

**CITY OF KERRVILLE, TEXAS  
BUILDING BOARD OF ADJUSTMENT & APPEALS**

**August 11, 2021**

**MEMBERS PRESENT:**

Bruce Motheral, Chair  
Mack Edmiston, Board Member  
Jennifer Hyde, Board Member  
Daniel Lowery, Board Member  
Bob Rue, Board Member

**MEMBERS ABSENT:**

Michael Walker, Board Member

**STAFF PRESENT:**

Guillermo Garcia, Executive Director  
Stephen Riggs, Interim Chief Building Official  
Jason Lackey, Fire Marshal  
William Tatsch, Assistant City Attorney  
Donna Bowyer, Recording Secretary

**1. CALL TO ORDER:**

On August 11, 2021, the Kerrville Building Board of Adjustment and Appeals regular meeting was called to order at 4:00 p.m. in the City Hall council chambers, 701 Main Street.

**2. APPROVAL OF MINUTES**

**2A.** Approval of the minutes from the August 5, 2020 meeting.

Mrs. Hyde moved to approve the minutes as presented; motion was seconded by Mr. Rue and passed 5-0.

**3. CONSIDERATION AND ACTION**

**3A.** Hearing of potential unsafe structure at 712 Gilmer

Mr. Riggs gave a brief background of the property and gave a presentation. Staff recommended disconnecting water and power immediately and demolition of the home due to being an unsafe structure.

Mr. Rue asked how many people lived in the home.

Mrs. Hyde asked how many times the residents have been in court regarding violations.

Mr. Motheral opened the public hearing at 4:42 p.m.

Mr. Jonathan Taylor spoke saying 712 Gilmer is directly behind his house and that he is the one who initiated all of these several years ago, filing complaints about the trash and unsanitary conditions. One thing that Mr. Riggs did not show or mention that there was also a port-a-potty outside of the shed that Tina Ferrage lived in, which was very unsightly and very unsanitary. He's been trying to get them to remove it and stated that Ms. Ferrage is not supposed to be residing in the shed but she continues to defy any

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court orders and the mother, the ex-boyfriend and his new girlfriend are living in the shed. He stated the residents are not doing anything to make the property better or to improve it.

Pam Lickin spoke, stating this property is near her home on Ross Street. She stated that Ms. Ferrage has come to their garage sales and she is a very difficult person to deal with. She is very needy, appears to be mentally ill, and is just very difficult to deal with. She, too, is concerned about the port-a-potty as well as the animals on the property. As a neighbor, she has noticed the same things as Mr. Taylor.

Hearing no one else speak, Mr. Motheral closed the public hearing at 4:45 p.m.

Staff recommends disconnecting power and water and giving the residents 30 days to demolish the home. If they do not comply then the City of Kerrville will do the work and place a lien on the property.

Mrs. Hyde moved to add removal of power and water to case number 2021-01 that Mr. Tatsch drafted. Motion was seconded by Mr. Rue and passed 5-0.

Mr. Rue moved to adopt the draft. Motion was seconded by Mrs. Hyde and passed 5-0.

**4. DISCUSSION**

Mr. Riggs stated staff has adopted the 2018 IRC, IPC, Energy and Building Codes.

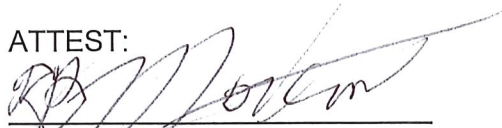
**5. STAFF REPORTS**

Mr. Guillermo reported Danny Batts has retired as Chief Building Official and Steve Riggs has been promoted to that position. There is currently an open position for building inspector.

**5. Adjourn**

The meeting was adjourned at 4:59 p.m.

ATTEST:

  
Bruce Motheral, Chair

  
Donna Bowyer, Recording Secretary