



The City Of

San Angelo, Texas

52 W. College Avenue
San Angelo, TX 76903

**Construction Board of Adjustments and Appeals
Regular Meeting Minutes
March 07, 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 3:00p.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, and Assistant City Attorney Brandon Dyson.

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

Gary Cortese made a motion to nominate Scott Allison as Chairman and Chris Kinsey as Vice-Chairman. Jordan Sefcik seconded motion. Vote was 5 in favor and 0 against. Motion passed.

III. CONSIDERATION OF REVIEW & APPROVAL OF MINUTES FROM JANUARY 04, 2024, REGULAR MEETING.

Chris Kinsey made a motion to approve meeting minutes. Gary Cortese seconded motion. Vote was 5 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 Desha Turner and Billy Clemons, Dangerous Building Inspectors)

A. 310 E. 10th St. – Residential structure – Belinda Rodriguez. Desha Turner, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **310 E. 10th St.** Initial notice was sent on 09/19/2023. Building value is \$21,580.

Tax balance is \$0 as of 03/06/2024. Building is boarded. Belinda Rodriguez has no intention of doing renovations. Board order on 10/05/2023 to Demolish and Remove structure. Belinda Rodriguez spoke. She has no one to do demolition. Prefers city take care of demolition. Gary Cortese asked multiple questions.

Desha Turner recommendation is to Demolish & Remove Residential 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 Residential Structure within 60 days. Gary Cortese seconded motion. Vote was 5 in favor and 0 against. Motion passed.

B. 722 E. 17th St. – Residential structure – Travis Keele; Ovation Services, LLC. Desha Turner, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **722 E. 17th St.** Initial notice was sent on 12/07/2023. Building value is \$87,840.

Tax balance is \$0 as of 03/06/2024. Fire Department continues to receive complaints on illegal transients.

Desha Turner recommendation is to Demolish & Remove Residential Structure within 60 days. Jordan Sefcik 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 Residential Structure within 60 days. Chris Kinsey seconded motion. Vote was 5 in favor and 0 against. Motion passed.

C. 36 E. 29th St. – Residential structure – R Place Properties, LLC. Desha Turner, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **36 E. 29th St.** Initial notice was sent on 10/10/2023. Building value is \$80,900.

Tax balance is \$0 as of 03/06/2024. New owner: Jeremy Rychlik – R Place Properties. Pictures shown of structure inside after Rychlik completed clean-out. Rychlik in process of rehabilitation of structure as affordable housing. Rychlik spoke. Gave an update on property. Desha Turner spoke. Structure no longer meets dangerous building standards.

Desha Turner recommendation is to Release Previous Order within 60 days. Chris Kinsey made a motion that based on information provided by staff, to Release Previous Order within 60 days. Gary Cortese seconded motion. Vote was 5 in favor and 0 against. Motion passed.

D. 411 W. Avenue H – Residential structure – Matlock Family Partnership, LLC. Desha Turner, 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.

Tax balance is \$1,067.10 as of 03/06/2024. No change in structural condition. No contact with owner.

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

E. 1823/1825 W. Avenue N – Commercial structure – Blanca Cortez. Desha Turner, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **1823/1825 W. Avenue N**. Initial notice was sent on 11/17/2023. Building value is \$283,630.

Tax balance is \$18,794.32 as of 03/06/2024. No change in structural condition.

Desha Turner recommendation is to Demolish & Remove Residential 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 Demolish & Remove Residential Structure within 60 days. Chris Kinsey seconded motion. Vote was 5 in favor and 0 against. Motion passed.

F. 323/325 W. Avenue V – Residential structure – Geneva Muniz. Desha Turner, 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.

Tax balance is \$0 as of 03/06/2024. No change in structural condition. No communication with owner. Geneva Muniz appeared at meeting and spoke. Not possible to have plan to rehabilitate property in 30 days. People keep throwing trash on lot. Desha Turner explained process. Brandon Dyson explained law to Board. Chris Kinsey asked Brandon Dyson about Clean Out and Secure Order. Joe Chavarria spoke. Wavy roof is very hard to fix – has been in construction for over 45 years. Stated previous knowledge of property and gave descriptions from his childhood.

Desha Turner recommendation is to Demolish & Remove Residential 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 Table property to next meeting so staff can inspect property with owner. Jordan Sefcik seconded motion. Vote was 5 in favor and 0 against. Motion passed.

G. 501 W. Avenue Y – Residential structure – Anna Salinas; Amy Munoz. Desha Turner, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **501 W. Avenue Y**. Initial notice was sent on 10/24/2023. Building value is \$57,140.

Tax balance is \$3,367.66 as of 03/06/2024. No improvements to property.

Desha Turner recommendation is to Demolish & Remove Residential 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 & Remove Residential Structure within 60 days. Gary Cortese seconded motion. Vote was 5 in favor and 0 against. Motion passed.

H. 2702 Ben Ficklin Rd – Residential structure – Susan Frausto. Desha Turner, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **2702 Ben Ficklin Rd**. Initial notice was sent on 09/18/2023. Building value is \$46,970.

Tax balance is \$10,185.00 as of 03/06/2024. No change to property. No communication with owner

Desha Turner recommendation is to Demolish & Remove Residential Structure within 60 days. Jordan Sefcik 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 Residential Structure within 60 days within 60 days. Chris Kinsey seconded motion. Vote was 5 in favor and 0 against. Motion passed.

I. 6009 Equestrian Blvd. – Residential structure – Dillon Green. Desha Turner, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **6009 Equestrian Blvd**. Initial notice was sent on 07/14/2023. Building value is \$528,190.

Tax balance is \$32,091.92 as of 03/06/2024. Damage due to structure fire. No communication with owner. Questions about pool – Board feels that it is an immediate danger. Linda Kujawski (6013 Equestrian Blvd) spoke about vagrants, multiple vehicles parked at structure, owner not speaking with her. Rachel Harrington spoke – fence is not secured, her son called Fire Department about initial fire, tried to warn occupants and multiple persons ran out front door past him. James Dorsey wishes house had burned down, concerned about property values. Billy Clemons spoke – does not think structure qualifies for Demolish and Removal. Mark Scott spoke – owner stood fence up, pool is full of water, house is not staying secured. Diane Fiveash spoke – owner was home at time of fire. Board requested explanation from Brandon Dyson of Clean Out and Secure order, then may be able to request Demolish and Removal Order.

Desha Turner recommendation is to Clean Out and Secure 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

Clean Out and Secure Structure within 60 days. Jordan Sefcik seconded motion. Vote was 5 in favor and 0 against. Motion passed.

J. 1218 N. Garfield St. – Commercial structure – Lisa Villarreal. Desha Turner, 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.

Tax balance is \$7,861.22 as of 03/06/2024. No communication with owner. No changes in property. Open to vagrants. Desha Turner stated Fire Marshall office would do due diligence to locate tank before demolition began. Delight Clayde spoke – stated property has been in its current condition for many years and is a potential danger to community.

Desha Turner recommendation is to Demolish & Remove Residential Structure within 60 days. Jordan Sefcik 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 Residential Structure within 60 days. Gary Cortese seconded motion. Vote was 5 in favor and 0 against. Motion passed.

K. 625 E. Harris Ave. – Residential structure – 1717 Norfolk, LLC; SWE Homes, Construction. Desha Turner, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **625 E. Harris Ave.** Initial notice was sent on 02/20/2024. Building value is \$70,620.

Tax balance is \$0 as of 03/06/2024. No utilities. Structure unsound. Open to vagrants. Building is collapsing. Accessory structure is collapsing – used by vagrants. No communication with owners. Code Enforcement removed trash on 01/18/2024 from rear yard.

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

L. 2711 North St. – Residential structure – Crucita P. Hunt; Occupants. Desha Turner, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **2711 North St.** Initial notice was sent on 02/20/2024. Building value is \$74,790.

Tax balance is \$2,146.47 as of 03/06/2024. Vagrants on property. Property damaged by vandalism. Structure is open for vermin and vagrants. Owner deceased on 07/1/2023. No utilities. Structure is mobile home. Section of wall is missing. Stairs collapsing. No windows. 11/19/2023 – subject with weapon attacking vehicles.

Desha Turner recommendation is to Demolish & Remove Residential 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 Residential Structure within 60 days. Jordan Sefcik seconded motion. Vote was 5 in favor and 0 against. Motion passed.

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

Two structures are currently being worked on by owners.

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

VII. CONSIDERATION FOR FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.

Charlie Kemp announced that all Board members and staff attending Construction Board will need to make sure to watch the video on Open Meetings Act and submit a copy of their certificate to Debbie McCleery.

VIII. ADJOURNMENT.

Chris Kinsey made a motion to adjourn meeting at 4:34p.m. Michael Spencer seconded motion. Vote was 5 in favor and 0 against. Motion passed.



Chairman Construction Board of Adjustments & Appeals