



The City Of

San Angelo, Texas

52 W. College Avenue
San Angelo, TX 76903

**Construction Board of Adjustments and Appeals
Regular Meeting Minutes
Thursday, October 05, 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.

Meeting was called to order at approximately 3:02 p.m. by Vice-Chairman Richard Hanby. Following board members were present: Kevin Bond (3:05 p.m.), Lyndon Butler, Jerry Carrillo, Bill Ford, Richard Hanby, David Jacobo, and Brooks Wehner. Rodney Mayberry was absent from meeting. Also attending 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 Debbie Lara and Fernando Lara.

II. CONSIDERATION OF REVIEW & APPROVAL OF MINUTES FROM SEPTEMBER 7TH, 2017 REGULAR MEETING.

Brooks Wehner made a motion to approve meeting minutes. David Jacobo seconded the motion. Vote was 6 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 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. 224 Bird St. – accessory structures – Fernando M. Lara; Debbie Lara; Rusty Dean (Attorney-at-Law). Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **224 Bird St.** Initial notice was sent on 04/10/2017. Building value is \$45,390/\$5,000.

Taxes are behind. Mr. Lara has been in contact with Al Torres about building. Building has had a fire in past. Owners were told, when they bought property, that structure used to be an efficiency apartment.

Joanna Jackson's recommendation is to Table this Property for 30 days. David Jacobo made a motion that based on information provided by staff, the accessory structures are found to be a public nuisance and based on that finding, moves to Table this Property for 30 days. Richard Hanby seconded motion. Vote was 7 in favor and 0 against. Motion passed.

B. 506 N. Browning St. – residential structure – Wally Hernandez; Yolanda Hernandez (deceased); Occupants; City of San Angelo (City Clerk); Rusty Dean (Attorney-at-Law). Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **506 N. Browning St.** Initial notice was sent on 08/21/2016. Building value is \$33,340/\$4,250.

No contact with owner. Accessory structure has been reported to Code enforcement. No utilities – water. Board members gave Joanna additional information on accessory structure. Someone living in accessory structure with an electric cord from main house. Someone living in residential structure has electricity.

Joanna Jackson's recommendation is to Vacate, Clean Out, and Secure Residential Structure within 60 days. Lyndon Butler 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 Residential Structure within 60 days. David Jacobo seconded motion. Vote was 7 in favor and 0 against. Motion passed.

C. 2817 N. Irving St. – accessory structure – Joe Cruz Carrillo. Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **2817 N. Irving St.** Initial notice was sent on 07/25/2017. Building value is \$19,600/\$10,080.

On 09/25/2017, owner (Joe Carrillo), stated he was having building leveled. Has added some siding. Joe Carrillo wants to repair structure. Kevin Bond did question Richard Hanby when he made motion if he stated motion correctly since it was different from Joanna Jackson's recommendation. Richard Hanby stated "Yes" he had stated correctly.

Joanna Jackson's recommendation is to Repair, Remove or Demolish Accessory Structure within 60 days. Richard Hanby made a motion that based on information provided by staff, the accessory structure is found to be a public nuisance and based on that finding, moves to Remove or Demolish Accessory Structure within 60 days. David Jacobo seconded motion. Vote was 5 in favor and 2 against. Motion passed.

D. 703 Jones St. – accessory structure – Martin Claudio Moreno; Martina Moreno. Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **703 Jones St.** Initial notice was sent on 01/24/2017. Building value is \$12,540/\$5,440.

Owner wants to continue to remove accessory structure.

Joanna Jackson's recommendation is to Remove or Demolish Accessory Structure within 60 days. Jerry Carrillo made a motion that based on information provided by staff, the accessory structure is found to be a public nuisance and based on that finding, moves to Remove or Demolish Accessory Structure within 60 days. Bill Ford seconded motion. Vote was 7 in favor and 0 against. Motion passed.

E. 2101 Lillie St. – residential and accessory structures – Carrie Lee Ross (deceased); Occupants; Rusty Dean (Attorney-at-Law). Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **2101 Lillie St.** Initial notice was sent on 08/22/2017. Building value is \$44,640/\$19,730.

Water turned off March 2017. Taxes are 1 year behind. Back accessory building possibly occupied. No utilities. Discussion of "do's and don'ts" for personal safety for board members who are driving by properties to see properties in person before meeting.

Joanna Jackson's recommendation is to Vacate, 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 Vacate, Clean Out and Secure Residential and Accessory Structures within 60 days. Brooks Wehner seconded motion. Vote was 7 in favor and 0 against. Motion passed.

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

Joanna stated:

21 properties have been demolished.

97 properties were removed from list.

7 properties have orders for demolition.

8 properties have orders to be cleaned out and secured.

53 properties working with Fire Prevention Office.

9 commercial properties on list.

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

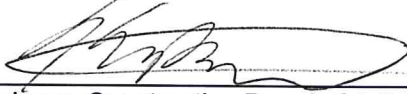
Jerry Carrillo asked about property on Avenue Z. Joanna Jackson stated property owner wants to demolish all buildings on property. Jerry Carrillo then asked about property on 21st St. Joanna Jackson stated water had been turned on, so file was closed. Joanna Jackson then stated that she had been videotaped by City videographer. Video showed quite a bit about what she was dealing with on these properties.

VI. CONSIDERATION FOR FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.

Reference to setting time limits for public speaking. Brandon Dyson stated this did not need to be an agenda item since a statement had been added to agenda stating there would be time limits. Board discussion on amount of time. Chairman will announce at first of meetings from now on about the 3 minute time limit. Al Torres reminded Board of having to take the "Open Records/Meetings" course on-line. Still do not have certificates of completion from Bill Ford, David Jacobo, Lyndon Butler, or Rodney Mayberry.

VII. ADJOURNMENT.

Richard Hanby made a motion to adjourn meeting at 3:36 p.m. Lyndon Butler seconded motion. Vote was 7 in favor and 0 against. Motion passed.



Chairman Construction Board of Adjustments & Appeals