



The City Of

San Angelo, Texas

52 W. College Avenue
San Angelo, TX 76903

**Construction Board of Adjustments and Appeals
Regular Meeting Minutes
April 07, 2022
City Hall
72 W. College St., East Mezzanine Conference Room**

(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 3:03p.m. by Chairman Brooks Wehner. Following board members were present: Scott Allison, Lyndon Butler, John Rodgers, and Brooks Wehner. Also attending meeting were Building Official Charlie Kemp, Permits Clerk Debbie McCleery, Assistant City Attorney Brandon Dyson, and Dangerous Buildings Inspectors Anthony Godines and Samantha Schwartz.

II. CONSIDERATION OF REVIEW & APPROVAL OF MINUTES FROM NOVEMBER 4TH, 2021 REGULAR MEETING.

John Rodgers made a motion to approve meeting minutes. Lyndon Butler seconded motion. Vote was 4 in favor and 0 against. Motion passed.

III. NOMINATION AND ELECTION OF CHAIRMAN AND VICE-CHAIRMAN.

John Rodgers asked who the current Chairman and Vice-Chairman were. Brooks Wehner current Chairman and Lyndon Butler current Vice-Chairman. John Rodgers stated it should remain the same.

John Rodgers nominated Brooks Wehner for Chairman and Lyndon Butler for Vice-Chairman. Scott Allison seconded motion. Vote was 4 in favor and 0 against. Motion passed.

IV. 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 Anthony Godines, Dangerous Building Inspectors)

A. 6 W. 16th St. – residential structure – Karla Cardenas; City of San Angelo (City Clerk). Anthony Godines, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **6 W. 16th St.** Initial notice was sent on 01/11/2022. Building value is \$19,980.

Taxes current. Windows boarded. Siding & foundation issues. Stone pillars collapsing on porch. Entire porch collapsing. Roof is blown off/peeled back. Open holes exposing inside. No electricity. No water since 2018. Nuisance calls about roofing. Not occupied. House sold by owner. Have letter to Board from owner. Brandon Dyson stated letter is part of record. Scott Allison asked how many days can Board give to owner. Multiple Board comments. Scott Allison believes house should be demolished.

Anthony Godines' recommendation is to Remove or Demolish Residence within 60 days. Scott Allison 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 Residence within 60 days. John Rodgers seconded motion. Vote was 4 in favor and 0 against. Motion passed.

B. 504 E. 22nd St. – residential structure and accessory structures – Jean Bundrant; City of San Angelo (City Clerk). Anthony Godines, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **504 E. 22nd St.** Initial notice was sent on 02/04/2022. Building value is \$7,000.

Taxes current. Burned house. Roof Collapsed. No doors. Windows all broken out. Transients in/out. Owner has demolition permit. Owner going to sell property.

Anthony Godines' recommendation is to Remove or Demolish Residence 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 Residence within 60 days. Scott Allison seconded motion. Vote was 4 in favor and 0 against. Motion passed.

C. 223 W. Avenue M – residential structure – Pedro Rodriquez (Deceased); Steven San Miguel; Margaret Rodriquez; City of San Angelo (City Clerk). Samantha Schwartz, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **223 W. Avenue M**. Initial notice was sent on 02/07/2022. Building value is \$6,860.

(Item was addressed 2nd in line for convenience of homeowner.) Taxes current. House boarded before. Code Enforcement just cleaned up trash from outside of residence. Lots of transient traffic. Back porch is collapsing. Door is open. Big fire in back. Roof of garage is rotting thru. Front porch collapsing. Door open. Can't keep transients out. Structural issues – floor collapsing. AEP pulled meter. Water pulled meter. Heavy fire load inside. Steven San Miguel spoke. Just got out of hospital. Doesn't want house demolished. House belonged to great-grandparents. Wants to repair house. John Rodgers asked for budget to repair house to bring to code. Steven San Miguel has no idea of costs. Mother (name unknown) wants to keep house. Brooks Wehner stated Board is sympathetic to plight – worried repairs cost more than house worth. Scott Allison asked about a Clean Out and Secure order number of days. Brandon Dyson stated 60 days. Samantha Schwartz stated they are unable to keep house secured due to transients. Code enforcement just cleaned outside.

Samantha Schwartz's recommendation is to Remove or Demolish Residence within 60 days. John Rodgers 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 Residence within 60 days. Lyndon Butler seconded motion. Vote was 4 in favor and 0 against. Motion passed.

**V. UPDATE OF THE DANGEROUS BUILDING LIST STATUS.
(Presentation by Anthony Godines, Dangerous Building Inspectors)**

8 Demolitions (235 E. 4th, 31 E. 13th, 2314 Dallas, 125 E. Avenue L, 1738 Magnolia, 118 Medina, 1408 Upton, 807 Van Buren)
19 Closed/Resolved
9 Demolition Orders
105 Working Properties
81 Waiting on Responses
14 Working with Owners
10 Preparing for Next Board


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

VII. CONSIDERATION FOR FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.

Debbie McCleery stated that everyone that is involved with the Board would need to watch the video on Open Meetings requirements. She will send everyone the link. She needs the certificate from everyone by the next meeting.

VIII. ADJOURNMENT.

Lyndon Butler made a motion to adjourn meeting at 3:42p.m. Scott Allison seconded motion. Vote was 4 in favor and 0 against. Motion passed.



Chairman Construction Board of Adjustments & Appeals

11/3/22