



The City Of

# San Angelo, Texas

52 W. College Avenue  
San Angelo, TX 76903

**Construction Board of Adjustments and Appeals  
Regular Meeting Minutes  
Thursday, November 08, 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 Charlie Kemp, Building Official)

**I. CALL MEETING TO ORDER AND ROLL CALL.**

Meeting was called to order at approximately 3:11p.m. by Richard Hanby. Following board members were present: Lyndon Butler, Roger Julien, Bill Ford, Richard Hanby, and David Jacobo. Kevin Bond, Rodney Mayberry, and Brooks Wehner were absent from meeting. Also attending meeting were Building Official Charlie Kemp, Permits Clerk Debbie McCleery, Assistant City Attorney Brandon Dyson, Dangerous Buildings Inspector Samantha Schwartz, Fire Chief Brian Dunn and Fire Administrative Assistant Yvonne Bartz. Audience members were Irma Barron, Monica Cuellar, Patrick Cuellar, Eulogia Santos, and Javier Santos.

**IA.** Elected Chairman and Co-Chairman were absent from meeting. Richard Hanby made a motion to nominate Bill Ford as Chairman for this meeting. David Jacobo seconded the motion. Vote was 5 in favor and 0 against. Motion passed.

**II. CONSIDERATION OF REVIEW & APPROVAL OF MINUTES FROM OCTOBER 4<sup>TH</sup>, 2018 REGULAR MEETING.**

Roger Julien made a motion to approve meeting minutes. Richard Hanby seconded motion. Vote was 5 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 Samantha Schwartz, Dangerous Building Inspector)**

**A. 612 E. 16th St. – residential structure –Jose I. Ornelas; Rosie H. Ornelas; Occupants; Rusty Dean (Attorney-at-Law).** Samantha Schwartz, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **612 E. 16th St.** Initial notice was sent on 09/27/2018. Building value is \$106,950/\$18,140.

Electrical open to elements; holes in roof; cracks in bricks; wood rot; water damage to foundation and ceiling; burned wiring; mold. Charlie Kemp stated Electrical Inspector Austin Ayers did inspection of electrical. It did not pass. They need a licensed electrician to pull permit and do work. Water turned off in September. Electricity is off.

Samantha Schwartz's recommendation is to Clean Out and Secure Residential Structure within 60 days. Roger Julien 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 and Repair Residential Structure within 60 days. David Jacobo seconded motion. Vote was 5 in favor and 0 against. Motion passed.

**B. 1149 E. 23rd St. – residential structure and travel trailer – Joann Moncado; Terry Lynn Terry (fka Teresa Lynn Sanchez); Rusty Dean (Attorney-at-Law).** Samantha Schwartz, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **1149 E. 23rd St.** Initial notice was sent on 08/30/2018. Building value is \$45,190.

2018 taxes not paid. Tarps on roof; wood rot; water damage on ceiling; floor soaked from roof leak; mold; structure cracking; floors rotting; exposed wiring. Not meeting code. No water or electricity turned on.

People still living in house. Bill Ford believes house is structurally sound, but will require lots of money to fix. Samantha Schwartz unable to contact owner. Monica Cuellar is older sister of owner who is now incarcerated. Didn't know property was this bad. Would possibly like to save it. Roger Julien stated process of orders. Bill Ford thinks house should be sold then fixed. Doesn't see owner being able to fix it. Richard Hanby asked if Monica Cuellar has authority to clean out and repair residence. Monica Cuellar only has verbal authority. Richard Hanby wants Clean Out and Secure Order. Lyndon Butler agrees. Samantha Schwartz getting multiple calls on people breaking into residence. Brandon Dyson gave definition of Clean Out and Secure Order and Repair, Remove or Demolish Order. Samantha Schwartz believes house can be cleaned out, but not sure if it will stay secured. Bill Ford re-stated that currently house structure is sound but will not be for much longer if we get more rain.

Samantha Schwartz's recommendation is to Remove or Demolish Residential Structure within 60 days. Richard 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 Clean Out and Secure Residential Structure within 60 days. Lyndon Butler seconded motion. Vote was 5 in favor and 0 against. Motion passed.

**C. 318 E. 25th St. – residential structure – Eulogia Santos; Occupants.** Samantha Schwartz, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **318 E. 25th St.** Initial notice was sent on 09/24/2018. Building value is \$9,600/\$3,850.

Taxes are current. Mobile home stairs and porch are dilapidated; broken windows are boarded; missing skirting; fire on floor; exposed wiring; holes in ceiling; graffiti on walls; water damage on ceiling; holes in flooring. Overall dilapidated and fire damaged. No water but does have electricity. Has had multiple fires inside and outside of structure. Eulogia Santos and Javier Santos spoke. Two sons living in trailer but are destroying it. Claims she is paying water bill. David Jacobo asked how long to sell house? 60 days. Richard Hanby asked if anyone has looked at trailer to move it. Eulogia Santos just wants to sell it. Samantha Schwartz check this morning. Water is still turned off.

Samantha Schwartz's recommendation is to Remove or Demolish 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 Clean Out and Secure Residential Structure within 60 days. Motion did not receive a second. Motion failed. Richard 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. David Jacobo seconded motion. Vote was 5 in favor and 0 against. Motion passed.

**D. 2101 Lillie St. – residential and accessory structures – Carrie Lee Ross (Deceased); Shirley J. Ray; Rusty Dean (Attorney-at-Law).** Samantha Schwartz, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **2101 Lillie St.** Initial notice was sent on 10/02/2018. Building value is \$46,260/\$9,860.

Previous Clean Out and Secure order on property. Roof damaged; windows broken; bricks cracking; porch truss is water damaged; siding missing. Bill Ford asked about asbestos siding. How did City handle it? Charlie Kemp stated that it is handled by State of Texas on residences. Missing flooring – open to ground; cracked foundation; mold; ceiling sagging and missing. No water or electricity. Accessory building is open; floor caving in due to water damage; walls open and missing; windows broken; door propped up at header. Building is open to transients. Worried about kids' safety.

Samantha Schwartz's recommendation is to Remove or Demolish Residential and Accessory Structures within 60 days. David Jacobo 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 Residential and Accessory Structures within 60 days. Roger Julien seconded motion. Vote was 5 in favor and 0 against. Motion passed.

#### **IV. PUBLIC COMMENTS (ON MATTERS OF INTEREST FOR FUTURE CONSIDERATION). (Presentation by Samantha Schwartz, Dangerous Building Inspector)**

**A. 3608 N. Chadbourne St. (Brite Mara Apartments).** Owner is working on property to bring it up to code.

**B. 226 W. Avenue N. St. (Property originally tabled by Board in September.)** Owner is working on property to bring it up to code.

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

Samantha Schwartz stated:

- 3 Board Orders
- 2 Demolitions
- 1 Secure, Clean Out and Vacate with Demolition of Back Porch
- 44 Complaints
- 10 Working with Owners
- 3 Re-secured Buildings
- 20 Waiting on response from first letter of violation
- 14 Closed

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

None.

**VII. CONSIDERATION FOR FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.**

Samantha Schwartz asked Board members if they wanted to change dates for December and January meetings. Board stated they wanted to keep dates as currently scheduled.

**VIII. ADJOURNMENT.**

Roger Julien made a motion to adjourn meeting at 4:18p.m. David Jacobo seconded motion. Vote was 5 in favor and 0 against. Motion passed.



12/6/10

\_\_\_\_\_  
Chairman Construction Board of Adjustments & Appeals