



City of Richmond

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Building and Standards Commission Meeting Minutes

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

Tuesday, August 3, 2021, at 5:30 p.m.

The Building and Standards Commission for the City of Richmond, Texas met on Tuesday, August 3, 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 5:30 p.m. A quorum was present, with the following members in attendance:

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

Staff in attendance: Scott Fajkus, Code Compliance and Water Quality Supervisor; Aileen Heard, Code Compliance Officer; Terri Vela, City Manager; Howard Christian, Assistant City Manager / Public Works Director; Lori Bownds, Building Official; Brittany Mullings, Public Works 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 June 1, 2021 meeting were read and approved. Commissioner Hodge moved to approve the minutes. The motion was seconded by Commissioner Bijarro. The vote for approval was unanimous.

Commissioner Davis introduced agenda items 5a-5n. Discuss follow-ups for properties found to be in violation.

5a. 406 Burnett Street – Dangerous Structure

The property owner, Rosie Reza, stated she has had a difficult time finding someone to help her clean the property up. Commission Davis asked Mr. Fajkus, what condition is the property in at this time. Mr. Fajkus stated this property is not classified as an imminent danger. All letters have been sent out. No permits have been pulled. Ms. Reza stated that when she came to get a permit a few months ago, the Building Department advised she would need a map drawn with her permit application. She stated she does not know how to draw a map, but she has reached out to someone to help her. Mr. Fajkus asked Ms. Reza if she will be hiring someone to do the work on the property. Ms. Reza stated she is going to hire a friend to do the work on the property. Mr. Fajkus informed her she will need to hire licensed individuals for the trade work being done. Mr. Fajkus asked if this property was considered her homestead. Ms. Reza stated she has a homestead at another address. Mr. Fajkus ask the Building Official, Lori Bownds if the property was considered a homestead, would Ms. Reza be able to do the work herself without hiring licensed professionals. Ms. Bownds stated that was correct, but it must be considered a homestead. Ms. Reza stated she will do her best to show some improvements to the property.

5j. 2002 Gammon Street – Dangerous Structure

Israel Peralta is the owner of the trailer. Mr. Fajkus stated that Mr. Peralta has done some repairs on the mobile home himself. The mobile home will have to be recertified. Mr. Peralta has been in touch with Mobile Home City and is currently in the process of getting a new certificate on the mobile home, that shows it complies with the HUD requirements. Mr. Fajkus stated, once the City has received the proper documentation, showing it meets HUD requirements, this property can be taken off the Dangerous Structure list.

5g. 1000 Calhoun Street – Dangerous Structure

The property owner, Marie McCollum stated she bought the property that year. She was hoping to remodel the property, and move in. Then she lost her job when the COVID-19 outbreak happened in 2020. She stated she has hired several people that have been untrustworthy and did not complete the job. She stated she come to the meeting today to let the Commission know; she is trying to bring the property up to code. Mr. Fajkus stated this property is not classified as an imminent danger. Mr. Fajkus advised that Ms. McCollum needs to get with the Building Department to make sure the contractors she hires pulls the property permits. Ms. McCollum stated she had an architect draw up her plans that she submitted to the Building Department; however, the plans were denied, and she is wanting to know exactly what needs to be changed on the plans. Mr. Fajkus instructed her to speak with the Building Department regarding her denied plans. Commission Davis recommended Ms. McCollum follow up in 60 days with an update.

5b. 507 Travis Street (Rear) – Dangerous Structure

The child to the property owner, Marie Washington stated the last time she worked on this property was before the COVID-19 outbreak. She is requesting more time to work on the structure, to make it safe. Commissioner Davis asked Mr. Fajkus if City has inspected this structure. Mr. Fajkus stated he has not been to this property to do an inspection. Mr. Fajkus asked Ms. Washington if she would be willing to complete a

Consent to Search Form. Ms. Washington asked if she would be able to complete the form, being the child of the property owner. Mr. Fajkus stated she would not be able to complete the Consent to Search Form. Commissioner Davis asked who the owner of the property is. Ms. Washington stated it is her mother and she is deceased. City Manager, Terri Vela stated the City will need to research what steps can be taken to get the Consent to Search Form completed. Commissioner Davis asked Ms. Washington to report back in 60 days with an update of the property.

5b. 608 Travis Street – Dangerous Structure

Joseph Prejean is representing his Aunt, Patricia Brown. Mr. Prejean stated Ms. Brown was trying to sell the property in 2019 before the COVID-19 outbreak. He stated there are a lot of heirs to the property, therefore there were issues with the title. Mr. Prejean mentioned he has received a quote for the demolition of the property. Commissioner Davis informed Mr. Prejean he will need to get a permit for the demolition. Ms. Vela mentioned to Mr. Prejean that there will be some issues when they come to pull a demolition permit because the title is not clear, but this is something the City will work through with Ms. Brown. Commissioner Davis recommended that the property get cleaned up as soon as possible and to return in 60 days for an update.

5c. 1104 South Third Street – Dangerous Structure

Mr. Fajkus stated he has not received contact from this property owner. All the letters have been sent out. He will continue to attempt to make contact. He recommends adding this property as an action item on the next agenda if no progress is shown.

5d. 1015 Preston Street – Dangerous Structure

Mr. Fajkus stated there is still a homestead exemption on this property according to Fort Bend Central Appraisal District website. The property is not occupied. All the letters have been sent. There has been no contact made with the property owner. There are no open permits at this time. Mr. Fajkus stated a letter from the Fort Bend Central Appraisal District was sent to the property owner that the homestead exemption has been removed from this address, effective 1/1/2017. Mr. Fajkus recommends adding this property as an action item in the future if no progress is shown.

5e. 1101 (1103-1105) Jerry Street – Dangerous Structure

Mr. Fajkus stated 1101 Jerry Street has been demolished. At 1103 Jerry Street, there is work being done on this property. At 1105 Jerry Street, the structure is leaning and buckling. All the letters have been sent to both addresses. Mr. Fajkus mentioned that this property is close to one of the schools. Mr. Fajkus is recommending getting a Consent to Search Form signed by the owner, to inspect the inside. Otherwise, an Inspection Warrant will be obtained by the Judge, to move forward with adding this as an action item to the next agenda.

5h. 601 Pultar Road Street – Dangerous Structure

Mr. Fajkus stated there is a new property owner as of December 14, 2020. He mentioned he has spoken to the owner once and was told they were going to demolish the structure. Mr. Fajkus has sent out all the letters, but no one has made

contact with the City. Mr. Fajkus is recommending getting a Consent to Search Form signed by the owner, to inspect the inside. Otherwise, an Inspection Warrant will be obtained by the Judge, to move forward with adding this as an action item to the next agenda.

5i. 906 Fields Street – Dangerous Structure

Mr. Fajkus stated a new roof has been added to the structure and some leveling has been done, however, no permits were pulled. Mr. Fajkus recommends removing this property from the Dangerous Structure list. He stated the structure is no longer leaning or buckling. The property owner will still need to obtain permits for any work being done. Mr. Fajkus has met with the Building Official, Lori Bownds, they have agreed that if the property owner does not pull the necessary permits, the City will get the electrical meter pulled due to noncompliance.

5k. 712 Center Street – Dangerous Structure

Mr. Fajkus stated the debris has been cleared. Mr. Fajkus recommends giving the property owner an additional 60 days for an update.

5l. 1315 Newlin Drive – Dangerous Structure

Mr. Fajkus stated he has not been in contact with anyone from the County in regards to a buyout on this property. He mentioned he has not made contact with the property owner since the last meeting. If no response from the County is received by the next meeting. Mr. Fajkus is recommending getting a Consent to Search Form signed by the owner, to inspect the inside. Otherwise, an Inspection Warrant will be obtained by the Judge, to move forward with adding this as an action item to the next agenda.

5m. 1110 Rufus Street – Dangerous Structure

Mr. Fajkus stated the structure is leaning and buckling, the door shows signs of forced entry. Commissioner Davis asked what it would take for the City to go and secure this property again. Mr. Fajkus stated the City will put another piece of plywood on the front door so no one can enter the structure. Mr. Fajkus mentioned that no one has made contact, and the phone number given is no longer in service. All the letters have been sent. Mr. Fajkus is recommending getting a Consent to Search Form signed by the owner, to inspect the inside. Otherwise, an Inspection Warrant will be obtained by the Judge, to move forward with adding this as an action item to the next agenda.


5n. 311 Mellon Street – Dangerous Structure

Mr. Fajkus stated the Mobile Home has been removed from the property. He recommended removing it from the Dangerous Structure list.

Commissioner Davis introduced agenda item 6., Approval of the next scheduled meeting. The next scheduled meeting is set for Tuesday, October 5, 2021, at 5:30 p.m. Mr. Fajkus recommended moving the meeting time to 5:00 p.m. Commissioner Hodge moved to approve the motion. Commissioner Garcia seconded the motion. The motion to approve was unanimous. The new meeting is set for Tuesday, October 5, 2021, at 5:00 p.m.

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