



City of Richmond

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Building and Standards Commission Minutes

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

Tuesday, February 1, 2022, at 5:00 p.m.

The Building and Standards Commission for the City of Richmond, Texas met on Tuesday, February 1, 2022, at 5:00 p.m. for a Regular Meeting. The session was held at 600 Morton Street, Richmond City Commission Room.

Chairman Davis called the meeting to order at 5:00 p.m. A quorum was present, with the following members in attendance:

Albert Davis
James Kinsey
Zachary LaRock
Damacio Sanchez
Michael Meehan

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

Chairman 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.

Chairman Davis introduced agenda item 3., Oath of Office. The Oath of Office was done at the previous meeting.

Chairman Davis introduced agenda item 4., Public Comments. Hearing no public comments. This agenda item was closed.

Chairman Davis introduced agenda item 5., Approval of November 29, 2021, Workshop and December 7, 2021, minutes. Board Member LaRock made a motion to approve the minutes for both meetings. Board Member Kinsey seconded the motion. The vote for approval was unanimous.

Chairman Davis introduced agenda item 6., Election of Officers: Chairman, Vice-Chairman, and Secretary. The Board elected officers as follows:

Chairman – Albert Davis

Vice-Chairman – Joe Garcia

Secretary – James Kinsey

Chairman Davis introduced agenda item 7., Review and discuss revisions and updates of the Quasi-Judicial Enforcement of health and safety ordinances. Mr. Fajkus gave a lengthy explanation of the changes that have been made.

Chairman Davis introduced agenda items 8a – 8h., Discuss follow-ups for properties found to be in violation.

8a. 1104 South 3rd – Dangerous Structure

Mr. Fajkus stated he has received the Municipal Judges' signature for an inspection warrant today. The Staff will provide an update at the next meeting.

8b. 1315 Newlin – Dangerous Structure

Mr. Fajkus stated the new property owner will be removing the mobile home and will replace it with another mobile home that is no older than 10 years old. Once the mobile home is removed, the owner will have 180 days to replace it with a newer model. The Staff is recommending allowing another 60 days to remove the mobile home. Board member Meehan made a motion to allow an additional 60 days to remove the mobile home. Board member LaRock seconded the motion. The vote for approval was unanimous.

8c. 1110 Rufus – Dangerous Structure

Mr. Fajkus mentioned this is one of the properties the Board signed Notice of Substandard Structure Orders. The demolition contract has been awarded. Within the next month, the structure will be demolished.

8d. 1000 Calhoun – Dangerous Structure

Mr. Fajkus stated the structure has been demolished and will be taken off the Dangerous Structure list.

8e. 1101 (1103-1105) Jerry – Dangerous Structure

Mr. Fajkus mentioned that 1105 Jerry has been demolished. Mr. Fajkus stated at 1103 Jerry, the roof is in need of replacement. Staff is recommending allowing another 60 days to bring the structure up to code. Board member Kinsey made a motion to allow an additional 60 days. Board member LaRock seconded the motion. The vote for approval was unanimous.

8f. 1015 Preston – Dangerous Structure

Mr. Fajkus mentioned this is one of the properties the Board signed Notice of Substandard

Structure Orders. He has received the Municipal Judges' signature for an inspection warrant today. The Staff will provide an update at the next meeting.

8g. 507 Travis (Rear) – Dangerous Structure

Lana Douglas stated she is currently working with some lenders to rehabilitate the house. She stated the structure was left unsecured after an inspection was done. Mr. Fajkus stated he would go back to secure the house. Ms. Douglas also mentioned she has started the Heirship process. Chairman David requested Ms. Douglas return in 60 days with an update. Mr. Fajkus mentioned a set of detailed plans will need to be submitted to the Building Department, once she is able to show ownership. He recommended a Plan Designer or Structural Engineer to assist because they would be familiar with the current codes. All Board members were in favor.

8h. 712 Center – Dangerous Structure

Mr. Fajkus stated there was an inspection done in mid-January. He mentioned there was a new owner, and they plan on demolishing the structure in the next 60 days. Staff is recommending allowing an additional 60 days for the new owner to demolish the structure. All Board members were in favor.

Chairman Davis introduced agenda items 9a – 9c., Review and consider taking action on the following addresses.

9a. 411 Clay – Dangerous Structure

Mr. Fajkus stated the owner obtained an Elevation Certificate along with a vague Structural Engineer report stating they would replace all the charred wood. He mentioned he did send an email to the owner stating that a detailed set of plans will need to be submitted before any permits are issued. Board member LaRock asked if there were any flood elevation concerns. Mr. Fajkus stated there was not. There was a general discussion on assistance programs. Staff requested 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. Board Member Kinsey 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. Board Member LaRock seconded the motion. The vote for approval was unanimous.

9b. 2002 Gammon – Dangerous Structure

Mr. Fajkus stated the owner was able to get a State Inspector out to inspect the mobile home. The owner obtained the seal that shows the inspection was completed with no violations. The Staff is recommending this address be taken off the Dangerous Structures List. All Board members were in favor.


9c. 406 Burnet – Dangerous Structure

Mr. Fajkus stated this case has been open since December 2016. Mr. Fajkus mentioned multiple extensions have been given to the owner, but there has been no progress made within the last year. Staff requested 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. Board Member Kinsey 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. Board Member LaRock seconded the motion. The vote for approval was unanimous.

Chairman Davis introduced agenda item 10., Approval of the next scheduled meeting. The next scheduled meeting is set for Tuesday, April 5, 2022, at 5:00 p.m. All Board members were in favor.

There being no further business to be brought before the Building and Standards Board, Chairman Davis adjourned the meeting at 5:47 p.m.

Approved



Albert Davis, Chairman

Attest



Scott Fajkus, Assistant Building Official