



The City Of

San Angelo, Texas

52 W. College Avenue
San Angelo, TX 76903

Construction Board of Adjustments and Appeals Regular Meeting Minutes

January 04, 2024

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 3:05p.m. by Scott Allison. Following board members were present: Scott Allison, Gary Cortese, Chris Kinsey, Jordan Sefcik, and Michael Spencer. Laura Beth Calvert was absent from meeting. Also attending meeting were Building Official Charlie Kemp, Deputy Building Official Austin Ayers, Permits Clerk Debbie McCleery, Assistant City Attorney Holly Voth.

II. CONSIDERATION OF REVIEW & APPROVAL OF MINUTES FROM DECEMBER 07, 2023, REGULAR MEETING.

Michael Spencer 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)

A. 722 E 17th St. – Residential structure – Travis Keele/Ovation Services, LLC. Eric Martinson, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **722 E 17th St.** Initial notice was sent on 11/17/2023. Building value is \$ 87,450.

Unable to reach owner. Property in process of being sold to company in San Antonio. Building not secured. Accessory building collapsing and full combustible material. Two males are living on property. Major fire hazard - large amount of combustible material on property. Illegal burn on 10/23/2023. Structure fire 01/20/2022. Notified of irate vagrant destroying property. Large vertical cracks from top to bottom. Large cracks on front of structure. Ovation Services – new owner – knows structure is not boarded. Approximately 60 more days until buying process is done. Chris Kinsey asked if Ovation knows about vagrants. Yes. Ovation is blaming previous owner for not boarding structure. Gary Cortese looked at tax website for answers as to why Ovation is "dragging its feet" on process.

Eric Martinson recommendation is to Demolish and Remove Structures 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 and Remove Structures within 60 days. Gary Cortese seconded motion. Vote was 5 in favor and 0 against. Motion passed.

B. 1210 S Abe St. – Residential structure – Ana Rangel; Jose Rangel. Eric Martinson, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **1210 S Abe St.** Initial notice was sent on 11/17/2023. Building value is \$80,600.

Tax balance is \$4083.31. Back of building is partially boarded. Damage from vandalism. Transients inside. Large crack in front porch. Broken windows. Back is wide open. Accessory structure is dilapidated. House was broke into twice with family members living inside. Ana Rangel plans to renovate.

Eric Martinson recommendation is to Clean Out and Secure Structure within 60 days. Gary Cortese 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 Structure within 60 days. Jordan Sefcik seconded motion. Vote was 5 in favor and 0 against. Motion passed.

C. 411 W. Avenue H – Residential structure – Matlock Family Partnership, LLC. Eric Martinson, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **411 W. Avenue H.** Initial notice was sent on 11/17/2023. Building value is \$49,210.

Matlock refused certified letter from city, so no contact with owner. No Boarded Building application on file. Some windows are boarded – basically property is wide open. No utilities. Vagrants are in and out.

Eric Martinson recommendation is to Demolish and Remove Structure within 60 days. Michael Spencer 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 and Remove Structure within 60 days. Jordan Sefcik seconded motion. Vote was 5 in favor and 0 against. Motion passed.

D. 1218 N. Garfield St. – Commercial structure – Lisa Villarreal. Eric Martinson, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **1218 N. Garfield St.** Initial notice was sent on 11/17/2023. Building value is \$44,190.

12/28/2023: \$7,500 Tax balance. No contact with owner. Property is wide open. Damaged by vandalism and fire (04/29/2022). No doors or windows. Boards removed from windows. Burned inside and outside. No Boarded Building application on file. Jordan Sefcik requested to know fire date.

Eric Martinson recommendation is to Demolish and Remove Structure within 60 days. Michael Spencer 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 and Remove Structure within 60 days. Chris Kinsey seconded motion. Vote was 5 in favor and 0 against. Motion passed.

**IV. UPDATE OF DANGEROUS BUILDING LIST STATUS.
(Presentation by Eric Martinson and Billy Clemons, Dangerous Building Inspector)**

November and December properties: Board notices have been sent. Legal notices have been sent. Now scheduling properties for demolition.

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

Desha Turned taking over for Eric Martinson while he attends Law Enforcement academy (approximately 8 months).

VI. CONSIDERATION FOR FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.

None.

VII. ADJOURNMENT.

Michael Spencer made a motion to adjourn meeting at 3:32p.m. Chris Kinsey seconded motion. Vote was 5 in favor and 0 against. Motion passed.



Chairman Construction Board of Adjustments & Appeals