



The City Of

San Angelo, Texas

52 W. College Avenue
San Angelo, TX 76903

Construction Board of Adjustments and Appeals Regular Meeting Minutes

January 09, 2025

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, Laura Beth Calvert (3:01p.m.), Gary Cortese, Chris Kinsey, Rodrick Mayberry, and Michael Spencer. Jordan Sefcik was absent from meeting. Also attending meeting were Building Official Charlie Kemp, Deputy Building Official Austin Ayers, Permits Clerk Debbie McCleery, Assistant City Attorney Kathleen Dabbert.

II. CONSIDERATION OF REVIEW & APPROVAL OF MINUTES FROM APRIL 4th, 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.

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 Melissa Szyplinski and Billy Clemons, Dangerous Building Inspectors)

A. 716 W 15th St – Residential structure – Uriel Duran. Melissa Szyplinski, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **716 W 15th St**. Initial notice was sent on 09-16-2024. Building value is \$58,120/\$8,790.

Taxes are current. Front of structure is open & unsecured. Trash in backyard. Some windows are boarded. Multiple vandalism. Chris Kinsey asked if any communication with owner. None. No public comments. Laura Beth Calvert asked about fines? Melissa Szyplinski stated there would be a court case. Working on process.

Melissa Szyplinski recommendation is to Clean Out and Secure Residence 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 Residence within 60 days. Laura Beth Calvert seconded motion. Vote was 6 in favor and 0 against. Motion passed.

B. 215 W 19th St – Residential structure – Trans Texas SW Credit Union; Red Ram, LLC. Melissa Szyplinski, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **215 W 19th St**. Initial notice was sent on 09-06-2024. Building value is \$38,440/\$470.

Taxes are current. Structural damage. Foundation damage. 01-07-2025 Squirrel Contracting pulled demolition permit. Melissa Szyplinski requests demolition order to force demolition of residence.

Melissa Szyplinski recommendation is to Remove or Demolish Residence 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 Remove or Demolish Residence within 60 days. Gary Cortese seconded motion. Vote was 6 in favor and 0 against. Motion passed.

C. 702 E 38th St – Residential structure – Jessie Regino. Melissa Szyplinski, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **702 E 38th St**. Initial notice was sent on 05-06-2024. Building value is \$130,190/\$80,890.

Taxes are \$8,224.06 as of 11/13/2024. Lien filed. Completely open – all doors and windows.

Melissa Szyplinski recommendation is to Clean Out Residence & Shed within 60 days. Laura Beth Calvert 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 Residence & Shed within 60 days. Michael Spencer seconded motion. Vote was 6 in favor and 0 against. Motion passed.

D. 603 N Archer St – Residential structure – James Edward Clark; Dorothy Clark (Deceased); Sharon Long; Occupants. Melissa Szyplinski, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **603 N Archer St**. Initial notice was sent on 04-23-2024. Building value is \$134,020/\$85,080.

Taxes are \$11,820.20 as of 11/13/2024. Tax lien. Two fires on property (03-01-2024 & 04-12-2024). Porch is collapsed. Major trash on property. No utilities.

Melissa Szyplinski recommendation is to Remove or Demolish Residence and Accessory Buildings 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 Remove or Demolish Residence and Accessory Buildings within 60 days. Chris Kinsey seconded motion. Vote was 6 in favor and 0 against. Motion passed.

E. 517 N Cecil St – Commercial structure – Jesus Navarro (Deceased); Ernesto Navarro; Raymond W Umfrid, Jr. Melissa Szyplinski, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **517 N Cecil St**. Initial notice was sent on 09-03-2024. Building value is \$60,250/\$12,420.

Taxes are \$2,850.54 as of 11-13-2024. Major trash on property. Structure is sometimes boarded. Property currently not secured. Building not secured. Code Enforcement will deal with vehicles on property. Carlos Sandoval's grandmother was owner of property. He will not keep paying taxes. Will let land go to tax lien for city. Raymond Umfrid, Jr. asked if he could get all of his equipment out of building first. Board said yes.

Melissa Szyplinski recommendation is to Demolish Structures and Remove Fire Load and Trash 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 Structures and Remove Fire Load and Trash within 60 days. Gary Cortese seconded motion. Vote was 6 in favor and 0 against. Motion passed.

F. 0 Veck St – Residential structure – Jesse Navarro (Deceased); Ernesto Navarro; Raymond W Umfrid, Jr. Melissa Szyplinski, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding **2702 Ben Ficklin Rd**. Initial notice was sent on 05-06-2024. Building value is \$51,470/\$3,640.

Taxes are \$2,382.55 as of 11-13-2024. Residential structure is a shed. No utilities. Owner deceased. Structure open. High fire load.

Melissa Szyplinski recommendation is to Demolish Residential Structure and Remove Fire Load and Trash within 60 days. Laura Beth Calvert 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 Residential Structure and Remove Fire Load and Trash within 60 days. Rodrick Mayberry 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)

- 18 Boarded Buildings – Active
- 18 Boarded Buildings – Requiring Permits
- 146 Dangerous Building requiring action
- 6 Cases with valid demolition orders
- 19 Cases with recent actions (working files)

Scott Allision asked about previous demolition orders.

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

Charlie Kemp stated that people needed to sign up proper to meeting. Second, she is going to try to schedule board meetings on alternate months. Third, Planning is in progress of updating sign ordinance.

VI. CONSIDERATION FOR FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.

VII. ADJOURNMENT.

Chris Kinsey made a motion to adjourn meeting at 3:40p.m. Laura Beth Calvert seconded motion. Vote was 6 in favor and 0 against. Motion passed/failed.

Chairman Construction Board of Adjustments & Appeals