

Background of Investigator:

My name is Jesse Prado. I am an honorably retired Austin Police Detective and the Owner/Manager of State licensed, JPPI Investigations LLC, located in Cedar Creek, Texas.

I have over 30 years of investigative experience. I retired from the Austin Police Department with a Master Peace Officer Certification after 24+ years of service. My last 21 years of service were as a Detective in the Organized Crime Division, conducting large scale federal conspiracy investigations working closely with the United States Attorney's offices and all federal and State agencies.

The following is an addendum to the previous report I had submitted to the City of Dickinson attorneys, Mr. Pruitt of Olson & Olson on July 21st, 2022.

On September 10th, 2022, I contacted Darnell Dow, who was with his wife Rebecca Dow is the owner of Zen Spas in Dickinson.

Mr. Dow stated that they had dealt with Tammy and Kevin Edmonds in the past. They first dealt with Tammy because of a neighbor down the street from their business on Rau Street. The neighbor refers to himself as the mayor of the street.

Tammy came into the spa one day and forced them to take down banners for the spa. This was after the neighbor came loitering onto the property. It is believed that the neighbor and Tammy or old friends.

About a year later they Mr. Dow was building an outdoor structure and was stopped by the city and told to get a permit. He then met with Mr. Ray Burgess and then pulled the permit. During the design phase of the permit, Tammy came out and gave them a citation for the same structure and for the offsite parking which Mr. Dow cannot control where people park. Mr. Dow filed a complaint on Tammy because the citation was written, and he was in the permit process.

Mr. Dow spoke to Tammy via phone when Kevin was running for office and told Tammy that she had no jurisdiction in this case because the structure was in permit phase, and they were with all UDC compliance on parking.

During this phone conversation Mr. Dow mentioned that he saw Mr. Edmonds was running for office. Tammy stated that she had nothing to do with that but gave Mr. Dow Kevin Edmond's number if he wanted to donate to the campaign. Tammy said she did not take any funds for that.

Mr. Dow then thought that if he donated, they would leave him alone. Mr. Edmonds was campaigning for a city council spot and Mr. Dow donated 250.00 dollars to Mr. Edmonds and the other candidate.

Because of the issues with the structure, they were going to have to go in front of the Board of Adjustments. On the day of the board of adjustments meeting, Mr. Dow saw the "mayor of the street" speaking to Mr. Edmonds. The structure was the only thing that the board of adjustments was over not the parking. The "mayor of the street" was only concerned with the parking. Mr. Edmonds made a big deal about the parking during the meeting even though it was not under the Board of Adjustments.

Mr. Dow felt that Mr. Edmonds put on a show about the parking for the "mayor of the street." Mr. Edmonds then voted to allow the structure as it was originally designed with concrete footings.

Mr. Edmonds made a reference to the structure being on rails or wheels which is what Mr. Dow told Tammy, but it was not. Mr. Edmonds corrected himself, but Mr. Dow knows that he must have spoken to Tammy about this because she was the person, he said that to. Mr. Edmonds spent time talking about the parking even though it is not in the jurisdiction of the board. Then Mr. Edmonds approved the structure after questioning the parking to satisfy the "mayor of the street." Mr. Dow knows that between Tammy and Kevin they could have shut down his business.

According to Mr. Dow, the issue went away but only after Tammy alluded to contributing to the campaign and only after he donated to the campaign. Mr. Dow was not bothered again.

On October 27th, 2022, I conducted an interview with Mike Dinicolantonio, of 4141 Gum Drive, Dickinson, TX., who came forward after he was contacted by a private investigator Wayne Dolcefino. Mr. Dinicolantonio stated that the office of Mr. Dolcefino had contacted him asking questions he believed regarding Kevin Edmonds. Mr. Dinicolantonio did not answer questions.

Mr. Dinicolantonio then stated the following in response to my questions:

- Kevin and Tammy Edmonds are his neighbors and have caused a lot of problems with him.
- Mr. Dinicolantonio needed work on his house and got a bid from Mr. Edmonds.
- About April or May 2019, Kevin Edmonds, submitted the plans for Mr. Dinicolantonio's house to be worked on. At the same time, they gave him a bid to be the general contractor.
- Mr. Dinicolantonio did not choose to go with Mr. Edmonds who seemed fine with it. Mr. Dinicolantonio was not working at the time and could not afford to have Mr. Edmonds as his contractor.
- Mr. Edmonds did not appear mad and said it was fine.
- A few days later Mr. Edmonds suggested that Mr. Dinicolantonio sell a part or one of his lots to help pay the building expenses. Mr. Edmonds gave him an unreasonable low amount offer for the property.
- Mr. Dinicolantonio said he could not sell for that price and Mr. Edmonds again had no reaction; he felt no harm no foul until a month later.
- Almost one month later, Mr. Dinicolantonio had filed to be the general contractor himself for his house.
- Mr. Dinicolantonio then started receiving tickets and complaints issued by Tammy Edmonds, Code enforcement.
- Mr. Dinicolantonio learned through public records that a complaint had come in from a person named Mr. Kersting.
- Mr. Dinicolantonio knew Mr. Kersting, his neighbor as Jim and Judy Kersting and the Kerstings are the parents of Teri Montalvo who are also neighbors.
- The Kerstings adamantly denied that they filed the complaint when Mr. Dinicolantonio spoke to them.
- Mr. Dinicolantonio was having dirt brought in.

- Mr. Dinicolantonio was also complained to at the General Land Office which caused an investigation, and the dirt and filler persons were also threatened by Tammy.
- Tammy threatened the dirt and filler persons with a 5000.00 dollar fine.
- A woman from Dolcefino's office called him and asked questions about Kevin Edmonds trying to buy his property and them being neighbors.

It is my belief based on training and experience that there was an attempt to find out who spoke to me by the Dolcefino office, but this call made Mr. Dinicolantonio suspicious.

Mr. Dinicolantonio then sent me five pages of the complaints written by Tammy Edmonds after the attempted purchase of the property from Kevin Edmonds. Mr. Dinicolantonio obtained these through open records with the City of Dickinson during the time he was being complained on by the Edmonds.

The following are the descriptions of the copies he sent:

05/07/19

complainant name - City of Dickinson

Description- wwop-fill dirt

Status – open

parcel # 171213 4125 Gum Dr.

Owner – Arthur R Dinicolantonio

Activities – 5/7/19 inspection

issued warn to Tracy Don high Jr. 1923 Caroline Dickinson – stop all dirt work at site.

7/20/19

Complainant name – City of Dickinson

Description – Work without permit fill dirt

Status – closed

Parcel #171213 4121 Gum Dr.

Owner – Arthur R Dinicolantonio

Activities – 9/13/2019 phone conversation

I called Ray Burgess, and he stated Mike is in compliance with this fill dirt issue. Ray said he planted grass, so he is good. Close

7/22/19

Complainant name – City of Dickinson – Tammy

Description – illegal dumping into waterway

Status – Closed

Parcel #171213 4121 Gum Dr.

Owner – Arthur R Dinicolantonio

Activities – 7/22/2019 – phone conversation – I emailed GLO pictures of site dumping. Wanda will address.

9/13/2019 - phone conversation – I called Wanda with the GLO she stated there is an active file on this site. Any further information needed, open records request will be needed.

7/22/19

Complainant name – Mr. Kersting

Description – Work without permit fill dirt

Status – Closed

Parcel #171213 4121 Gum Dr.

Owner – Arthur R Dinicolantonio

Activities – 7/22/2019 – inspection – I spoke to tenant Mike Dinicolantonio, and he understands to remove all fill from yard. It is only allowed to be put around the new foundation that was permitted (per Ray Burgess) said 8-10 loads.

9/13/2019 – Phone Conversation – I called Ray Burgess, and he stated Mike is in compliance with this fill dirt issue. Ray said he planted grass, so he is good. Close

Notes: 2019-07-22 – this case is a duplicate of my case 7-20-19 (Saturday) per Zack.

7/22/19

Complainant name – Terry Anderson

Description – work without permit fill dirt

Parcel #171213 4121 Gum Dr.

Owner – Arthur R Dinicolantonio

Activities – 7/29/19 – inspection – 8-10 loads received and being spread in yard and waterway as well

9/13/19 - Phone conversation – I called Ray Burgess, and he stated Mike is in compliance with this fill dirt issue. Ray said he planted grass, so he is good. Close

Violations

7-22-2019 IRC 2015 R105. 1 Working without permits

Notes- 2019-07-22 - This is a duplicate case due to Zack gave me permission (7-20-19) Saturday when 10 loads came in and he was spreading it into the yard/waterway as well.

Ms. Teri Montalvo stated that she had not used the name Anderson for 10 years. Anderson is her previous married name, and she never filed this complaint. Her parents are the Kerstings, and they did not file this complaint either. Ms. Montalvo stated that the complaints are falsified by Tammy Edmonds. Ms. Montalvo stated she does not know how Edmonds even got her previous name, but she nor her parents filed a complaint.

I am attaching the documents provided by Mr. Dinicolantonio.

Findings:

This addendum to the initial report has two more examples of unethical conduct. The last has Kevin and Tammy Edmonds collaborating after an attempt to purchase a property and an attempt to become the general contractor for the work on the same property. The Kerstings and Ms. Montalvo claim they did not make the complaint and if that is correct Tammy falsified government documents to file the case against Mr. Dinicolantonio.

Fire Marshal Bellow maintains documents of other possible unethical conduct in her office.

Respectfully Submitted,

Jesse L. Prado Jr.
JPPI Investigations LLC.



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and regulated by the

**Texas Department of Public Safety
Licensing and Registration Service –
Private Security Program**

Complaints may be directed to:
P.O. Box 4087
Austin, Texas 78773-0001
512-424-7293

or

e-mail us at: RSD_Customer_Relations@dps.texas.gov