



City of Richmond

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Building and Standards Commission Minutes

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

Tuesday, October 4, 2022, at 5:00 p.m.

The Building and Standards Commission for the City of Richmond, Texas met on Tuesday, October 4, 2022, at 5:00 p.m. The session was held at 600 Morton Street, Richmond City Commission Room.

Chairman Davis called the meeting to order at 5:01 p.m. A quorum was present, with the following Members in attendance:

Albert Davis – Chair
Joe Garcia – Vice-Chair
James Kinsey
Zachary LaRock
Damacio Sanchez

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

Chairman Davis introduced agenda item A2., 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 A3., Public Comments. Hearing no public comments. This agenda item was closed.

Chairman Davis introduced consent agenda item B1., Approval of August 2, 2022, minutes. Board Member Kinsey made a motion to approve the meeting minutes. Board Member LaRock seconded the motion. The vote for approval was unanimous.

Chairman Davis introduced consent agenda item B2., Date of next meeting. Tuesday, December 6, 2022, at 5:00 p.m. There was no objection.

Chairman Davis introduced regular agenda items C1a – C1b., Demolition completed on following addresses:

C1a. 1104 S 3rd – Dangerous Structure

Mr. Fajkus reported the Building Department obtained three bids for the demolition and selected the lowest bidder. The structure has been removed and a lien has been filed

against the property. Alex Alvarez, the son of the owner, stated that he had moved to Bay City. He indicated he spoke to Mr. Fajkus; he requested more time to rehabilitate the structure. Mr. Fajkus mentioned there was a lot of vagrancy happening in the structure at night. Mr. Fajkus also asked if he shows ownership of the house. According to Mr. Alvarez, he inherited the house from his father, and he pays the taxes on the property. Chairman Davis explained the City sent notices. Mr. Fajkus stated the City followed the process of the Quasi-Judicial section of the Building and Standards Commission. Mr. Alvarez inquired about the lien. Mr. Fajkus stated he could contact City Hall to make payment in order to remove the lien.

C1b. 411 Clay – Dangerous Structure

Mr. Fajkus stated the structure was demolished on August 25, 2022, by a contractor hired by the owner.

Chairman Davis introduced regular agenda items D1a – D1d., Review and consider taking action on following addresses:

D1a. 1101 Jerry – Dangerous Structure

Mr. Fajkus stated at the last meeting the homeowner was present and discussed applying for permits and beginning construction. Currently, there is a permit for foundation work to be completed. The exterior of the house remains in the same condition with no repairs made from the last meeting. The homeowner sent an email with attached drawings, to Scott today, Mr. Fajkus briefly went over the email with the Board. The Staff's recommendation to the Board is to take action on the demolition of the structure since the owner has failed to complete any work or make any repairs to the structure within a reasonable amount of time. Board Member Kinsey made a motion to demolish the structure. Board Member LaRock seconded the motion. The vote for approval was unanimous.

D1b. 217 Collins – Dangerous Structure

Mr. Fajkus stated all required notifications have been mailed out by City Staff; no progress has been made by the owner to remove the structure. He gave a brief overview of the case. The Staff's recommendation to the Board is to move forward with the demolition of the structure. Board Member Kinsey made a motion to demolish the structure. Board Member LaRock seconded the motion. The vote for approval was unanimous.

D1c. 1205 Preston – Dangerous Structure

Mr. Fajkus stated all required notifications have been mailed out by City Staff; no progress has been made by the owner to remove the structure. Currently, there is not electrical or water service at this address. The Building Department secured the house and posted on the front door Do Not Occupy Notice. The structure is now unsecured, and all plywood has been removed. The current occupant was informed that this structure does not have electricity or water and that they must vacate. The individual that we spoke to at this location said that he has currently paid the taxes in June of this year and is trying to show ownership of this address. At this time no one has shown ownership to this address. The

Staff's recommendation to issue substandard orders for this property. City Staff will continue to make updates to this case and provide the Building and Standards Commission with information next meeting. Board Member LaRock made a motion to demolish the structure. Board Member Kinsey seconded the motion. The vote for approval was unanimous.

D1d. 1114 Powell – Dangerous Structure

All notices have been sent to the owner of the mobile home. Staff has attempted to contact Ms. Newman, the owner of the mobile home, numerous times but has not been successful. The mobile home currently sits on two lots not owned by Ms. Newman. Barbara Dixon and Anthony Sherrod are the owners of the lots that the mobile home occupies. The Staff's recommendation to the Board is to add this property to the Dangerous Structure list and that substandard order be issued for the mobile home. Board Member Kinsey made a motion to add this property to the Dangerous Structure list and issue Substandard Orders. Board Member LaRock seconded the motion. The vote for approval was unanimous.

Chairman Davis introduced regular agenda item E1., Excuse from attendance at the regular Building and Standards Commission Meeting. None to discuss.

There being no further business to be brought before the Building and Standards Board, Chairman Davis adjourned the meeting at 5:43 p.m.

Approved



Albert Davis, Chairman

Attest



Scott Fajkus, Building Official