



The City Of

San Angelo, Texas

52 W. College Avenue
San Angelo, TX 76903

Construction Board of Adjustments and Appeals Regular Meeting Minutes

November 02, 2023

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 3:02p.m. by Scott Allison. Following board members were present: Scott Allison, Laura Beth Calvert, Gary Cortese, Chris Kinsey, Jordan Sefcik, and Michael Spencer (3:09p.m.). Also attending meeting were Building Official Charlie Kemp, Deputy Building Official Austin Ayers, Permits Clerk Debbie McCleery, Assistant City Attorney Holly Voth, Fire Chief Patrick Brody, Fire Marshal Billy Clemons, Dangerous Building Inspector Eric Martinson.

II. CONSIDERATION OF REVIEW & APPROVAL OF MINUTES FROM OCTOBER 05, 2023, REGULAR MEETING.

Gary Cortese made a motion to approve meeting minutes. Chris Kinsey 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 Eric Martinson and Billy Clemons, Dangerous Building Inspectors)

Eric Martinson went over process for determining dangerous buildings.

A. 36 E. 29th St. – residential structure – Charles W. Schkade, Lester Sizemore, Letricia Sizemore. Eric Martinson, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding 36 E. 29th St. Initial notice was sent on 07/25/2023. Building value is \$80,900.

No tax balance as of 10/25/2023. Vandalized. No windows or doors. No electricity or water. Structure is open. Garage/carport in danger of collapse. Overgrown. Shingles falling off roof. Porch is collapsing. Chris Kinsey asked if any communication with owner. None. Letters have been returned to Fire Marshal. Evidence of person living inside structure. Laura Beth Calvert asked about Clean Out and Secure for property. Lien would be charged to property. Charlie Kemp will check with Legal if liens continue with new buildings.

Eric Martinson recommendation is to Demolish & Remove Structure within 60 days. Chris Kinsey 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 Demolish & Remove Structure within 60 days. Michael Spencer seconded motion. Vote was 6 in favor and 0 against. Motion passed.

B. 323/325 W. Avenue V – residential structure – Geneva Muniz. Eric Martinson, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding 323-325 W. Avenue V. Initial notice was sent on 09/07/2023. Building value is \$41,720.

No contact with owner. Tax balance \$829.93 due 10/25/2023. Duplex damaged by vandalism. Constitutes safety danger to people. No accessory buildings. Both porches leaning due to deterioration of blocks. Wood siding rotting. Siding separating from structure leaving holes. No utilities.

Eric Martinson recommendation is to Demolish & Remove Structure within 60 days. Chris Kinsey 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 Demolish & Remove Structure within 60 days. Laura Beth Calvert seconded motion. Vote was 6 in favor and 0 against. Motion passed.

C. 2702 Ben Ficklin Rd. – residential structure – Susan Frausto. Eric Martinson, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding 2702 Ben Ficklin Rd. Initial notice was sent on 09/08/2023. Building value is \$46,970.

\$932.42 taxes due 10/25/2023. Exterior contains vertical and horizontal cracks. Windows boarded. Damaged by vandalism. No utilities. Two accessory buildings open to outside, no roof. Roof supports to rotted. Huge cracks near

foundation. Open at top. Windows broken and boarded. Large vertical cracks. Graffiti on sides. Lots of combustible material inside structure – large potential fire danger. Chris Kinsey asked about communication from owner. None received. Laura Beth Calvert asked about cost of demolition. Lien goes with property. Who does demolition? Stormwater. Susan Frausto spoke. Claims she is going to demolish structure and sell property. Laura Beth Calvert wants to know why Frausto didn't respond. Frausto claims she only received one letter. Charlie Kemp stated a permit is required. Explained permit process. Laura Beth Calvert asked how long all of this has been going on? 2018.

Eric Martinson recommendation is to Demolish & Remove Structure within 60 days. Chris Kinsey 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 Demolish & Remove Structure within 60 days. Laura Beth Calvert seconded motion. Vote was 6 in favor and 0 against. Motion passed.

IV. UPDATE OF DANGEROUS BUILDING LIST STATUS.

(Presentation by Eric Martinson and Billy Clemons, Dangerous Building Inspector)

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

None.

VI. CONSIDERATION FOR FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.

None.

VII. ADJOURNMENT.

Laura Beth Calvert made a motion to adjourn meeting at 3:39p.m. Gary Cortese seconded motion. Vote was 6 in favor and 0 against. Motion passed.



Chairman Construction Board of Adjustments & Appeals