



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 3, 2019
McNease Convention Center
City Hall -- East Mezzanine Conference Room -- 72 College St.**

(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 3:00p.m. by Vice-Chairman Brooks Wehner. Following board members were present: Lyndon Butler, David Jacobo, Roger Julien, and Brooks Wehner. Rodney Mayberry and John Rodgers were absent from meeting. Also attending meeting were Building Official Charlie Kemp, Permits Clerk Debbie McCleery, Assistant City Attorney Brandon Dyson, and Dangerous Buildings Inspectors, Clinton Gibbens and Samantha Schwartz.

II. CONSIDERATION OF REVIEW & APPROVAL OF MINUTES FROM SEPTEMBER 5TH, 2019 REGULAR MEETING.

David Jacobo made a motion to approve meeting minutes. Lyndon Butler seconded motion. Vote was 4 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 and Clinton Gibbens, Dangerous Building Inspectors)

A. 322 E. 8th St. – residential structure – Emma Estelle Williams Estate Et Al; Eileen Cavaness Estelle; Rusty Dean (Attorney-at-Law). Clinton Gibbens, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **322 E. 8th St.** Initial notice was sent on 10/26/2018. Building value is \$21,440/\$7,200.

Taxes behind since 2014. Boarded building. Weeds and grass waist high. Snakes in yard. Appears to have holes in siding. No contact with owner. David Jacobo asked if vagrants inside house. None seen. No public comment.

Clinton Gibbens' 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 Remove or Demolish Residential Structure within 60 days. David Jacobo seconded motion. Vote was 4 in favor and 0 against. Motion passed.

B. 716 W. 15th St. – residential structure – Amanda Martinez; Dora Martinez (Deceased); Rusty Dean (Attorney-at-Law); City of San Angelo (Attn: City Clerk). Clinton Gibbens, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **716 W. 15th St.** Initial notice was sent on 04/09/2019. Building value is \$23,460/\$420.

Taxes behind since 2015. Some windows boarded. Vehicles in back. Nuisance house. Police show up at house on regular basis. Samantha Schwartz has been in house. Filled with trash. Utilities are off. Some vagrants living inside.

Clinton Gibbens' recommendation is to Clean Out and Secure 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 to Clean Out and Secure Residential Structure within 60 days. Roger Julian seconded motion. Vote was 4 in favor and 0 against. Motion passed.

C. 4932 Armstrong St. – residential structure – Jerry Lohse (Deceased). Clinton Gibbens, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **4932 Armstrong St.** Initial notice was sent on 06/19/2019. Building value is \$20,110/\$2,380.

Taxes behind since 2016. Severely overgrown – waist high. Multiple boats and vehicles abandoned on property. Roof-line and soffit deteriorated with tires on roof. Carport rotted thru. Wood on building deteriorated. Brooks Wehner asked if anyone has been contacted – Clinton Gibbens stated letters all returned, so no contact with anyone. Family is deceased or in jail though someone is paying on taxes – unknown who. Major fire load inside and outside residence. Vehicles are not moving. Vagrants inside at night. Brandon Dyson asked Samantha Schwartz if she had considered getting Administrative Search Warrant since Samantha Schwartz has been unable to get into house recently to check. Samantha Schwartz stated she would get that. Brooks Wehner asked about possible Clean Out and Secure Order – would not help matter. Lyndon Butler asked if they could table matter and then bring back for Remove or Demolish order. Already being asked for.

Clinton Gibbens' recommendation is to Remove or Demolish 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 Remove or Demolish Residential Structure within 60 days. David Jacobo seconded motion. Vote was 4 in favor and 0 against. Motion passed.

D. 811 N. Chadbourne St. – commercial structure – Juan Fernandez; Anita Fernandez (Deceased). Clinton Gibbens, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **811 N. Chadbourne St.** Initial notice was sent on 07/02/2019. Building value is \$850/\$30,070.

Taxes behind since 2018. Open to elements. Walls are bowing. Front facade peeling away. Brooks Wehner asked about electric line on facade. David Jacobo asked if electric company could cut line to building to remove danger. Samantha Schwartz will contact electric company. Roof pulling up. Back of building covered in graffiti. Siding peeling. Owner willing to have building demolished. Brooks Wehner asked when structure built. Samantha Schwartz stated looks like in 1940's. Building is empty. Vagrants in/out of building. Charlie Kemp spoke. Will need asbestos survey done since commercial building before demolition can begin. Brooks Wehner asked about Clean Out and Secure Order. Building is empty and boarded. Owners not doing anything with building. Brandon Dyson stated that if owner is working towards completion, then Samantha Schwartz can work with them.

Clinton Gibbens' recommendation is to Remove or Demolish Commercial Structure within 60 days. Lyndon Butler made a motion that based on information provided by staff, the commercial structure is found to be a public nuisance and based on that finding, moves to Remove or Demolish Commercial Structure within 60 days. Roger Julien seconded motion. Vote was 4 in favor and 0 against. Motion passed.

E. 713 S. Oak St. – commercial structure – City of San Angelo. UPDATE.

Samantha Schwartz asked for 30-day extension since in process of bid and getting it completed. Brandon Dyson stated bids have been received and approved by City Council. No action needed by Board.

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

22 Demolitions
74 Removed from List
2 With Orders for Demolition
6 Secure, Clean Out and Vacate
24 Working with Owners
17 Commercial Properties

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


David Jacobo requested a 15 minute time limit be set for cancelling meeting due to lack of quorum showing for meeting. Board was in agreement.

VI. CONSIDERATION FOR FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.

None.

VII. ADJOURNMENT.

Roger Julien made a motion to adjourn meeting at 3:38 p.m. Lyndon Butler seconded motion. Vote was 4 in favor and 0 against. Motion passed.



Chairman Construction Board of Adjustments & Appeals

12/5/19