

STATE OF TEXAS

COUNTY OF FORT BEND

CITY OF RICHMOND



The Building and Standards Commission for the City of Richmond, Texas met on July 31, 2017 at 5:30 p.m. Meeting was held at 600 Morton Street, Richmond Annex Meeting Room.

David Reese, Building and Standards Secretary will be the Chair Person for the night. David Reese called the meeting to order at 5:30 p.m. A quorum was present and verified by Secretary David Reese, with the following members in attendance:

Commission Members Present:

Jim Jackson
David Reese
Bobby Reyes
Alice Bijarro
Bobbie Williams

City Staff Present:

Albert Cantu- Fire Marshal/Building Inspector and City Liaison
Kay Moss –Building Inspector
Gary Smith- Attorney
Lori Bownds-Building Official

A-2 Public Comments- No public comments

A-3 Minutes for the May 22, 2017 meeting were read and approved. Motion given by Jim Jackson, second by Alice Bijarro, motion carried.

A-4 The commission to discuss follow ups for properties found to be in violation.

A 4.1 903 Center Street- Dangerous Structure
Property is complete.

A 4.2 515 Burnet Street-Dangerous Structure
Property is complete.

A 4.3 724 Lettie Street-Dangerous Structure
Property is complete.

A 4.4 1600 Maiden Lane-Dangerous Structure
Property was recently bought by new owner. City has met with owner and he has pulled permits to start the remodel.

A 4.5 406 Burnet Street-Dangerous Structure

Property owner Rosie Reza has started the process of the remodel and has shown progress. Albert Cantu advised that the property owner come back to the September meeting with a progress report. Motion to have progress report at next meeting. Motion given by Jim Jackson, second Bobby Reyes. Motion is carried.

A 4.6 1104 South Third Street-Dangerous Structure

No one present from this property. Kay Moss advised that a permit has been pulled by the property owner to level the house, nothing further has been done.

A 4.7 514 Travis Street-Dangerous Structure

No one present from this property. Kay Moss advised that a demo permit was pulled for this property but still have a small pile of debris on location.

A 4.8 708 Lettie Street-Dangerous Structure

No one present from this property. Kay Moss advised that a permit has been pulled for the remodel of this property.

A 4.9 606 Fannin Street-Dangerous Structure

No one present from this property. Kay Moss advised that a representative from this property contacted the Fire Marshal's Office for a meeting to discuss this property. After the meeting a permit was pulled to demo the house and after the house was torn down, other family members started inquiring why the City allowed this to happen. We advised them that this is a civil matter between the family. The house has been torn down, but a pile of debris remains on location along with some machinery. The City of Richmond gives the property owner until the September meeting to have the debris removed.

A 4.11 1012 Calhoun Street-Dangerous Structure

Fort Bend Corps has taken on the project to help the property owner with the removal of the trailer and tree.

A 4.10 1015 Preston Street-Dangerous Structure

Property was represented by owner Trinidad Ramirez. Mr. Cantu stated that this house is a dangerous structure. The City has been working with owners and that the house had potential to be remodeled. Owner requests 6 months to remodel. Mr. Cantu stated that at last meeting the city requested to have an inspection done on the property, which has been done. Also, plans needed to be submitted on what work was going to be done. The property owner advised that they were confused on what they can and could not do on the property. Mr. Cantu advised that he also spoke to the owner over the phone. Mr. Cantu also stated that the building is secured, but the plans need to be turned in for the work to be done and is willing to extend until the first of the year to do so. Mr. Cantu also advised that a contractor can be allowed into the structure with the presence of someone from the Fire Marshal's office. David Reese advised that plans be turned into the building official by the next meeting. Motion to have complete set of plans turned into the building official for review. Motion given by Jim Jackson, second by Bobby Reyes, motion carried.

A 5 The commission review and take action on the dangerous buildings found to be in violation.

A 5.5 1621 George Avenue-Dangerous Structure

Property represented by owner Laurel Wendt. Property owner stated that a permit was obtained years ago for the build out and has recently met with a contractor for the porch build out. Mr. Cantu advised the owner and commission that the permits pulled have all expired, due to the process started in 2012. The City advised that the house is secured all the way around, but we have got numerous complaints on this property, and the porch needs to be secured. Property owner stated that she was not sure when she could get the work done due to the busy season for her retail business is approaching. Mr. Cantu advised that by September meeting, permits need to be pulled for the porch, by January the porch needs to be fixed properly and secured and by June all work needs to be complete and the structure can be occupied. Motion to have permit for the porch pulled by September meeting along with a progress report. Motion by Jim Jackson, second by Alice Bijarro. Motion carried.

A 5.6 307 Riveredge Drive- Dangerous Structure

Property represented by owner Laurel Wendt. Property owner stated that this is a rental property and has been vacant for about 6 years. Property owner stated that the hole on the side of the garage has been secured, like we asked. Mr. Cantu advised that the house is secured but the roof needs to be repaired over the garage, due to it falling in. A demo permit to remove the garage or a roof permit needs to be obtained. A progress report by September meeting. Motion to have a progress report of the garage by the September meeting. Motion by Jim Jackson, second Bobbie Williams. Motion carried.

A 5.1 603 Fannin Street- Dangerous Structure

Property represented by owner. Mr. Cantu stated that this is a garage detached from the main house and is falling in. We have also spoke to the daughter when we were posting the notice on the property. The owner stated that they these are storage sheds and that they have started cleaning them out but have had issues with money and heavy trash pick-up with the City. The owner has also looked at getting a dumpster on location, but cannot afford it and is asking for assistance. The owner is asking for an extension to get the work complete. The City advises that the property owner move forward with the cleaning of the property and come back to next meeting with a progress report. Also, will try to get contact numbers for help with debris removal and contact Public Works for the heavy trash pickup. Motion to postpone further action and come back to September meeting with a progress report. Motion by Jim Jackson, Second by Bobbie Williams. Motion carried.

A 5.4 912 Thompson Road- Dangerous Structure

Property represented by owner Bill and Pamela Zemanek. Property owner advised that no one has been living in the residence for 10 years, but does use it for storage. He has met with his contractor about a remedy for unsightliness for the front of the property and would be to put a 8" fence in the front of the property. In the future, the property owner wants to tear down the property and build an office space. Mr. Cantu advised that the house has potential but not sure on what the inside looks like. We

will have to do an inspection on the inside. We have received numerous complaints on this property, it's a gateway into the City and needs the outside worked on. Motion to return to September meeting with progress report and inspection done on the inside by one of the City inspectors. Motion by Jim Jackson, Second by Bobbie Williams. Motion carried.

A 5.10 509 Fannin Street- Dangerous Structure

Property represented by Ms. De La Santos. Mr. Cantu stated that this property has been on the list from the start. The representative stated that she has contacted the family members about the removal of this structure. She stated that she needs assistance with the demo of the property, due to not having the money. She also stated that she has been paying the taxes on the property. Mr. Cantu advised the representative that she needs to get a letter together stating that everyone is ok with the demo of the property. The house is secured all the way around. City advises that by September meeting to have a progress report or the City move forward with clean up and put a lien on the property. Motion to hold off until September meeting and return with progress report. Motion by Jim Jackson, second by Alice Bijarro. Motion carried.

A 5.2 206 Fleming Street- Dangerous Structure

Mr. Cantu stated that the 30 day notice was issued to secure the property. The property owner did somewhat secure the property. The City recommends to issue the 30 day notice to demo the property. Motion to have City move forward with demo, 30 day notice to repair or demo by owner or 60 day notice to lien holder. Motion by Jim Jackson, Second by Bobbie Williams. Motion carried.

A 5.3 907 South Sixth Street- Dangerous Structure

Mr. Cantu stated that the property has been on the list for sometime This property is a foreclosure, falling in, unsecured, possible squatters inside. We have attempted to make contact with the property owners with no reply. Motion to move forward with demo, 30 day notice to repair or demo by owner or 60 day notice to lien holder. Motion by Jim Jackson, Second by Bobbie Williams. Motion carried.

A 5.7 314 Mellon Street- Dangerous Structure

Mr. Cantu stated that the City has attempted to make contact with the property owner, all notices have been sent out and no reply. Motion to take next 2 months, September meeting to attempt contact, due to the house having potential. Motion by Jim Jackson, Second by Bobbie Williams. Motion carried.

A 5.9 507 Travis Street (Rear)- Dangerous Structure

Mr. Cantu stated that since the last meeting, the City has entered the residence to inspect. Mr. Cantu has been in contact with Mrs. Douglas about getting plans drawn up to move forward on the repairs. The City gave her until January to have this done as long as progress is continued. Motion not needed.

A 5.8 309 Wheaton Street- Dangerous Structure

Property owner has pulled a demo permit for this structure. The City is ok with the job and the property owner has 6 months to complete the project. Motion not needed.

A-6 Upcoming addresses for consideration by commission, presented by Kay Moss.

A 6.1 1002 Rufus Street

Mr. Cantu stated that this property is a dangerous structure, no clue on who the owner is, still trying to locate. All letters have been sent out to property owner on Fort Bend CAD, will give to January.

A 6.2 701 Lettie Street

Mr. Cantu stated that all the letters have been sent out and have had no contact from the property owner. Allow until January to attempt owner contact.

A-7 Approval of next scheduled meeting

Motion to hold the next scheduled meeting set for September 25, 2017 at 5:30PM.
Motion by Jim Jackson, Second Bobby Reyes. Motion carried.

A-8 Adjournment

Motion made to adjourn the meeting at 6:38 p.m. Motion given by Bobby Reyes, second by Jim Jackson, motion carried.

APPROVED:

ATTEST

David Reese

Albert Cantu