



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 01, 2018
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 3:06p.m. by Chairman Kevin Bond. Following board members were present: Kevin Bond, Bill Ford, Richard Hanby, David Jacobo, Rodney Mayberry, and Brooks Wehner. Lyndon Butler, and Jerry Carrillo were absent from meeting. Also attending meeting were Building Official Alfonso Torres, Permits Clerk Debbie McCleery, Assistant City Attorney Brandon Dyson, and Dangerous Buildings Inspector Joanna Jackson. Audience members were Billy Young, Christine (McAllister) Young, and Krista Johnson (San Angelo Standard-Times).

II. CONSIDERATION OF REVIEW & APPROVAL OF MINUTES FROM JANUARY 4TH, 2018 REGULAR MEETING.

Brooks Wehner made a motion to approve meeting minutes. David Jacobo seconded 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 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. 611 W. 15th St. – residential structure – Amy L. Lockhart; City of San Angelo (City Clerk). Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **611 W. 15th St.** Initial notice was sent on 11/29/2017. Building value is \$52,790/\$4,250.

Has been two fires in house. Owner (lives in Virginia) finally called Joanna Jackson on 01/31/2018. House has not stayed secured. Fire has been started both times in same place in house. Extreme damage on left side of duplex. Owner wants to save right side of duplex. David Jacobo asked about possibility of another fire in house in near future. Joanna stated there was a high likelihood of that happening. Bill Ford thinks there is nothing left to salvage. Al Torres stated, based on pictures only, inspectors will not allow materials to remain. Kevin Bond stated if a plan was submitted by owner, then Board may consider differently.

Joanna Jackson's recommendation is to Remove or Demolish Residential Structure within 60 days. Bill Ford 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 Residential Structure within 60 days. David Jacobo seconded motion. Vote was 6 in favor and 0 against. Motion passed.

B. 415 E. 21st St. – residential and accessory structures – Terry McClain; Sandra M. Owens; City of San Angelo (City Clerk); Rusty Dean (Attorney-at-Law). Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **415 E. 21st St.** Initial notice was sent on 09/22/2017. Building value is \$23,860/\$11,090.

No contact with owners or Trustee (Terry McLain – lives in Florida). Indications of vagrants inside house. Back of house burned. Accessory buildings – no roofs. Multiple violations for all structures. No public comments. Brooks Wehner asked about fire in house and amount of damage. Joanna Jackson stated about 50% damaged. Demolition lien will be sent to Terry McLain for all structures.

Joanna Jackson's recommendation is to Remove or Demolish the Residential and both 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 Remove or Demolish the Residential and both Accessory Structures within 60 days. David Jacobo seconded motion. Vote was 6 in favor and 0 against. Motion passed.

C. 1922 Spaulding St. – residential structure – Billy Young; Christine McAllister; Discover Bank (c/o Discover Products, Inc.); City of San Angelo (City Clerk). Joanna Jackson, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **1922 Spaulding St.** Initial notice was sent on 12/12/2017. Building value is \$23,040/\$5,240.

No contact until 02/01/2018. Extreme amount of trash inside house. Animals inside & outside of house. Building is open. Brooks Wehner asked about utilities and taxes. No utilities. Taxes behind for this year only (Christine Young commented from audience floor that taxes were paid). Christine (McAllister) Young spoke. Wants to clean out house and make repairs. Husband (Billy Young) found house in state shown in pictures. Robles roofing will put on new roof. Christine Young claims that she will be receiving a back pay check from Social Security that will be more than enough to make all repairs. Bill Ford asked about technically making house safe. Joanna Jackson replied that if Young fixes roof, cleans out building and boards building, then the owners will have technically met minimum standards for a dangerous building. Young would then need to pull Building permit for rest of remodel. Rick Hanby asked Christine Young if Board tabled motion for 30 days could Young bring back a budget and timeline. Board confused on Clean Out and Secure order or Repair, Remove or Demolish Order. Bill Ford thinks house not salvageable.

Joanna Jackson's recommendation is to Remove or Demolish Residential Structure within 60 days. Rick Hanby 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 Repair, Remove or Demolish Residential Structure within 60 days. Bill Ford seconded motion. Vote was 4 in favor and 2 (David Jacobo & Brooks Wehner) against. Motion passed.

Christine Young extremely upset with Board decision. Brooks Wehner wanted to continue discussion on subject. Brandon Dyson advised Board had to make a motion to reconsider this item. Rodney Mayberry made a motion to reconsider motion just approved. David Jacobo seconded motion. Vote was 4 in favor and 2 (Bill Ford & Kevin Bond) against. Motion passed.

Brooks Wehner made a motion to Clean Out and Secure Residence within 60 days. Rodney Mayberry seconded motion. Vote was 3 in favor and 3 against. Motion failed.

Joanna Jackson stated that house needed to be gutted to become livable. Brooks Wehner stated that he and Christine Young were not concerned about cost. Joanna Jackson reminded Board that a Repair order does not mean livable conditions, only that owners must repair roof, remove combustibles and secure all openings.

Rick Hanby 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 Re-instate first motion of Repair, Remove or Demolish Residential Structure within 60 days. Bill Ford seconded motion. Vote was 6 in favor and 0 against. Motion passed.

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

Joanna stated:

0 properties have been demolished.

17 properties were removed from list.

12 properties have orders for demolition.

11 properties have orders to be cleaned out and secured.

54 properties working with Fire Prevention Office.

13 commercial properties on list.

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

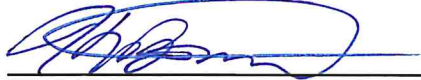
None.

VI. CONSIDERATION FOR FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.

Al Torres spoke. First: This is was Jerry Carrillo's last official meeting. His tenure is ended. He is welcome to attend as a board member until a replacement is found. Second: Elections for Board President and Vice-President are to be held at next month's meeting.

VII. ADJOURNMENT.

Rodney Mayberry made a motion to adjourn meeting at 3:53p.m. David Jacobo seconded motion. Vote was 6 in favor and 0 against. Motion passed.



Chairman Construction Board of Adjustments & Appeals