



City of Richmond

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Building and Standards Commission Meeting Minutes

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

Tuesday, October 5, 2021, at 5:00 p.m.

The Building and Standards Commission for the City of Richmond, Texas met on Tuesday, October 5, 2021, at 5:00 p.m. Meeting was held at 600 Morton Street, Richmond City Commission Room.

Commissioner Davis called the meeting to order at 5:05 p.m. A quorum was present, with the following members in attendance:

Albert Davis (Chair)
Robert Hodge
Joe Garcia
Damacio Sanchez

Staff in attendance: Scott Fajkus, Code Compliance and Water Quality Supervisor; Aileen Heard, Code Compliance Officer; Lori Bownds, Building Official; Gary Smith, City Attorney; Jose Abraham, Planning Director; 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 August 3, 2021 meeting were read and approved. Commissioner Hodge moved to approve the minutes. The motion was seconded by Commissioner Garcia. The vote for approval was unanimous.

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

5a. 406 Burnett Street – Dangerous Structure

The property owner, Rosie Reza, stated she found a contractor to help bring the structure up to code. Mr. Fajkus explained to Ms. Reza the contractor will need to submit a drawing and plans to the Building Department before any work is started. Lori Bownds, Building Official, stated the structure will need to be raised 18 inches above grade. The Staff's recommendation was, plans and drawings need to be submitted to the Building Department before any work is started. The Commission was in favor.

- 5b. 507 Travis Street (Rear) – Dangerous Structure
Mr. Fajkus stated in 2016 the structure caught fire. No work has been done since. The Staff's recommendation is to obtain an Administrative Search Warrant to bring more information to the Board to move forward within the next 60 days. The Commission was in favor.
- 5c. 1104 South 3rd Street – Dangerous Structure
Mr. Fajkus stated the structure seems to be secure. Some work has been done to this property; permits were issued but no inspections were ever requested. Mr. Fajkus stated the main concern is the adjacent structure, the side that is facing the house is open. The Staff's recommendation is to obtain an Administrative Search Warrant to bring more information to the Board to move forward within the next 60 days. The Commission was in favor.
- 5d. 1015 Preston Street – Dangerous Structure
Mr. Fajkus stated the homestead exemption has been removed. The Staff's recommendation is to obtain an Administrative Search Warrant to bring more information to the Board to move forward within the next 60 days. Commissioner Sanchez asked if the Staff has been in contact with the owners. Mr. Fajkus stated all letters that have been sent to the owner have been sent back. The Commission was in favor.
- 5e. 601 Pultar Road – Dangerous Structure
Mr. Fajkus stated the house has been removed, a demolition permit was obtained. Mr. Fajkus requested this address be taken off the Dangerous Structure list.
- 5f. 2002 Gammon Street – Dangerous Structure
Mr. Fajkus stated the owner is not present to show documentation that the Mobile Home is HUD Certified. Mr. Fajkus asked the Board if the City obtains the proper documentation from the owner showing the Mobile Home is HUD Certified, would the Board be willing to remove this address from the Dangerous Structure List. Commissioner Davis agreed if proper documentation is received. The Staff will continue attempting to contact the owner.
- 5g. 712 Center Street – Dangerous Structure
Mr. Fajkus stated there has been no progress made to the structure. The back of the structure needs to be secured. The Staff's recommendation is to obtain an Administrative Search Warrant to bring more information to the Board to move forward within the next 60 days. The Commission was in favor.
- 5h. 1315 Newlin Drive – Dangerous Structure
Mr. Fajkus stated he has been in contact with Fort Bend County, this address is in the Buyout Program. Fort Bend County has no timeframe of when the demolition will take place. The Mobile Home is secure. The Staff's recommendation is to wait until Fort Bend

County takes action on this address. The Commission was in favor.

Commissioner Davis introduced agenda items 6a - 6d. Review and consider taking action on the following addresses.

6c. 608 Travis Street – Dangerous Structure

Joseph Prejean is representing his Aunt, Patricia Brown and Janice Prejean. Mr. Prejean stated he has received two quotes from different demolition companies. Commissioner Davis mentioned a demolition permit must be pulled before work is done. Mr. Fajkus stated the roof has collapsed on one side of the structure and the wall is caved in. The Staff's recommendation is to demolish the structure. Ms. Bownds requested a letter from Ms. Brown stating Mr. Prejean has permission to demolish the structure. She asks that the letter be received before a permit is requested. Commissioner Davis's recommendation is to have the structure demolished within 60 days.

6a. 1000 Calhoun Street – Dangerous Structure

Mr. Fajkus stated no progress has been made. He noted there are no windows, doors, or siding on this structure. There is also an accessory structure on the property that is not up to code. The Staff's is requesting a Final Order that the structure be demolished or brought up to code by the owner within 30 days or any lienholder within 90 days. If the property owner fails to comply with said Order, the City shall be authorized to demolish the structure and recoup the costs incurred by the City by filing a lien against the property. Commissioner Hodge made a motion to order rehabilitation or removal of the structure from the property within 30 days by the property owner or the City has authority to demolish the structure. Commissioner Garcia seconded the motion. The vote for approval was unanimous.

6b. 1110 Rufus Street – Dangerous Structure

Mr. Fajkus stated no progress has been made. He stated there is more rubbish on the property, the front door is unsecured. Alicia Wilkerson Green, the daughter of the property owner is unable to show ownership of the property. All certified notices that have been sent have all been returned. The Staff's is requesting a Final Order that the structure be demolished or brought up to code by the owner within 30 days or any lienholder within 90 days. If the property owner fails to comply with said Order, the City shall be authorized to demolish the structure and recoup the costs incurred by the City by filing a lien against the property. Commissioner Hodge made a motion to order rehabilitation or removal of the structure from the property within 30 days by the property owner or the City has authority to demolish the structure. Commissioner Garcia seconded the motion. The vote for approval was unanimous.

6d. 1101 (1103-1105) Jerry Street – Dangerous Structure


Mr. Fajkus stated there has been no progress on 1101 or 1103 Jerry Street. 1105 Jerry Street is within 300 feet of a school, the structure is unsafe. The Staff's is requesting a Final

Order that the structure be demolished or brought up to code by the owner within 30 days or any lienholder within 90 days. If the property owner fails to comply with said Order, the City shall be authorized to demolish the structure and recoup the costs incurred by the City by filing a lien against the property. Commissioner Hodge made a motion to order rehabilitation or removal of the structure from the property within 30 days by the property owner or the City has authority to demolish the structure. Commissioner Garcia seconded the motion. The vote for approval was unanimous.

Commissioner Davis introduced agenda item 7., Approval of the next scheduled meeting. The next scheduled meeting is set for Tuesday, December 7, 2021, at 5:00 p.m. Commissioner Hodge 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 5:45 p.m.

Approved



Albert Davis, Chair

Attest



Scott Fajkus, Code Compliance and Water Quality Supervisor