

STATE OF TEXAS

COUNTY OF FORT BEND

CITY OF RICHMOND



The Building and Standards Commission for the City of Richmond, Texas met on January 28, 2019 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 4:32 p.m. A quorum was present and verified by Secretary David Reese, with the following members in attendance:

Commission Members Present:

David Reese
Albert Davis
Elise Kaufman
Bobbie Williams
Joe Garcia

City Staff Present:

Kay Moss- Fire Inspector
Gary Smith-City Attorney
Lori Bownds-Building Official

A-2 Public Comments-

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

A-3 Minutes for the October 22, 2018 meeting were read and approved. Motion given by Joe Garcia, second by Bobbie Williams, 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 spoke with the owner. Owner said they have a new contractor who should be starting soon. Kay Moss will report progress at March 25, 2019 meeting.

A 4.2 1621 George Avenue Drive-Dangerous Structure

Owner Laurel Wendt was present. 1621 George, owner reports the porch has been repaired and remodel will start soon. 307 Riveredge, owner stated she will be boarding up holes and make secure. Kay Moss advised the City must inspect both houses as soon as possible and that the owner must board up holes at 307 Riveredge right away.

A 4.3 507 Travis Street (Rear)-Dangerous Structure

Kay Moss stated there has been no contact with the owner. The property is for sale. Kay Moss stated that a 30 day Notice letter was send out in June 2018. Per Lori Bownds, no permits have been issued yet. Kay Moss will make another attempt to contact the owner and report at the March 25, 2019 meeting.

A 4.4 307 Riveredge Drive-Dangerous Structure

Owner Laurel Wendt was present. 1621 George, owner reports the porch has been repaired and remodel will start soon. 307 Riveredge, owner stated she will be boarding up holes and make secure. Kay Moss advised the City must inspect both houses as soon as possible and that the owner must board up holes at 307 Riveredge right away.

A 4.5 1104 South Third Street-Dangerous Structure

Kay Moss stated she has had no contact with the owner, Mr. Alvarez. No new progress has been made on repairs. Kay Moss stated that the City if ok with the slow progress and will report at next meeting on March 25, 2019.

A 4.6 1015 Preston Street-Dangerous Structure

Kay Moss stated that the City is seeking bids for demolition and will report status at March 25, 2019 meeting.

A 4.7 610 Fields Street-Dangerous Structure

Kay Moss reported that demolition is complete.

A 4.8 508 Mabel Street-Dangerous Structure

Kay Moss reported that demolition is complete.

A 4.9 1117 Lydia Street-Dangerous Structure

Kay Moss stated that the property has a new owner and that she has contacted him. The owner has cleaned up the debris outside. The owner stated he plans to remodel the house as soon as he received his deed to the property. (purchased at auction)

A 4.10 800 Collins Street- Dangerous Structure

Kay Moss stated that the mobile home as been removed.

A 4.11 707 Center Street- Dangerous Structure

Owner Ms. Hinojosa is present. She stated that she has applied for a demolition permit and is awaiting contractor's submittal of insurance certificate to the City. The entire house will be demolished and should be started soon. She will report progress at the March 24, 2019 meeting. No action necessary.

A 4.12 506 Mabel Street-Dangerous Structure

Kay Moss stated that the demolition has begun and she will report status at March 25, 2019 meeting.

A 4.13 506 Center St.-Dangerous Structure

Kay Moss stated that a demolition permit was issued for the bathroom only. Kay stated there has been no contact with the owner. The City will inspect and report status to commission at March 25, 2019 meeting.

A 4.14 508 Center Street- Dangerous Structure

Kay Moss stated that there has been no contact with the owner since June, 2018. No permits have been issued. The house is NOT secure. There are broken windows, sagging roof, and structure is badly sagging in the center. Kay Moss stated that the structure is substandard and poses a danger and threat to the neighborhood.

A 4.15 1104 Powell Street-Dangerous Structure

Kay Moss stated that demolition is in process by Friends of North Richmond.

A 4.16 1110 Rufus Street- Dangerous Structure

Kay Moss stated that the owner of the property is still unknown. The property was sold for tax lien to Fort Bend County. Gary Smith, Attorney, stated that the City may have to have a title company search the title, then work with the county to deal with the property. Kay Moss stated that the City will report status at the March 25, 2019 meeting.

A 4.17 1106 Rufus St.-Dangerous Structure

Kay Moss stated that demolition is in progress by Friends of North Richmond/Attack Poverty. They are having issues with the dumpster company. Kay Moss said the City will assist with dealing with the dumpster company and will report status at March 25, 2019 meeting.

A 4.18 315 Preston Street- Dangerous Structure

Kay Moss stated that Friends of North Richmond will demolish this house soon. Kay will report status at March 25, 2019 meeting.

A 4.19 801 Cub Lane- Dangerous Structure

Kay Moss stated that the house has been demolished.

A-5 The commission review and take-action on the dangerous buildings found to be in violation. None at this time.

A-6 Upcoming addresses for consideration by commission.

A 6.1 1616 George Avenue- Dangerous Structure

Owners mother was present. Property has new owner, Yoshimi Penalzoza Medina, who is not present. Commission advised the mother that Yoshimi Penalzoza

Medina needs to come to the March 25, 2019 meeting to discuss the plans. Commission is not allowed to discuss the property status with the mother.

A 6.2 107 North Tenth St.-Dangerous Structure

Kay Moss stated that all notice letters have been mailed out. The City has issued a "Stop Work" order. The owner came in to meet with the City. The City inspected the house interior. The owner has now applied for permits. Kay will report status at March 25, 2019 meeting.

A 6.3 207 Clark Street- Dangerous Structure

Kay Moss stated that all notice letters have been mailed out. There has been no contact with the owner. The City is awaiting return receipt on the last letter. The house is not secure. There are broken windows. Kay will report status at March 25, 2019 meeting. Motion to have City secure the house right away. Motion by Joe Garcia, second by Bobbie Williams. All approved.

A 6.4 712 Lettie Street- Dangerous Structure

Owners son was present. He stated that the house is for sale. Kay Moss stated that the house is in his father's name. The property is secure. Kay Moss recommends allowing the owner more time to sell it. No action required.

A 6.5 603 Lettie St.-Dangerous Structure

Kay Moss stated that all notice letters have been mailed out. The daughter of the owner did contact Kay. This house is in poor condition. The yard has been cleaned up. The owner wants to possibly remodel and is soliciting contractor quotes. Kay told owners that house must be brought up to code or must be demolished. Kay will report progress at March 25, 2019 meeting.

A 6.6 1105 Alamo St.- Dangerous Structure

Kay Moss stated that all letters have been mailed out. The house is secure and owner is in contact with Kay. The owner is attempting to sell the house. Kay stated that the City is willing to allow until March 25, 2019 meeting to determine the process of sale.

A 6.7 1101 Jerry St.- Dangerous Structure

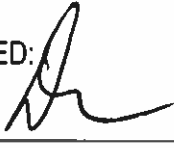
Owner was present. There are 3 addresses involved 1101, 1103, 1105 Jerry Street. 1103 & 1105 Jerry Street have structures on them. 1103 Jerry St, owner has owned for 2 years. House is now vacant and he has plans to remodel. Permit application has been submitted. 1105 Jerry St., owner stated he may decide to demolish it, but is not sure when. Commission requested that the owner return to March 25, 2019 meeting to report progress.

A-7 Approval of next scheduled meeting

Motion to hold the next scheduled meeting set for March 25, 2019 at 4:30PM. Motion by Elisa Kaufman, Second by Joe Garcia. All approved.

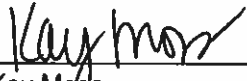
A-8 Adjournment

Motion made to adjourn the meeting at 5:38 p.m. Motion by Joe Garcia, Second by Elise Kaufman. All approved.

APPROVED: 

David Reese

ATTEST



Kay Moss

