



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 04, 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 3:04 p.m. by Co-Chairman Brooks Wehner. Following board members were present: Kevin Bond, Roger Julien, Bill Ford, David Jacobo, and Brooks Wehner. Lyndon Butler, Richard Hanby, and Rodney Mayberry were absent from meeting. Also attending meeting were Building Official Charlie Kemp, Permits Clerk Debbie McCleery, Assistant City Attorney Brandon Dyson, Fire Chief Brian Dunn, Dangerous Buildings Inspector Samantha Schwartz, and Administrative Assistant Yvonne Bartz. Audience members were Jill Bridges, Alana Edgin, Jeremy Gomez, Salena Gomez, Colton Schwartz, and Raistlyn Schwartz.

II. CONSIDERATION OF REVIEW & APPROVAL OF MINUTES FROM SEPTEMBER 6TH, 2018 REGULAR MEETING. Bill Ford made a motion to approve meeting minutes. Kevin Bond seconded the 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) Board members were given a compact disc with pictures of properties to review prior to meeting.

A. 4325 Bowie St. – residential and accessory structures – David J. Bridges; City of San Angelo (City Clerk); Joy Ward. Samantha Schwartz, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **4325 Bowie St.** Initial notice was sent on 01/29/2018. Building value is \$24,860/\$16,000.

Taxes are current. Back patio add-on is collapsing. Bill Ford stated rest of building is structurally sound. Accessory building has been vandalized and painted with graffiti. Jill Bridges spoke. Husband moved to Abilene in 2004. Family wants to Clean Out and Secure structure then sell property. Brooks Wehner explained Clean Out and Secure order. Bill Ford wants back patio torn down as well. Jill Bridges is getting someone to mow property within 1 week. Kevin Bond asked about accessory structure internally. Samantha Schwartz stated she was unable to get to building to look inside. Bill Ford wants accessory structure secured. Kevin Bond concerned about issuing Remove or Demolish Order for accessory structure.

Samantha Schwartz's recommendation is to Clean Out and Secure Residential Structure and Remove or Demolish Accessory Structure 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 Residential Structure with Remove or Demolish of Back Patio Area and Clean Out and Secure Accessory Structure within 60 days. David Jacobo seconded motion. Vote was 5 in favor and 0 against. Motion passed.

B. 3608 N. Chadbourne St. – commercial structures – Miguel Torres Rosales; Apartment Info Referral Services, Inc.; CHill Properties dba Nest Egg Properties; CHill Properties (Chris Hill); City of San Angelo (City Clerk); Lee M. Kirner, Trustee c/o Cantey Hanger, LLP; Multi-Family and Commercial Lending Corp dba Apartment Lending Corp.; Nest Egg Properties; Janie H. Giddiens c/o Premier Property Management; River City Apartments (David H. Walter); US Bank NA. Samantha Schwartz, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **3608 N. Chadbourne St.** Initial notice was sent on 10/19/2017. Building value is \$5,830/\$41,300.

Miguel Torres Rosales sold property on 10/03/2018. Bill ford stated new owner has started work without permit. Charlie Kemp stated there are zoning issues to resolve before permit can be issued. Apartments are gutted. Roof is caved in or missing in sections. Buildings are not structurally sound. As of 10/03/2018, Samantha Schwartz's original recommendation was to Remove or Demolish the structures, but there is a new owner as of 10/04/2018. Multiple Board questions to Brandon Dyson about legal questions of what can be done.

Samantha Schwartz's recommendation is to Remove or Demolish Commercial Structures within 60 days. Kevin Bond made a motion to Table this property for 30 days. David Jacobo seconded motion. Vote was 5 in favor and 0 against. Motion passed.

C. 1901 Hill St. – residential structure – A.C. Martinez (deceased); Christinia Martinez (deceased); City of San Angelo (City Clerk); Rust Dean (Attorney-at-Law). Samantha Schwartz, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **1901 Hill St.** Initial notice was sent on 02/16/2018. Building value is \$16,130/\$5,000.

Property not structurally sound. Building not secured. Pictures shown are after last Clean Out and Secure Order from Board. Building not inhabitable. Kevin Bond asked about Clean Out and Secure Order. Samantha Schwartz stated she found building to be unsafe when executing Clean Out and Secure Order. Owners are deceased. Salena Gomez spoke. Lives next door. Building unsafe and attractive nuisance for kids. Building stinks. Agrees with request for demolition order.

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

D. 809 N. Pope St. – residential and accessory structures – Ernesto Ibarra (deceased); Maria Ibarra; Jose Raul Rivas. Samantha Schwartz, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **809 N. Pope St.** Initial notice was sent on 08/30/2018. Building value is \$7,830/4,080.

Dilapidated, not weather-proof, not secured. Accessory building has transients living inside. No utilities. Roof collapsing. Danger to public. Bill Ford has seen property.

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

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

Samantha Schwartz stated:
3 properties have Board Orders.
1 properties have Remove or Demolish Order.
2 properties have orders to be Cleaned Out, Secured and Vacate.
8 properties working with Fire Prevention Office.
30 Complaints
1 City Clean Out and Secure.
2 Re-secure Properties.
10 Actively Working on.
15 Closed.

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

Samantha Schwartz asked that November 1 Board meeting be moved to 1:30 p.m. or move meeting to November 8, 2018. Kevin Bond made a motion that meeting be moved to November 8, 2018. Bill Ford seconded motion. Vote was 5 in favor and 0 against. Motion passed.

VI. CONSIDERATION FOR FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.

None.

VII. ADJOURNMENT.

Kevin Bond made a motion to adjourn meeting at 3:41 p.m. Bill Ford seconded motion. Vote was 5 in favor and 0 against. Motion passed.

Acting chair, Bill Ford

Chairman-Construction Board of Adjustments & Appeals