

**NOTICE OF SUBSTANDARD STRUCTURE REVIEW BOARD MEETING
CITY OF SOUTH PADRE ISLAND**

WEDNESDAY, SEPTEMBER 16, 2020
4:30 PM AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

1.Call to Order

2.Pledge of Allegiance and the Texas Pledge

3.Public Comments

This is an opportunity for citizens to speak to Council relating to agenda or non-agenda items. Speakers are required to address Council at the podium and give their name before addressing their concerns. [Note: State law will not permit the City Council to discuss, debate or consider items that are not on the agenda. Citizen comments may be referred to City Staff or may be placed on the agenda of a future City Council meeting]

4.Regular Agenda

- 4.1. Discussion and action to approve July 15, 2020 and August 19, 2020, Substandard Structure Review Board minutes. (Soto)
- 4.2. Discussion, consideration and action, including the issuance of orders regarding the status, repair, removal, securing and/or demolishing of the structure located at 119 East Kingfish Street, South Padre Island, Texas, 78597 (South Padre Island - Padre Beach Section V, Lot 11, Block 63), and the assessing of civil administrative penalties.
- 4.3. Discussion, consideration and action, including the issuance of orders regarding the status, repair, removal, securing and/or demolishing of the structure located at 1601 Padre Boulevard, South Padre Island, Texas 78597 (South Padre Island – Sunny Isle, Lot 1, Block 7, Replat lots 1–6 and 32–34, Block 7, 1.0330 acres.), and the assessing of civil administrative penalties.
- 4.4. Discussion, consideration, and action, including the issuance of orders declaring the structure located at 5705 A Gulf Boulevard (Replat of Lots 2-3-4, Block 189, Lot 3A, Block 189, Fiesta Isles Subdivision [Plat C1-1352 B]), as a substandard structure and a public nuisance, and action regarding the status, repair, removal, securing and/or demolishing of the structure located at 5705 A Gulf Boulevard (Replat of Lots 2-3-4 Block 189, Lot 3A, Block 189, Fiesta Isles Subdivision [Plat C1-1352 B]), and the assessing of civil administrative penalties.



- 4.5. Discussion, consideration, and action, including the issuance of orders declaring the structure located at 5705 B Gulf Boulevard (Replat of Lots 2-3-4, Block 189, Lot 3A, Block 189, Fiesta Isles Subdivision [Plat C1-1352 B]), as a substandard structure and a public nuisance, and action regarding the status, repair, removal, securing and/or demolishing of the property located at 5705 B Gulf Boulevard (Replat of Lots 2-3-4 Block 189, Lot 3B, Block 189, Fiesta Isles Subdivision [Plat C1-1352 B]), and the assessing of civil administrative penalties.

5. Adjourn

DATED THIS THE 11TH DAY OF SEPTEMBER



Angelique Soto, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE SUBSTANDARD STRUCTURE REVIEW BOARD OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRECT COPY OF SAID NOTICE AND THAT I POSTED A TRUE AND CORRECT COPY OF SAID NOTICE ON THE BULLETIN BOARD AT CITY HALL/MUNICIPAL BUILDING ON **THIS THE 11TH DAY OF SEPTEMBER**, AT/OR BEFORE 5:30 PM AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.



Angelique Soto, City Secretary

THIS FACILITY IS WHEELCHAIR ACCESSIBLE, AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT BUILDING OFFICIAL, BELINDA TARVER AT (956)761-8103.



**CITY OF SOUTH PADRE ISLAND
SUBSTANDARD STRUCTURE REVIEW BOARD
AGENDA REQUEST FORM**

MEETING DATE: September 16, 2020

NAME & TITLE: Nikki Soto, City Secretary

DEPARTMENT: City Managers Office

ITEM

Discussion and action to approve July 15, 2020 and August 19, 2020, Substandard Structure Review Board minutes.
(Soto)

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal: Yes

Approved by Legal: Yes

RECOMMENDATIONS/COMMENTS:

**MINUTES
SUBSTANDARD STRUCTURES REVIEW BOARD MEETING
CITY OF SOUTH PADRE ISLAND**

WEDNESDAY, JULY 15, 2020

I. CALL TO ORDER

The Substandard Structure Review Board of the City of South Padre Island, Texas held a Meeting on Wednesday, July 15, 2020 at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Joe Ricco called the meeting to order at 4:00 p.m. A quorum was present: Board Members Patrick McNulty, Ken Medders, Jr., Kerry Schwartz, Joe Ricco, Alita Bagley and Eva-Jean Dalton.

City staff members present were Director of Operations Wendi Delgado, CVB Director Ed Caum, Fire Chief Jim Pigg, Chief of Police Claudine O'Carroll, Public Works Director Carlos A. Sanchez, Building Official Belinda Tarver, Assistant City Secretary Marta Martinez and City Secretary Angelique Soto.

II. PLEDGE OF ALLEGIANCE AND TEXAS PLEDGE

Chairman Ricco led the Pledge of Allegiance and the Texas Pledge.

III. PUBLIC COMMENTS

None

IV. REGULAR AGENDA

A. DISCUSSION AND ACTION TO APPROVE THE JUNE 17, 2020 SUBSTANDARD STRUCTURE REVIEW BOARD MINUTES. (SOTO)

Board Member McNulty made a motion, seconded by Board Member Schwartz to approve the June 17, 2020 Substandard Structure Review Board Minutes. Motion passed unanimously.

V. PUBLIC HEARING AND DISCUSSION AND ACTION

PUBLIC HEARING AND DISCUSSION AND ACTION REGARDING THE STATUS, REPAIR, REMOVAL SECURING AND/OR DEMOLISHING OF THE STRUCTURE LOCATED AT 119 EAST KINGFISH STREET, SOUTH PADRE ISLAND, TEXAS 78597 (SOUTH PADRE ISLAND – PADRE BEACH SECTION V, LOT11, BLOCK 63), AND THE ASSESSING OF CIVIL ADMINISTRATIVE PENALTIES.

A. PUBLIC HEARING TO DISCUSS AND RECEIVE COMMENTS FROM CITY BUILDING OFFICIALS, THE OWNERS, AND MEMBERS OF THE PUBLIC REGARDING THE STATUS, REPAIR, REMOVAL, SECURING, OR DEMOLISHING OF THE STRUCTURE LOCATED AT 119 EAST KINGFISH STREET, SOUTH PADRE

ISLAND, TEXAS, 78597 (SOUTH PADRE ISLAND – PADRE BEACH SECTION V, LOT 11, BLOCK (63)).

At 4:01 p.m., Chairman Ricco opened the Public Hearing.

Building Official Belinda Tarver provided a status update and that there have been no permits or applications submitted.

Proponents: Guadalupe Maldonado Opponents: None

Chairman Ricco closed the Public Hearing at 4:08 p.m.

B. DISCUSSION, CONSIDERATION, AND ACTION, INCLUDING THE ISSUANCE OF ORDERS REGARDING THE STATUS, REPAIR, REMOVAL, SECURING, AND/OR DEMOLISHING OF THE STRUCTURE LOCATED AT 119 EAST KINGFISH STREET, SOUTH PADRE ISLAND, TEXAS, 78597 (SOUTH PADRE ISLAND - PADRE BEACH SECTION V, LOT 11, BLOCK 63), AND THE ASSESSING OF CIVIL ADMINISTRATIVE PENALTIES.

Chairman Ricco made a motion, seconded by Board Member McNulty that the deadline to submit a letter of credit in the amount to cover the required demolition and/or repair work be extended until August 15, 2020; and the deadline to submit all necessary permits be extended until August 30, 2020; and the deadline to submit a detailed plan and time schedule for the required demolition and/or repair work be extended until August 30, 2020; and the deadline to commence the required demolition and/or repair work be extended until September 15, 2020; and the assessment of civil administrative penalties be stayed and abated as of July 6, 2020. Motion carried unanimously.

VI. PUBLIC HEARING AND DISCUSSION AND ACTION

PUBLIC HEARING AND ACTION REGARDING THE STATUS, REPAIR, REMOVAL SECURING AND/OR DEMOLISHING OF THE STRUCTURE DESCRIBED AS LOCATED AT 229 WEST HIBISCUS, SOUTH PADRE ISLAND, TEXAS 78597 (SOUTH PADRE ISLAND – PADRE BEACH SECTION VIII, LOT11, BLOCK 116), AND THE ASSESSING OF CIVIL ADMINISTRATIVE PENALTIES.

A. PUBLIC HEARING TO DISCUSS AND RECEIVE COMMENTS FROM CITY BUILDING OFFICIALS, THE OWNER, AND MEMBERS OF THE PUBLIC, POSSIBLE DISCUSSION AND ACTION, REGARDING THE STATUS, REPAIR, REMOVAL, SECURING, AND/OR DEMOLISHING OF THE STRUCTURE LOCATED AT 229 WEST HIBISCUS, SOUTH PADRE ISLAND, TEXAS, 78597 (SOUTH PADRE ISLAND – PADRE BEACH SECTION VIII, BLOCK 116).

At 4:10 p.m., Chairman Ricco opened the Public Hearing.

Building Official Belinda Tarver provided a status update and that applications have been submitted and due to COVID-19 the engineer has requested 30 days to work on the plans.

Proponents: None Opponents: None

Chairman Ricco closed the Public Hearing at 4:12 p.m.

B. DISCUSSION, CONSIDERATION, AND ACTION, INCLUDING THE ISSUANCE OF ORDERS DECLARING THE STRUCTURE LOCATED AT 229 WEST HIBISCUS, SOUTH PADRE ISLAND, TEXAS 78597(SOUTH PADRE ISLAND – PADRE BEACH SECTION VIII, BOCK 116) AS A SUBSTANDARD STRUCTURE AND A PUBLIC NUISANCE, AND ACTION REGARDING THE STATUS, REPAIR, REMOVAL, SECURING AND/OR DEMOLISHING OF THE PROPERTY LOCATED AT 229 WEST HIBISCUS, SOUTH PADRE ISLAND, TEXAS 78597(SOUTH PADRE ISLAND – PADRE BEACH SECTION VIII, BOCK 116), AND THE ASSESSING CIVIL ADMINISTRATIVE PENALTIES.

Chairman Ricco made a motion, seconded by Board Member Schwartz that an order be entered finding the structure located at 229 West Hibiscus is dilapidated, substandard, in violation of minimum building standards, unfit for human habitation, constitutes a hazard to the health, safety, and welfare of citizens and likely to endanger persons and property, and constitutes a nuisance; and the owner submit all necessary permits by September 15, 2020; and the owner submit a detailed plan and time schedule for the commencement and performance of the required demolition and/or repairs by September 15, 2020; and the owner secure the structure from unauthorized entry within 72 hours from July 15, 2020; and the owner submit a surety bond or letter of credit in the amount to cover the required demolition and/or repair work by September 15, 2020; and the owner begin the required demolition and/or repair work by September 15, 2020. Motion carried unanimously.

VII. PUBLIC HEARING AND DISCUSSION AND ACTION

PUBLIC HEARING AND DISCUSSION AND ACTION REGARDING THE STATUS, REPAIR, REMOVAL SECURING AND/OR DEMOLISHING OF THE STRUCTURE LOCATED AT 1601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS 78597 (SOUTH PADRE ISLAND – SUNNY ISLE, LOT 1, BLOCK 7, REPLAT OF LOTS 1-6 AND 32-34, BLOCK 7, 1.0330 ACRES.), AND THE ASSESSING OF CIVIL ADMINISTRATIVE PENALTIES.

A. PUBLIC HEARING TO DISCUSS AND RECEIVE COMMENTS FROM CITY BUILDING OFFICIALS, THE OWNERS, AND MEMBERS OF THE PUBLIC REGARDING THE STATUS, REPAIR, REMOVAL, SECURING, OR DEMOLISHING OF THE STRUCTURE LOCATED AT 1601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS 78597 (SOUTH PADRE ISLAND – SUNNY ISLE, LOT 1, BLOCK 7, REPLAT OF LOTS 1-6 AND 32-34, BLOCK 7, 1.0330 ACRES).

Building Official Belinda Tarver provided a status update and has received a performance bond in the amount of \$250,000 demolition permit has been submitted.

At 4:14 p.m., Chairman Ricco opened the Public Hearing.

Proponents: Manny Amayal/Roberto Ruiz

Opponents: None

Chairman Ricco closed the Public Hearing at 4:48 p.m.

B. DISCUSSION, CONSIDERATION AND ACTION, INCLUDING THE ISSUANCE OF ORDERS REGARDING THE STATUS, REPAIR, REMOVAL, SECURING AND/OR DEMOLISHING OF THE STRUCTURE LOCATED AT 1601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS 78597 (SOUTH PADRE ISLAND – SUNNY ISLE, LOT 1, BLOCK 7, REPLAT LOTS 1–6 AND 32–34, BLOCK 7, 1.0330 ACRES.), AND THE ASSESSING OF CIVIL ADMINISTRATIVE PENALTIES.

Chairman Ricco made a motion, seconded by Board Member McNulty that the deadline to submit a surety bond, letter of credit, or a promissory note to the amount of raising the foundation demolition be extended until September 1, 2020; and the deadline to submit a detailed plan and time schedule for the required demolition and/or repair work be extended until September 1, 2020; and the deadline to commence the required demolition and/or repair work be extended until September 1, 2020; and the assessment of civil administrative penalties be continued at \$500.00 per day until the surety bond, letter of credit, or promissory note is in place; and that the value of the surety bond, letter of credit, or promissory note in the amount of \$450,000 with secure property. Motion passes on a 5 to 1 vote with Board Member Medders casting a nay vote.

VIII. ADJOURN

There being no further business, Chairman Ricco adjourned the meeting at 5:02 p.m.

Angelique Soto, City Secretary

APPROVED

Joe Ricco, Chairman

**MINUTES
SUBSTANDARDS STRUCTURE REVIEW BOARD MEETING
CITY OF SOUTH PADRE ISLAND**

WEDNESDAY, AUGUST 19, 2020

I. CALL TO ORDER

The Substandard Structure Review Board of the City of South Padre Island, Texas held a Meeting on Wednesday, August 19, 2020 at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Joe Ricco called the meeting to order at 4:30 p.m. A quorum was present: Board Members Patrick McNulty, Ken Medders, Jr., Kerry Schwartz, Joe Ricco, Alita Bagley and Eva-Jean Dalton.

City staff members present were City Manager Randy Smith, Director of Operations Wendi Delgado, Fire Chief Jim Pigg, Police Chief Claudine O'Carroll, Public Works Director Carlos Sanchez, Building Official Belinda Tarver, Assistant City Secretary Marta Martinez and City Secretary Angelique Soto.

II. PLEDGE OF ALLEGIANCE AND TEXAS PLEDGE

Chairman Ricco led the Pledge of Allegiance and the Texas Pledge.

III. PUBLIC COMMENTS

None.

IV. REGULAR AGENDA

V. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION REGARDING THE STATUS, REPAIR, REMOVAL, SECURING AND/OR DEMOLISHING OF THE STRUCTURE LOCATED AT 1601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS 78597.

Chairman Ricco made a motion, seconded by Board Member Medders to continue the civil penalties until either a surety bond or a note submitted for collateral that does not have any liens against and has sufficient equity to cover the demolition. Motion carried on a 5 to 1 vote with Board Member Medders casting a nay vote.

VI. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION REGARDING THE STATUS, REPAIR, REMOVAL, SECURING, AND/OR DEMOLISHING OF THE STRUCTURE LOCATED AT 119 EAST KINGFISH STREET, SOUTH PADRE ISLAND, TEXAS, 78597 (SOUTH PADRE ISLAND - PADRE BEACH SECTION V, LOT 11, BLOCK 63).

Chairman Ricco made a motion, seconded by Board Member Schwartz to table this item until the next meeting. Motion passes unanimously.

VII. ADJOURN

There being no further business, Chairman Ricco adjourned the meeting at 5:06 p.m.

Angelique Soto, City Secretary

APPROVED

Joe Ricco, Chairman

DRAFT

**CITY OF SOUTH PADRE ISLAND
SUBSTANDARD STRUCTURE REVIEW BOARD
AGENDA REQUEST FORM**

MEETING DATE: September 16, 2020

NAME & TITLE: Nikki Soto, City Secretary

DEPARTMENT: City Council

ITEM

Discussion, consideration and action, including the issuance of orders regarding the status, repair, removal, securing and/or demolishing of the structure located at 119 East Kingfish Street, South Padre Island, Texas, 78597 (South Padre Island - Padre Beach Section V, Lot 11, Block 63), and the assessing of civil administrative penalties.

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal:

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ITEM

Discussion, consideration, and action, including the issuance of orders declaring the structure located at 5705 A Gulf Boulevard (Replat of Lots 2-3-4, Block 189, Lot 3A, Block 189, Fiesta Isles Subdivision [Plat C1-1352 B]), as a substandard structure and a public nuisance, and action regarding the status, repair, removal, securing and/or demolishing of the structure located at 5705 A Gulf Boulevard (Replat of Lots 2-3-4 Block 189, Lot 3A, Block 189, Fiesta Isles Subdivision [Plat C1-1352 B]), and the assessing of civil administrative penalties.

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SUBSTANDARD STRUCTURE REVIEW BOARD
AGENDA REQUEST FORM**

MEETING DATE: September 16, 2020

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Discussion, consideration, and action, including the issuance of orders declaring the structure located at 5705 B Gulf Boulevard (Replat of Lots 2-3-4, Block 189, Lot 3A, Block 189, Fiesta Isles Subdivision [Plat C1-1352 B]), as a substandard structure and a public nuisance, and action regarding the status, repair, removal, securing and/or demolishing of the property located at 5705 B Gulf Boulevard (Replat of Lots 2-3-4 Block 189, Lot 3B, Block 189, Fiesta Isles Subdivision [Plat C1-1352 B]), and the assessing of civil administrative penalties.

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