board orders. Three properties have eviction orders in process. Ross Coleman stated Street and Bridge crew is really trying to work on streets. May have to start working properties quarterly.

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

None.

VII. CONSIDERATION FOR FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.

Discuss setting time limits for speaking for persons from public.

VIII. ADJOURNMENT.

Jerry Carrillo made a motion to adjourn meeting at 4:23p.m. Richard Hanby seconded motion. Vote was 8 in favor and 0 against. Motion passed.



Chairman Construction Board of Adjustments & Appeals