



City of Richmond

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Building and Standards Commission Meeting Minutes

City Commission Room | 600 Morton Street, Richmond, Texas 77469

Tuesday, June 1, 2021, at 5:30 p.m.

The Building and Standards Commission for the City of Richmond, Texas met on Tuesday, June 1, 2021, at 5:30 p.m. Meeting was held at 600 Morton Street, Richmond City Commission Room.

Commissioner Davis called the meeting to order at 5:31 p.m. A quorum was present, with the following members in attendance:

Albert Davis (Chair)
Bobbie Williams
Joe Garcia
Alice Bijarro
Damacio Sanchez

Staff in attendance: Scott Fajkus, Code Compliance and Water Quality Supervisor; Aileen Heard, Code Compliance Officer; Howard Christian, Assistant City Manager / Public Works Director; Terri Vela, City Manager; Lori Bownds, Building Official; Gary Smith, City Attorney; Brittany Mullings, Executive Secretary.

Commissioner Davis introduced agenda item 2., Recite the Pledge of Allegiance to the U.S. Flag and the Texas Flag. Pledge of Allegiance to the U.S. Flag and Texas Flag was recited.

Commissioner Davis introduced agenda item 3., Public Comments. Commissioner Davis read a statement on Texas Open Meetings Act and Public Comments. Hearing no public comments, the agenda item was closed.

Commissioner Davis introduced agenda item 4., Minutes for the April 6, 2021 meeting were read and approved. Commissioner Garcia moved to approve the minutes. The motion was seconded by Commissioner Garcia. The vote for the motion was unanimous.

Commissioner Davis introduced agenda item 5., Election of Officers: Secretary. No Secretary was elected during this time.

Commissioner Davis introduced agenda items 6a-6m. Discuss follow-ups for properties found to be in violation.

6e. 1110 Rufus Street – Dangerous Structure

The owner stated they have been cleaning the property but are unable to get a roll-away dumpster in due to an 18-wheeler that parks in front of his house and the dumpster is unable to get to his property. The owner has reached out to the Richmond Police Department and Code Enforcement regarding getting the 18-wheeler moved. Mr. Fajkus asked the owner what their plans with the property. The owner stated he will be getting an estimate on getting the house lifted 24 inches. The estimate will determine what will be done to the property in the future. Commissioner Davis asked if anyone was living on the property. The owner said no. Commission Davis asked Mr. Fajkus what is the City's position on his house? Can it be secured? Mr. Fajkus states the house is secured, but it is not stopping squatters from forced entry. There is rubbish out front, an attempt to start fires around the debris that has collected around the structure. The structure is valued at \$20,000. Mr. Fajkus is requiring the owner to get an Architect and or Plan Designer to come up with a plan. The Commission will allow you 60 days to submit the plans to the City. If the progress is over 90 days, the owner will need to submit progress reports on how the property will be brought up to code.

6i. 311 Mellon Street – Dangerous Structure

Mr. Fajkus introduced the current property owner, as of 12/20/2020. Mr. Fajkus stated that the mobile home needs repairs, the owner cannot do the repairs himself. He will need to get with an authorized mobile home manufacturer. The other option is the owner can have the mobile home removed and a new one put in its place if the property owner can adhere to the setbacks. The property owner only speaks Spanish; Commissioner Garcia translated what Mr. Fajkus had said. The property owner asked if needed a permit to put a new mobile home in. Lori Bownds, Building Official answered yes. Commissioner Garcia asked if the owner would need a permit to remove the old mobile home. Ms. Bownds stated to remove the mobile home without a permit is permissible but if he demolishes the mobile home on site, he will need a demolition permit and to properly dispose of the old mobile home. The property owner stated he is going to demolish the old mobile home in 10 days and bring in a new mobile home. Mr. Fajkus stated that after the owner removes the old mobile home, he has six months to put the new mobile home in. The property owner asked what he would need to construct a house on the property. Ms. Bownds stated the owner would need a survey and a full set of building plans. The property owner asked if he could build a house on blocks or concrete. Ms. Bownds stated it would have to be concrete and he would need to get a soil sample to determine what kind of foundation is needed. The Commission will allow 60 days for the changes to take place. The property owner will need to come back with a progress report on the property.

6a. 405 Burnett Street – Dangerous Structure

Mr. Fajkus stated that the letter process has been restarted, all the letters have been sent. Mr. Fajkus has been in touch with the homeowner, the owner is still adamant about getting a building permit to make the necessary changes to bring the structure back up to code. Mr. Fajkus is recommending the Commission works with her. The owner stated that she would be at the next meeting. Mr. Fajkus recommends giving the owner 60 days to come

and apply for a building permit. Commissioner Davis is wanting Mr. Fajkus to remind her this has been on the agenda since 2016.

6b. 507 Travis Street (Rear) – Dangerous Structure

Mr. Fajkus has spoken to the property owner. The owner is wanting to rebuild or demolish this house. Mr. Fajkus stated it has been on the Dangerous Structure list since 2016. The property has since had fire damage to it. Mr. Fajkus stated there is \$20,000.00 in back taxes on this property. The owner stated she is wanting to get back on trash with this property, COVID-19 affected her. Mr. Fajkus will be getting with the City's Tax Attorney, wants to revisit in 60 days at the next meeting.

6c. 1104 South Third Street – Dangerous Structure

Mr. Fajkus stated all the letters sent out for this address, have been sent back. There has been no contact. The house is secure. Mr. Fajkus recommends before listing this address as an action item, the next step will be an inspection warrant to see what the inside looks like inside. Commissioner Davis asked if there anything the Commission needs to do to get an inspection warrant. Mr. Fajkus stated the City will get the inspection warrant for the Judge. Mr. Fajkus stated that once the inspection warrant is obtained, he would like the get the Building Department, Fire Marshall, and Code Enforcement involved to ensure a thorough inspection report.

6d. 1015 Preston Street – Dangerous Structure

Mr. Fajkus stated the City will be getting with their Tax Attorney, there are a lot of back taxes owed at this time. This property is listed on the Fort Bend Central Appraisal Distract (C.A.D) website as being Homeowner Exempt over the age of 65, but this property is listed as a Dangerous Structure. There is no water, electricity, or gas service to this property, no one should be living there. Therefore, it can not be listed on the C.A.D. as Homeowner Exempt over the age of 65. The City has submitted all this information to the C.A.D. Mr. Fajkus stated there will be an update on this address at the next meeting on August 3, 2021.

6f. 1101, 1103, 1105 Jerry Street – Dangerous Structure

Mr. Fajkus stated the owner called this morning with an update. The owner stated at 1103 Jerry Street, he will be securing a permit to replace the southside of the wall and replace the siding. Mr. Fajkus mentioned to the owner that he pulled a permit for the foundation but there was no inspection done. He also mentioned that every permit that he gets on any property must go through the Building Department for an inspection. At 1105 Jerry Street, the owner stated he will be securing a foundation permit in July. The owner stated, based upon what he finds, as far as having the foundation repaired, that will dictate if he will move forward with the repair or demolish the structure. Mr. Fajkus suggested that we allow him 60 days, until the next Commission meeting, to see if there has been any progress on 1103 and 1105 Jerry Street.

6g. 608 Travis Street – Dangerous Structure

Mr. Fajkus stated there is \$27,000.00 in back taxes owed, the City will be getting our Tax Attorney regarding this property. The property owner called this morning, letting Mr. Fajkus know she would not be able to make it to the meeting today. The owner is unsure if she wants to repair or demolish the structure. The owner mentioned she would be available for the next Commission meeting. Mr. Fajkus recommends checking back in 60 days for an update on this property.

6h. 1000 Calhoun Street – Dangerous Structure

Mr. Fajkus stated there has been some work done at this address. However, there are no current permits. There is no floor on this structure. With the Tenth Street Improvements with the County, there is a possibility the County will buy this property out within the next two years. Mr. Fajkus recommends that the City holds off on this property because of the possibility of a buy-out from the County.

6j. 601 Pultar Road – Dangerous Structure

Mr. Fajkus states he has talked to the homeowner in April. The owner was aware that the address is listed on the Dangerous Structure list. The owner stated she was going to demolish this structure on the property. There is no demolition permit pulled, at this time. Mr. Fajkus stated the structure is starting to lean and buckle in the back part of the structure. Mr. Fajkus is recommending an inspection warrant, to get better clarification on the status of the structure.

6k. 906 Fields Street – Dangerous Structure

Mr. Fajkus states there is a new property owner as of 2021. There has been some foundation work done on the property. The owner is needing to secure his permits for the work he is doing on the structure. The owner is hoping within the next 90 days, that the renovation is complete. Mr. Fajkus recommends checking back in 60 days for an update on this property.

6l. 2002 Gammon Street – Dangerous Structure

Mr. Fajkus states that has been some remodeling done to this structure. According to the Manufactured Home Standards, which we adopted in our Unified Development Code, any alterations or additions must be done by a manufactured home repair company. Once the repairs are finished the manufactured home repair company replaces the sticker. The address has been vacant since 2018. Mr. Fajkus recommends checking back in 60 days for an update on this property. Mr. Fajkus is also recommending an inspection warrant on this property.

6m. 1315 Newlin Drive – Dangerous Structure

Mr. Fajkus states this structure flooded during Hurricane Harvey. Mr. Fajkus spoke to the property owner last week, she mentioned that the County was going to buy this property out from her. Mr. Fajkus doesn't have documentation of that, currently. He mentioned to the owner that she would need to get with the County and provide documentation to the

City. Commissioner Davis asked why the County would buy this owner out. Terri Vela, City Manager stated there is a buyout program still ongoing regarding Hurricane Harvey, there are people still on the waiting list. Mr. Fajkus recommends checking back in 60 days for an update on this property.

Commissioner Davis introduced agenda item 7a., Review and discuss upcoming addresses.

7a. 712 Center Street – Dangerous Structure

Mr. Fajkus states the case was opened on 2/25/2021. He states there is a lot of construction going on without any permits. The City would like to have the property placed on the Dangerous Structure list because the ceiling is held up by a 4x4 post, there is no support as far as a top seal plate. The City has sent letters, but they keep coming back. The house has been secured, but there is still a lot of rubbish. Mr. Fajkus recommends checking back in 60 days for an update on this property.

Commissioner Davis introduced agenda item 8., Approval of the next scheduled meeting. The next scheduled meeting is set for Tuesday, August 3, 2021, at 5:30 p.m. Commissioner Williams moved to approve the motion. Commissioner Garcia seconded the motion. The motion to approve was unanimous.

There being no further business to be brought before the Building and Standards Commission, Commissioner Davis adjourned the meeting at 6:17 p.m.

Approved



Albert Davis, Chair

Attest



Scott Fajkus, Code Compliance and Water Quality Supervisor