



# City of Richmond

*Where History Meets Opportunity*

## **Building and Standards Commission Minutes**

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

**Tuesday, June 6, 2023, at 5:00 p.m.**

---

The Building and Standards Commission for the City of Richmond, Texas met on Tuesday, June 6, 2023, 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 5:00 p.m. A quorum was present, with the following Members in attendance:

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

Staff in attendance: Scott Fajkus, Building Official; Terri Vela, City Manager; Howard Christian, Assistant City Manager / Public Works Director; Gary Smith, City Attorney; Brittany Mullings, Public Works Executive Secretary, Aileen Heard; Code Compliance Officer, Stephanie Sinder; Lead Permit Specialist, Yvonne Escobedo; Permit Specialist.

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., Review and approve minutes of the Regular Meeting held on Tuesday, April 4, 2023. 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, August 1, 2023, at 5:00 p.m. There was no objection.

Chairman Davis introduced regular agenda items C1a – C1e. Review and discuss progress on the following addresses:

C1a. 1205 Preston – Dangerous Structure

Marilyn Amy requested an extension to meet with an attorney to determine what her

rights to the property are since the heirship paperwork has been completed. Mr. Fajkus provided an overview of the case. There appears to be multiple owners of the address. In order to bring this property up to code, anyone with proof of ownership will be able to obtain permits through the City. Staff recommended a 60-day extension to be granted for the individuals to ownership. Chairman Davis asked Ms. Amy what she was about to establish with the heirship. Ms. Amy responded that she found out Janus Parker had also filed for heirship at the time she filed for heirship. In the meantime, she will be working on obtaining a deed proving that she owns the property. Since there are so many cars out front, Board Member Garcia inquired whether anyone lives at this address. Ms. Amy confirmed that her nephew, Janus Parker, resides in the residence. A number of other code violations have occurred due to poor maintenance of the property's exterior, according to Mr. Fajkus. Chairman Davis asked Ms. Amy if her and her siblings can get yard cleaned up. Board Member Kinsey moved to approve Staff's recommendation of a 60-day extension. Board Member LaRock seconded the motion. The vote for approval was unanimous.

C1b. 609 Center – Dangerous Structure

The Board was provided with an overview of the case by Mr. Fajkus. At this time, no permits or repairs have been made to the structure. The Staff has obtained three estimates for demolition and would like to move forward with demolition. Board Member Garcia asked if any contact has been made by the Owner. Mr. Fajkus stated no. Board Member LaRock moved to proceed with demolition. Board Member Kinsey seconded the motion. The vote for approval was unanimous.

C1c. 406 Burnet – Dangerous Structure

The Board was given a brief overview of the case by Mr. Fajkus. This property was demolished by a demolition contractor hired by the owner. There has been a demolition permit issued and the contractor is currently in the process of removing the structure. The case has been closed and will be removed from the Dangerous Structures list, according to Mr. Fajkus.

C1d. 1501 Maiden – Dangerous Structure

A brief overview of the case was presented by Mr. Fajkus to the Board. The contractor has completed the construction of the foundation and framing, and the exterior siding has been brought up to code. They are currently working on the plumbing and electrical systems in the interior of the structure. Staff recommended a 60-day extension for the owner and contractor to continue to make progress on the renovation of the structure. Board Member Kinsey moved to approve an extension of 60-days for an update. Board Member LaRock seconded the motion. The vote for approval was unanimous.

C1e. 215 Clark – Dangerous Structure

The Board was given a brief overview of the case by Mr. Fajkus. He stated that the homeowner submitted plans in April. Staff recommended allowing the homeowner an additional 60-days to move forward with renovation of the structure. Board Member LaRock approved a 60-day update extension. Board Member Kinsey seconded the motion.

The vote for approval was unanimous.

Chairman Davis introduced regular agenda item D1., Staff Information Reports.

Mr. Fajkus stated he is still outlining a process for structures located in the downtown area. Mr. Fajkus briefly updated the Board on the structure at 101 S. 3<sup>rd</sup> Street & Calhoun Street. Mr. Fajkus also updated the Board on the water line project in the downtown area.

Chairman Davis reopened regular agenda item C1a to review and discuss progress on 1205 Preston., Janus Parker presented the Board with pictures of the work that has been completed on the property, which will be included in the meeting minutes. He mentioned that he has a licensed electrician ready to begin work. The property has been cleaned and repaired; his uncle informed him that he did not require a permit for the repairs. In addition, he mentioned that his aunt, Marily Amy, had the foundation repaired when the property was placed on the Dangerous Structures list. Also, Mr. Parker mentioned that the floors and drywall have been repaired and that the fixtures have been replaced. He explained that all plumbing had been checked by a licensed plumber. In order to get the electricity turned on or temporary power granted to finish the work on the structure, he would like the electrician to pull a permit for the meter loop. Mr. Fajkus stated there is a possibility of this property showing multiple ownerships. At this time, Mr. Parker was able to show ownership. Applicants must show ownership of the property in order to apply for a permit. As there was work completed without a permit, the owner may need to open or expose some walls in order to have the work inspected. Regarding the exterior of the property, there are numerous code violations. Mr. Fajkus stated the city would not release water or power to this property until all applicable violations have been corrected. Additionally, he mentioned that temporary electrical service could be released for the owner to conduct the necessary repairs in order to restore compliance to the property. In response, Mr. Parker stated that is what is needed to get back into compliance. Mr. Fajkus explained that a Certificate of Occupancy will be issued once the structure becomes habitable. At this time, the structure is not habitable and no one should be living there. In response to Mr. Fajkus' statement, Mr. Parker stated that no one resides at that address permanently. Additionally, Mr. Parker requested a list of violations so that they can be corrected. A list will be compiled by Mr. Fajkus for Mr. Parker. Chairman Davis explained when the agenda item was opened earlier the Board granted a 60-day extension for update. He asked Mr. Parker to come to the next meeting to provide an update.

Chairman Davis introduced regular agenda item E1., Excuse from attendance at the regular Building and Standards Commission Meeting. Board Member Garcia stated Chairman Davis was unable to attend the last meeting due to work. Board Member Kinsey moved to approve the absence. The motion was seconded by Board Member LaRock. The vote for approval was unanimous.

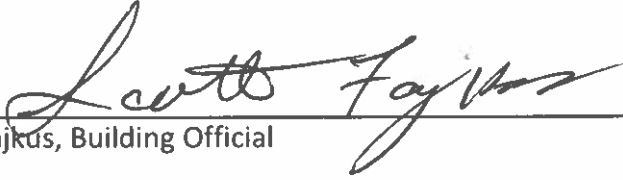
There being no further business to be brought before the Building and Standards Board, Chairman Davis adjourned the meeting at 5:36 p.m.

Approved



Albert Davis, Chairman

Attest



Scott Fajkus, Building Official