1. Call to Order

2. Pledge of Allegiance and 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 the June 17, 2020 Substandard Structure Review Board Minutes. (Soto)

5. 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, Lot 11, Block 63), and the assessing of civil administrative penalties.

   5.1. 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).

   5.2. 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.

6. 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, Lot 11, Block 116), and the assessing of civil administrative penalties.

Agenda: JULY 15, 2020
6.1. 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).

6.2. 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, Boc 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, Boc 116), and the assessing civil administrative penalties.

7. 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.

7.1. 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).

7.2. 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.

8. Adjourn

DATED THIS DAY THE 10TH OF JULY 2020.

[Signature]

Angelique Soto, City Secretary


Agenda: JULY 15, 2020 - SUBSTANDARD STRUCTURE REVIEW BOARD MEETING Substandard Structure Review Board
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.
MEETING DATE: July 15, 2020

NAME & TITLE: Nikki Soto, City Secretary

DEPARTMENT: City Managers Office

ITEM
Discussion and action to approve the June 17, 2020 Substandard Structure Review Board Minutes. (Soto)

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW
Sent to Legal:
Approved by Legal:

RECOMMENDATIONS/COMMENTS:
WEDNESDAY, JUNE 17, 2020

I. CALL TO ORDER

The Substandard Structure Review Board of the City of South Padre Island, Texas held a Meeting on Wednesday, June 17, 2020 at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Joe Ricco called the meeting to order at 4:36 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, Environmental Health Director Victor Baldovinos, Public Works Director Carlos A. Sanchez, Assistant Public Works Director Jon Wilson, 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

Public comments and announcements were given at this time.

IV. REGULAR AGENDA

A. DISCUSSION AND ACTION TO APPROVE MARCH 4, 2020, SUBSTANDARD STRUCTURE REVIEW BOARD MINUTES.

Board Member Schwartz made a motion, seconded by Board Member Medders to approve the minutes of March 4, 2020. Motion carried on a unanimous vote.

B. UPDATE, DISCUSSION, AND POSSIBLE ACTION REGARDING THE PROPOSED REPAIR OR REMOVAL OF THE STRUCTURE(S) LOCATED AT 5705 A GULF BOULEVARD (REPLAT OF LOTS 2-3-4, LOT 3A, BLOCK 189, FIESTA ISLES SUBDIVISION (PLAT C1-1352 B)) AND 5705 B GULF BOULEVARD (REPLAT OF LOTS 2-3-4, LOT 3B, BLOCK 189, FIESTA ISLES SUBDIVISION (PLAT C1-1352 B)).

Chairman Ricco made a motion, seconded by Board Member Medders to issue order designating the properties located at 5705 A Gulf Boulevard (Replat Of Lots 2-3-4, Lot 3a, Block 189, Fiesta Isles Subdivision (Plat C1-1352 B)) And 5705 B...
Gulf Boulevard (Replat Of Lots 2-3-4, Lot 3b, Block 189, Fiesta Isles Subdivision (Plat C1-1352 B)) as a substandard structure. Motion carried unanimously.

C. UPDATE, DISCUSSION AND POSSIBLE ACTION REGARDING THE REPAIR/RENOVATION OF STRUCTURE LOCATED AT 1601 PADRE BOULEVARD (SOUTH PADRE ISLAND - SUNNY ISLE, LOT 1, BLOCK 7, REPLAT OF LOTS 1-6 & 32-34, BLOCK 7, 1.0330 ACRES).

Chairman Ricco made a motion, seconded by Board Member Bagley to authorize the City Manager to pursue all enforcement remedies including the filing of a lien in the amount of accrued civil administrative penalties, and demolition and repairs of the property located at 1601 Padre Boulevard (South Padre Island - Sunny Isle, Lot 1, Block 7, Replat Of Lots 1-6 & 32-34, Block 7, 1.0330 Acres). Motion carried unanimously.

D. UPDATE, DISCUSSION AND POSSIBLE ACTION REGARDING THE PROPOSED REPAIR OR REMOVAL OF THE STRUCTURE(S) LOCATED AT 119 EAST KINGFISH STREET (SO PADRE IS – PADRE BEACH SECTION V, LOT 11, BLOCK 63).

Chairman Ricco made a motion, seconded by Board Member Schwartz to authorize the City Manager to pursue all enforcement remedies including the filing of a lien in the amount of accrued civil administrative penalties, and demolition and repairs of the property located 119 East Kingfish Street (So Padre Is – Padre Beach Section V, Lot 11, Block 63). Motion carried unanimously.

E. DISCUSSION AND POSSIBLE ACTION REGARDING THE STRUCTURE(S) LOCATED AT 229 WEST HIBISCUS (SOUTH PADRE ISLAND - PADRE BEACH SECTION VIII, LOT 4, BLOCK 116).

F. Board Member McNulty made a motion, seconded by Board Member Bagley for the City of South Padre Island to issue a 30-day notice to the owner and post a potential condemnation notice on the building, notifying the owner through the formal process for the owner to begin repairs or demolition of the property located at 229 West Hibiscus (South Padre Island - Padre Beach Section VIII, Lot 4, Block 116). Motion carried unanimously.

V. ADJOURN

There being no further business, Chairman Ricco adjourned the meeting at 4:53 p.m.

_______________________________
Angelique Soto, City Secretary

APPROVED

_______________________________
Joe Ricco, Chairman
MEETING DATE: July 15, 2020

NAME & TITLE: Joe Ricco

DEPARTMENT: City Council

ITEM
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).

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW
Sent to Legal:
Approved by Legal:

RECOMMENDATIONS/COMMENTS:
MEETING DATE: July 15, 2020

NAME & TITLE: Joe Ricco

DEPARTMENT: City Council

ITEM
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.

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW
Sent to Legal:
Approved by Legal:

RECOMMENDATIONS/COMMENTS:
SUBSTANDARD STRUCTURES REVIEW BOARD
SUBSTANDARD STRUCTURE NOTICE LETTER
NOTICE OF HEARING

July 3, 2020

GUADALUPE AND YOLANDA MALDONADO CMRRR:
1009 W. WISCONSIN ROAD
EDINBURG, TEXAS 78538-7933

Subject: NOTICE OF VIOLATION; NOTICE TO DEMOLISH

Demolition of Structure(s) located at:
119 EAST KINGFISH, South Padre Island, Texas, 78597.
Legal Description: SOUTH PADRE ISLAND-PADRE BEACH SECTION V, Lot 11,
Block 63,
Single Residential Structure

HEARING DATE: JULY 15, 2020, 4:00 p.m.
4601 Padre Blvd., South Padre Island, Texas 78597

Dear Guadalupe and Yolanda Maldonado:

According to the real property records of Cameron County, the Cameron Appraisal District Property Records, and tax rolls, GUADALUPE AND YOLANDA MALDONADO are the owners of the real property described in this notice. If you no longer own or have an interest in the Property, you must execute an affidavit stating that you no longer own or have an interest in the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own or have an interest in the property described in this notice, even if you do not.

Chronology of Events

The Substandard Structure Review Board entered findings that the main structure of the property located at 119 East Kingfish is dilapidated, substandard, and not fit for human habitation and
On October 2, 2019, a plan for the required work was ordered and required building permits by February 2020 and construction to begin by March 29, 2020. On January 8, 2020, an extension was approved and the order required a surety bond in the amount to cover the demolition. The SSRB further ordered the filing of a lien for the accrued civil penalties.

Chapter 214 Notice of Violation and Notice to Abate

This letter is your official notice of violation and order to demolish the structure located at 119 EAST KINGFISH, South Padre Island, Texas 78597 (SOUTH PADRE ISLAND-PADRE BEACH SECTION V, Lot 11, Block 63).

The City’s Building Official has found the structure to be substandard based upon violations of the minimum standards adopted under the International Property Maintenance Code as follows:

IPMC 304.1.1 Unsafe conditions.

3. Structures or components have reached their limit state.

8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.

A hearing has been set for JULY 15, 2020, at 4:00 p.m. 4601 Padre Blvd., South Padre Island, Texas 78597, wherein you as the owner will be required to submit proof of the scope of any work that may be required to comply with the City’s Ordinances and the time it will take to reasonably perform the work, and proof of the required surety bond.

FAILURE OF THE OWNER TO TAKE THE ORDERED ACTION MAY RESULT IN THE CITY TAKING THE ORDERED ACTION—DEMOLITION--AND FILING A LIEN AGAINST THE PROPERTY AND ASSESSING CIVIL PENALTIES.

We appreciate your continued cooperation and prompt attention to remedying the nuisances on the property. Please do not hesitate to contact me should you have any additional questions, comments or concerns relative to the above.

Sincerely,

[Signature]

Building Official
City of South Padre Island, Texas

Cc:
Randy Smith
City Manager
MEETING DATE: July 15, 2020

NAME & TITLE: Joe Ricco

DEPARTMENT: City Council

ITEM
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).

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW
Sent to Legal:
Approved by Legal:

RECOMMENDATIONS/COMMENTS:
CITY OF SOUTH PADRE ISLAND
SUBSTANDARD STRUCTURE REVIEW BOARD
AGENDA REQUEST FORM

MEETING DATE: July 15, 2020

NAME & TITLE: Joe Ricco

DEPARTMENT: City Council

ITEM
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.

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW
Sent to Legal:
Approved by Legal:

RECOMMENDATIONS/COMMENTS:
SUBSTANDARD STRUCTURES REVIEW BOARD
SUBSTANDARD STRUCTURE NOTICE LETTER

NOTICE OF HEARING

July 3, 2020

GILBERT GAGALAC
4109 GYR STREET
EDINBURG, TEXAS 78539-3415

CMRRR:

Subject: NOTICE OF VIOLATION; NOTICE TO SECURE, REPAIR OR DEMOLISH AND TO ABATE NUISANCE

Securing, Repairing, or Demolition of Structure located at:
229 WEST HIBISCUS, South Padre Island, Texas, 78597.
Legal Description: SOUTH PADRE ISLAND – PADRE BEACH SECTION VIII, Lot 4, Block 116
Single Residential Structure

HEARING DATE: JULY 15, 2020, 4:00 p.m.
4601 Padre Blvd., South Padre Island, Texas 78597

Dear Gilbert Gagalac:

According to the real property records of Cameron County, and the property records of Cameron County Appraisal District and tax rolls, Gilbert Gagalac is the owner of the real property described in this notice. If you no longer own or have an interest in the Property, you must execute an affidavit stating that you no longer own or have an interest in the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own or have an interest in the property described in this notice, even if you do not.

Chronology of Events
On the June 17, 2020, the Building Official inspected the Property and Structure and has found numerous violations of minimal building code standards and has found that the structure is substandard, a health and safety hazard and a nuisance.

Chapter 214 Notice of Violation and Notice to Abate

This letter is your official notice of violation and finding of the structure located at 229 WEST HIBISCUS, South Padre Island, Texas 78597 (SOUTH PADRE ISLAND—PADRE BEACH SECTION VIII, Lot 4, Block 116) to be substandard.

The City’s Building Official has found the structure to be substandard based upon violations of the minimum standards adopted under the International Property Maintenance Code as follows:

IPMC 304.1.1 Unsafe conditions.

3. Structures or components thereof that have reached their limit state. The west and south exterior walls have partially collapsed.

8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects. Southwest corner of structure has complete roof cave-in.

A hearing has been set for JULY 15, 2020, at 4:00 p.m. 4601 Padre Blvd., South Padre Island, Texas 78597, wherein you as the owner will be required to submit proof of the scope of any work that may be required to comply with the City’s Ordinances and the time it will take to reasonably perform the work.

FAILURE OF THE OWNER TO TAKE THE ORDERED ACTION MAY RESULT IN THE CITY TAKING THE ORDERED ACTION—SECURING, REPAIRING, OR DEMOLITION--AND FILING A LIEN AGAINST THE PROPERTY AND ASSESSING CIVIL PENALTIES.

We appreciate your continued cooperation and prompt attention to remedying the nuisances on the property. Please do not hesitate to contact me should you have any additional questions, comments or concerns relative to the above.

Sincerely,

[Signature]

Building Official
City of South Padre Island, Texas

Cc:
Randy Smith
City Manager
MEETING DATE: July 15, 2020

NAME & TITLE: Joe Ricco

DEPARTMENT: City Council

ITEM
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).

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW
Sent to Legal:
Approved by Legal:

RECOMMENDATIONS/COMMENTS:
Item No. 7.2

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

MEETING DATE: July 15, 2020

NAME & TITLE: Nikki Soto, City Secretary

DEPARTMENT: City Council

ITEM

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.

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal:
Approved by Legal:

RECOMMENDATIONS/COMMENTS:
SUBSTANDARD STRUCTURES REVIEW BOARD

SUBSTANDARD STRUCTURE NOTICE LETTER

NOTICE OF HEARING

July 3, 2020

MENNISH AMOYAL AND MENALON, INC
3300 PADRE BOULEVARD
SOUTH PADRE ISLAND, TEXAS 78597

CMRRR:

Subject: NOTICE OF VIOLATION; NOTICE TO DEMOLISH

Demolition of Structure(s) located at:
1601 PADRE BOULEVARD, South Padre Island, Texas, 78597.
Legal Description: SOUTH PADRE ISLAND- SUNNY ISLE, Lot 1, Block 7, Replat of
Lots 1-6 & 32-34, Block 7, 1.0330 acres
Commercial Structure

HEARING DATE: JULY 15, 2020, 4:00 p.m.
4601 Padre Blvd., South Padre Island, Texas 78597

Dear Mennish Amoyal and Menalon, Inc.:

According to the real property records of Cameron County, the Cameron Appraisal District Property Records, and tax rolls, Mennish Amoyal and Menalon, Inc. are the owners of the real property described in this notice. If you no longer own or have an interest in the Property, you must execute an affidavit stating that you no longer own or have an interest in the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own or have an interest in the property described in this notice, even if you do not.

Chronology of Events

The Substandard Structure Review Board entered findings that the main structure of the property located at 1601 Padre Boulevard is dilapidated, substandard, and not fit for human habitation and
On January 8, 2020, a plan for the required work was ordered and required building permits by March 27, 2020 and construction to begin by March 27, 2020. The SSRB further ordered a surety bond be deposited in an amount to cover the cost of demolition by February 7, 2020. On June 17, 2020, the filing of a lien for the accrued civil penalties was authorized.

Chapter 214 Notice of Violation and Notice to Abate

This letter is your official notice of violation and order to demolish 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 & 32-34, Block 7, 1.0330 acres).

The City’s Building Official has found the structure to be substandard based upon violations of the minimum standards adopted under the International Property Maintenance Code as follows:

IPMC 304.1.1 Unsafe conditions.

3. Structures or components have reached their limit state.
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.

A hearing has been set for JULY 15, 2020, at 4:00 p.m. 4601 Padre Blvd., South Padre Island, Texas 78597, wherein you as the owner, lien holder, or mortgagee will be required to submit proof of the scope of any work that may be required to comply with the City’s Ordinances and the time it will take to reasonably perform the work, and proof of the required surety bond.

FAILURE OF THE OWNER TO TAKE THE ORDERED ACTION MAY RESULT IN THE CITY TAKING THE ORDERED ACTION—DEMOLITION—AND FILING A LIEN AGAINST THE PROPERTY AND ASSESSING CIVIL PENALTIES.

We appreciate your continued cooperation and prompt attention to remediing the nuisances on the property. Please do not hesitate to contact me should you have any additional questions, comments or concerns relative to the above.

Sincerely,

[Signature]

Building Official
City of South Padre Island, Texas

Cc:
Randy Smith
City Manager