

STATE OF TEXAS

COUNTY OF FORT BEND

CITY OF RICHMOND



The Building and Standards Commission for the City of Richmond, Texas met on May 29, 2018 at 4:30 p.m. Meeting was held at 600 Morton Street, Richmond Annex Meeting Room.

A-1 Albert Davis called the meeting to order at 4:30 p.m. A quorum was present and verified by Secretary David Reese, with the following members in attendance:

Commission Members Present:

David Reese
Robert Hodge
Albert Davis
Joe Garcia
Elise Kaufman
Bobbie Williams

City Staff Present:

Albert Cantu- Fire Marshal/Building Inspector and City Liaison
Kay Moss-Inspector
Amanda Lopez-Inspector
Gary Smith-City Attorney

A-2 Public Comments-

No public comments. Albert Davis read statement on Texas Open Meetings Act and Public comments.

A-3 Minutes for the March 26, 2018 meeting were read and approved. Motion given by Robert Hodge, second by Joe Garcia, motion carried.

A-4 The commission to discuss follow ups for properties found to be in violation.

A 4.1 406 Burnet Street-Dangerous Structure

Kay Moss stated that she has spoken with the owner and that the owner is in the process of painting the exterior and will be replacing some windows soon. Progress is being made. Kay will update the commission at July 23rd meeting. No motion necessary.

A 4.2 1621 George Avenue-Dangerous Structure

Albert Cantu stated that the owner Laurel Wendt, wants to wait until August to continue repairs. Gary Smith, attorney, stated that the City inspectors need to re-inspect the house for structural soundness. Albert Cantu stated that the exterior of the house does not meet the City property maintenance code. Motion made to direct the City to access the property and inspect for structural soundness. Motion by: Robert Hodge, second by Elise Kaufman. Motion carried.

A 4.3 507 Travis Street (Rear)-Dangerous Structure

Albert Cantu stated that the house is in poor condition and that the City has not heard from the property owner. The owner had previously submitted plans for remodel to the City, but they were rejected and returned. Motion made to send 30day notice letter to repair or remove the structure. Motion by: Robert Hodge, second by Joe Garcia. Motion carried.

A 4.4 509 Fannin Street-Dangerous Structure

Albert Cantu stated that this project is complete and all the demo is cleaned up. No further action necessary.

A 4.5 307 Riveredge Drive-Dangerous Structure

Owner, Laurel Wendt. Albert stated that no progress has been made on this property. Motion made to direct the City to access the property and inspect structure for soundness. Motion by: Robert Hodge, second by Elise Kaufman. Motion carried.

A 4.6 314 Mellon Street-Dangerous Structure

Albert stated there has been no action by the owner. Albert stated that he wanted more time, until the next meeting to work with the owner. Motion to allow the City until the July 23, 2018 meeting to work with the owner and report back to the commission. Motion by: Robert Hodge, second Bobbie Williams. Motion carried.

A 4.7 1104 South Third Street-Dangerous Structure

Albert Cantu stated that some progress is being made on repairs to the property. Albert requested more time to contact the owner and get a plan from him to complete repairs. Motion made to allow the City until the July 23, 2018 meeting to contact the owner and get a plan for completing repairs. Motion by: Robert Hodge, second by Elise Kaufman

A 4.8 1015 Preston Street-Dangerous Structure

Albert Cantu stated that the owner has received a permit for remodel. No progress has been done yet. Albert will report status at July 23rd meeting.

A 4.9 1002 Rufus-Dangerous Structure

Albert stated that the house has been demolished by the City at the owner's request. Property is clean.

A 4.10 701 Lettie Street-Dangerous Structure

Albert Cantu stated that this property has been demolished by the owner. Property is clean.

A 4.11 & 4.12 1612 George and 1616 George Ave-Dangerous Structure

Owner Lionel Harrison, is present. Albert Cantu stated he has not heard from Mr Harrison since out last meeting in March. Mr. Harrison said the house at 1612 George is not boarded up. He said he does not have the title to 1612 George yet. He is requesting 1 month to get plans to repair 1616 George. He also stated that 1612

George is only used for storage. Motion made to allow Mr. Harrison 1 month to submit plans to City to repair 1616 George Ave. Motion by: Robert Hodge, second by Joe Garcia. Motion carried.

A 4.13 907 Fields Street-Dangerous Structure

Albert Cantu stated that the City is working with Friends of North Richmond to demolish the house. This should be done soon. Albert will report status at July 23rd meeting.

A-5 The commission review and take action on the dangerous buildings found to be in violation.

A 5.1 610 Fields Street-Dangerous Structure

Owner Mr. Washington is present. Albert Cantu stated that the property has been mowed but no other progress has been made. Mr. Washington stated that he has long known that this was his house since our last meeting in March. Albert Cantu stated that the City would like to have a 30day notice letter send to the owner. Albert stated that the house is structurally unsound. Motion made to send 30day notice letter to repair or remove the house to Mr. Washington. Mr. Washington must show proof of ownership, have an engineer's report if he plans to repair or remodel the house. Motion by: Robert Hodge, second by Bobbie Williams. Motion carried.

A 5.2 508 Mabel Street- Dangerous Structure

Albert Cantu stated that all notices have been mailed out and have had no response back from the owner. The house is unstable and needs final notice sent. Motion to send final 30day notice to repair or remove the structure. Motion by Robert Hodge, second by Elise Kaufman. Motion carried.

A 5.3 1117 Lydia Street- Dangerous Structure

Attorney Gary Smith stated that the house is set for sale by taxing authorities in August. He stated that there is a question about who actually owns the house. The house has been secured by the City. Gary will report again at the July 23rd meeting and following any tax sale in August.

A 5.4 1404 Preston Street- Dangerous Structure

Albert Cantu stated that the house is partly demolished. Albert recommends that we wait until July 23rd meeting to see further progress. All will report back then. No action necessary.

A 5.5 206 Collins Street-Dangerous Structure

Albert Cantu stated that he will attempt contact with the owner again and will report back at the July 23rd meeting. House is secure. The question involves the trailer. Per Gary Smith, attorney, City is not sure who really owns the property.

A-6 Upcoming addresses for consideration by commission.

A 6.1 312 Fannin Street

Albert Cantu stated that the letter process has been started and demolition has begun. He will report status update at July 23rd meeting. No action necessary.

A 6.2 800 Collins Street

Mr. Robert Zamora is present and represents for Mrs. Bentancur. Also present is the new owner of the trailer, Mr.-----, Mr. Zamora stated he is the contractor and needs at least 6 weeks to complete the remodel of the trailer. The new owner plans to move the trailer off the property. Albert stated that the City needs to check into the correct procedures for remodel. Permits may be required. Motion made to allow City time to research procedure and report back at next meeting. Motion by: Robert Hodge, second by Joe Garcia. Motion carried.

A 6.3 1104 Powell Street

Albert Cantu stated that the letter process has been started. The house is boarded up and that he will report status at July 23rd meeting. No action necessary.

A 6.4 1110 Rufus Street

Albert stated that the letter process has been started. Attorney Gary Smith stated he needs to research the ownership of the property further. No action necessary. Will report status at July 23rd meeting.

A 6.5 1106 Rufus Street

Albert Cantu stated that the letter process has been started. Friends of North Richmond is working with the owner regarding providing some assistance. Albert will report a status update at the July 23rd meeting. No action necessary.

A 6.6 315 Preston Street

Albert Cantu stated that the letter process has been started. He will attempt to contact the owner again. So far there has been no response. Albert stated that the owner is represented by Mr. Doggett, attorney. Albert will report status at July 23rd meeting. No action necessary.

A 6.7 707 Center Street

Mrs. Hinojosa is present. Albert Cantu stated that the house is unstable. Notice letters have been sent out. Owner says the house is not occupied but is secure and that the inside is ok. House needs levelling and repair however, the rear section is collapsing now. She would like to repair. House is not occupied. Albert stated City will allow the owner until July 23rd meeting to present her plans to repair the house. No action necessary.

A 6.8 801 Cub Lane

Albert Cantu stated that the letter process has been started. There has been no response from the owner. Albert will report a status update at the July 23rd meeting. No action necessary.

A 6.9 506 Mabel Street

Albert Cantu stated that the letter process has been started. There has been no response from the owner. Albert will report a status update at the July 23rd meeting. No action necessary.

A 6.10 506 Center Street

Albert stated that the letter process has been started. There has been no response from the owner. Albert will report status at July 23rd meeting. No action necessary.

A 6.11 508 Center Street

Albert stated that the letter process has been started. There has been no response from the owner. Albert will report status at July 23rd meeting. No action necessary.

A-7 Approval of next scheduled meeting

Motion to hold the next scheduled meeting set for July 23, 2018 at 4:30PM. Motion by Robert Hodge, Second by Elise Kaufman. Motion carried.

A-8 Adjournment

Motion made to adjourn the meeting at 5:31 p.m. Motion by Robert Hodge, Second by Joe Garcia. Motion carried.

APPROVED:

ATTEST

David Reese

Albert Cantu