



The City Of

San Angelo, Texas

52 W. College Avenue
San Angelo, TX 76903

**Construction Board of Adjustments and Appeals
Regular Meeting Minutes
Thursday, September 05, 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 3:29p.m. by Vice-Chairman Brooks Wehner. Following board members were present: Lyndon Butler, David Jacobo, John Rodgers, and Brooks Wehner. Rodney Mayberry and Roger Julien were absent from meeting. Also attending meeting were Building Official Charlie Kemp, Deputy Building Official Austin Ayers, Permits Clerk Debbie McCleery, Assistant City Attorney Brandon Dyson, and Dangerous Buildings Inspectors Ross Coleman, Clinton Gibbens and Samantha Schwartz. Audience members were Wayne Cox, Brian Groves, Kyle Henry, Ron Lewis, Brenna Matthews, Cindy Preas, Terry Sinclair, Bill Tiftickjian, Lino Urteaga.

II. CONSIDERATION OF REVIEW & APPROVAL OF MINUTES FROM AUGUST 1ST, 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. 1601 Hassell St. – residential structure – William Franklin Snodgrass (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 **1601 Hassell St.** Initial notice was sent on 08/13/2019. Building value is \$64,750/\$9,800.

Taxes behind since 2015. Trees and brush overgrown. No structural issues can be seen. Transients in/out. Fire Marshal has received multiple complaints on property. Brooks Wehner asked about overgrowth. Bill Tiftickjian spoke. Wife owns property. No one living on property. Police have run off vagrants. Wants to clean up property. Agrees property is currently a mess. John Rodgers asked if property has been probated. Yes. Board members explained Clean Out and Secure order.

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

B. 4511 Travis St. – residential structure – Norberto C. Gonzales, Jr.; Rusty Dean (Attorney-at-Law); City of San Angelo (Attn: City Clerk). Clinton Gibbens, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **4511 Travis St.** Initial notice was sent on 08/13/2019. Building value is \$26,250/\$12,000.

Taxes behind since 2017. Holes in roof. Boarded Building. Overgrown with weeds. No electricity. No water. No response from owner. Questions from Board. Brooks Wehner asked about vagrants. Clinton Gibbens stated no signs. Lyndon Butler asked if this was first time before Board for property. Samantha Schwartz stated property had previously been to Board for Clean Out and Secure Order. John Rodgers asked about liens. Clinton Gibbens stated there are two liens on property from City. Unknown what for.

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.

C. 713 S. Oak St. – commercial structure – City of San Angelo. Ross Coleman, Dangerous Buildings Inspector showed pictures and gave a presentation regarding **713 S. Oak St.**

Property brought before Board three months ago to be demolished. Ron Lewis spoke. Has received bids. Those have been taken to City Council. More information has been requested by City Attorney's office. Will be approximately 09/23/2019 before can get contract. Ross Coleman spoke about building being secured. Has met with contractor on how to brace shared wall. Terry Sinclair spoke. Brooks Wehner asked about shared wall. Ross Coleman stated they were wanting a 30-day extension on time table. Terry Sinclair is having trouble getting loan and insurance to pay his part of costs. Brandon Dyson asked Ron Lewis to check on costs about shared wall. Wall is compromised from water damage. Brooks Wehner asked Terry Sinclair if he will be ok if wall comes down. Terry Sinclair stated he would have to be. Brooks Wehner asked if City was ok with giving Terry Sinclair more time. Terry Sinclair having trouble getting funding. Charlie Kemp spoke about fire barrier and needs plans submitted for permit. John Rodgers asked Charlie Kemp for information on fire barriers. She gave a very short summary of types. Multiple Board discussions. Charlie Kemp needs plans and information for permit in timely manner. Brooks Wehner asked Brandon Dyson if Board could table property for 30 days. Brandon Dyson stated yes. Board decided to table property for 30-days to next meeting.

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

Clinton Gibbens' stated:

- 21 New Complaints
- 2 Re-inspect/Progress
- 10 Working with Owners on Remedies
- 9 Waiting on Response and Code to Clear Brush

V. PUBLIC COMMENTS (ON MATTERS OF INTEREST FOR FUTURE CONSIDERATION).
None.

VI. CONSIDERATION FOR FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.
Brooks Wehner requested a better way for presentation of Appeals, especially those dealing with Life Safety issues and Code specifications. Doesn't want to set a precedence of "bring your problem to Construction Board and it will be approved". Brandon Dyson stated it was being looked at to get copies of staff reports to Board beforehand so members could be reviewing properties and possible Code violations or exceptions.

VII. ADJOURNMENT.
John Rodgers made motion to adjourn meeting at 4:02p.m. Lyndon Butler seconded motion. Vote was 4 in favor and 0 against. Motion passed.



10/3/19

Chairman Construction Board of Adjustments & Appeals