



**BUILDING STANDARD COMMISSION
PUBLIC HEARING / REGULAR MEETING MINUTES
NOVEMBR 8, 2016**

Deanie Barrett – Chairperson

Bart Jennings – Member

Louis “Mac” McGaffey – Vice Chairperson

Trina Phillips – Member

Billy Jefferson - Member

1. CALL MEETING TO ORDER

Chairman Deanie Barrett called meeting to order at 6:00 p.m.

2. ROLL CALL: Member(s) Present: Chairman Deanie Barrett
Vice Chairman Louis McGaffey
Billy Jefferson
Bart Jennings

Member(s) Absent: Trina Phillips

Staff Present: Les Rumburg, Development Services Director
Kathleen Van Stavern Code Compliance Supervisor
Sherlyn Williams, Revitalization Specialist

3. INVOCATION AND PLEDGE OF ALLEGIANCE:

Prayer was led by Billy Jefferson
Pledge of Allegiance was led by Bart Jennings.

4. MINUTES

Motion made by Billy Jefferson to accept the minutes as read,
Motion was 2nd by Vice Chairman Louis McGaffey
Motion was passed with 3 in favor, 1 absent.

5. CITIZEN’S PARTICIPATION.

Comments from the Public (At this time, any person with city-related business who has signed up may speak to Building Standards Commission (limited to three(3) minutes). In Compliance with Texas Open Meeting Act the Building Standards Commission may not deliberate on comments. Personal attacks will not be allowed, and personnel matters should be addressed to the City Manager during normal business hours.

Session opened at 6:01pm

Participant: Yvonne Laborde, 520 3rd Ave N, Texas City, Tx 77591
Re: 1910 Oaklawn, LaMarque, TX 77568

Session closed at 6:03pm

6. PUBLIC HEARING

Conduct a Public Hearing to hear the Public input regarding the following properties, declaring to be Substandard and Ordering Remedies, Provided by Texas Local Government Code, Chapter 54§C., Quasi- Judicial Enforcement of Health and Safety Ordinance Through the City Ordinance Chapter 14, Section 280.

1. Address: 418 Lake , LaMarque, TX 77568 - No representative present
2. Address: 1818 Main St, #22, LaMarque, TX 77568 – No representative present
3. Address: 1818 Main St., #56, LaMarque, TX 77568 – No representative present
4. Address: 1804 Nashby, LaMarque, TX, 77568 – No representative present
5. Address: 1633 Hawthorne, LaMarque, TX 77568 – No Representative
6. Address: 929 Cedar Dr., LaMarque, TX 77568 – Glendola Nolte, Owner
7. Address: 1919 Oaklawn, LaMarque, TX 77568 - Thomas Cain, Atty, 711 6th St.N, Texas City, TX 77591
8. Address: 606 Azalea, LaMarque, TX 77568 – Juana Rubio, 3806 Ave M, Galveston, TX 77550

Public Hearing Closed at 6:06 pm

7. OLD BUSINESS

Session open at 6:11pm

Discussion/possible action declaring the following properties to be Substandard Ordering Remedies Provided by Texas Local Government Code, Chapter 54, §C., Quasi-Judicial Enforcement of Health and Safety Ordinance, through the City Ordinance Chapter 14, Section 280.

- a. Address: 1910 Oaklawn, LaMarque, Texas 77568 – Yvonne Laborde, 520 3rd Ave N, Texas City, TX. 77591

Mrs. Laborde expressed that she is still unable to retrieve items from her property because she has no help, Chairman Deanie Barrett asked if 30 additional days would be enough time to retrieve items from property? Mrs. Laborde stated no.

A motion made by Vice Chairman Louis McGaffey was made to give Mrs. Laborde 60 more days to retrieve items from property, but she must sign a Voluntary Demolition order so the city would have her permission on record to demolish the structure if she had not retrieved her items from property by that time

Motion was 2nd by Bart Jennings.

Motion was passed with 3 in favor, 1 absent.

- b. Address: 815 Holly St, LaMarque, TX 77568 - Cynthia Milina, 2127 59th St, Apt 12, Galveston, TX 77551

Ms. Milina stated she had provided a Structural Engineer's Report and the electrical system at 815 Holly had been updated, the electrical box had been changed and the Ground Fault Circuit in wet areas had been installed.

Code Compliance Supervisor Kathleen Van Stavern asked if contractor was licensed with the city and explained that all work had to be inspected by the city inspectors.

Ms. Milina stated he would be registered by the time the work is started.

Vice Chairman Louis McGaffey asked if she had provided a time line and scope of work

Ms. Milina stated that she didn't know she was required to provide them,

Chairman Deanie Barrett read the minutes from the October 11, 2016 meeting that proved she was expected to provide those documents along with the structural engineer's report.

Ms. Milina stated she would provide the documents, but stated in doing so she would be put 30 days behind in her construction schedule if she had to wait until the next Commission meeting to turn them in.

Vice Chairman Louis McGaffey stated since she didn't have them at this time as requested, the Building & Standards Commission had at this time the power to make a motion for said property to be demolished if she felt it was a problem to provide documents previously requested.

A motion made by Vice Chairman Louis McGaffey to give Ms. Milina another 30 days (December 13, 2016) to provide a scope of work and time line to the Commission and that no permits could be issued until that was done. He also included in the motion that she could bring those documents to the Permit department or to the Code Compliance Division and apply for the needed permits before the 30 days expired.

Motion was 2nd by Bart Jennings.

Motion passed with 3 in favor with 1 absent.

- c. Address: 2024 & 2024 ½ Rosalee, LaMarque, TX 77568 - Timothy Webb, 1804 36th Ave. N, Texas, 77591

Mr. Timothy Webb stated he was authorizing the City of LaMarque to demolish the property

Code Compliance Supervisor, Kathleen Van Stavern stated that Mr. Webb had previously signed a Voluntary Demolition form and the Demolition Order had also been signed by the Building & Standards Commission Chairman Deanie Barrett.

- d. Address: 424 Beech St, LaMarque, TX 77568, - Leon Filidei, 3605 Ave R (down) Galveston, TX 77550

Mr. Filidei did not appear before the Building & Standards Commission although he was scheduled to show the status of his remodel.

Chairman Deanie Barrett asked if any inspections had been requested and completed?

Revitalization Specialist, Sherlyn Williams stated "no"; however after further review the plumbing and electrical permits had been pulled, as of 10/25/2016, but no final building inspections had been requested to this date.

Chairman Deanie Barrett asked if the scope of work had been completed?

Code Compliance Supervisor Kathleen Van Stavern stated it had not been completed and she would issue citations on work not completed and proof presented to the Building & Standards Commission as requested by November 8, 2016.

- e. Address: 409 Ave B, LaMarque, TX 77568 - Charles Cunningham, 16211 Barbossa, Houston, TX., 77083

Mr. Cunningham stated he didn't attend the last session due to the beginning of Yom Kippur Holiday and that he had since sold the property about a year ago under a finance by owner Contract for Deed to a Mr. Auturo.

He also stated that the new owner was putting siding and new windows on the property, and that Mr. Auturo (new owner) had come to the last meeting with pictures showing the work he was doing.

Chairman Deanie Barrett asked him to state his name again and she then informed Mr.

Cunningham because he was still owner on record with the Galveston Appraisal District tax rolls, the Code Compliance Department could not allow Mr. Aururo (new owner) to do any work on the property unless he had homesteaded the property, which he could not. The new owner would be required to hire a licensed contractor to complete the work and call for inspections.

Mr. Cunningham stated Mr. Auturo hadn't put enough money toward the purchase of the property to have the ownership transferred yet.

Vice Chairman Louis McGaffey stated no permits could be issued until the change of ownership of the property was properly recorded with the Galveston Appraisal District.

Code Compliance Supervisor Kathleen Van Stavern explained to Mr. Cunningham that the contractors are required to be licensed and registered with the city to protect the property owner and the city when sub-standard properties are renovated.

Chairman Deanie Barret made a motion to give 60 days (January 10, 2017) for Mr. Cunningham to make the ownership change and the new owner to homestead the property, thereby allowing the new owner to come before the Building & Standards Commission.

Motion was 2nd by Vice Chairman Louis McGaffey

Motion passed with 3 in favor and 1 absent

- f. Address: 2025 Kansas, LaMarque, TX – No representative present, demolition order signed by Chairman Deanie Barrett. Property To be placed on next demolition bid list.

- g. Address: 2125 Cedar, LaMarque, TX – No Representative present.

Send letter to property owner to appear at December 13, 2016 for a review of any work that has been completed.

- h. Address: 926 Cedar Dr, LaMarque, TX – Fay Paukert, 1411, Oak St., LaMarque, TX., 77568

Mrs. Paukert provided a structural engineer's report, without a time line and scope of work.

Chairman Deanie Barrett stated without the scope of work and time line the property may have to be demolished, Mrs. Paukert stated "without her signature" would the property be demolished? Mrs. Paukert asked if the Code Compliance officers went inside the home because she noticed a lock was missing from the back door? Code Compliance Supervisor Kathleen Van Stavern stated no entry into the structure was made and that any entry into a structure would require the homeowner's permission unless there was a Health and Safety concern.

Code Compliance Supervisor Kathleen Van Stavern also explained to Mrs. Paukert the different violations that needed to be corrected, which is why an engineers report is required.

Vice Chairman Louis McGaffey explained to Mrs. Paukert the reason for requiring the engineers report is so that those who are not engineers will have an idea of what it will take to bring a structure in compliance with the Building Code and City Ordinances, which protects the homeowner from being defrauded by unlicensed contractors.

Mrs. Paukert explained that contractors are high and it will be a challenge for her to find a reasonably priced contractor that fits in her budget and will comply with the request of the

Buildings & Standards Commission.

A motion made by Vice Chairman Louis McGaffey to give Mrs. Paukert 30 days to bring a timeline and scope of work to the next Building and Standards Commission meeting.

The motion was 2nd by Billy Jefferson

Motion passed with 3 in favor and 1 absent

8. NEW BUSINESS

Discussion/possible action declaring the following properties to be Substandard and Ordering Remedies provided by Texas Local Government Code, Chapter 54§ C., Quasi Judicial Enforcement of Health and Safety Ordinance, through the City Ordinance Chapter 14, Section 280

1. Address: 418 Lake Rd., La Marque, TX 77568- No representative present.
A motion was made by Vice Chairman Louis McGaffey to demolish the structure
And 2nd by Chairman Deanie Barrett.
Motion passed with 3 in favor, 1 absent
2. Address: 1818 Main St., #22, La Marque, TX 77568 – No representative present
A motion was made by Vice Chairman Louis McGaffey to demolish the structure
Motion was 2nd by Billy Jefferson
Motion passed with 3 in favor, 1 absent
3. Address: 1818 Main St.,#56, La Marque, TX 77568 – No representative present
Motion made by V.Chairman Louis McGaffey to demolish property
Motion was 2nd by Billy Jefferson
Motion passed with 3 in favor, 1 absent
4. Address: 1804 Nashby, LaMarque, TX, 77568 – No representative present
A motion was made by Vice Chairman Louis McGaffey to demolish the structure
Motion was 2nd by Billy Jefferson
Motion was passed with 3 in favor, 1 absent
5. Address: 1633 Hawthorne, LaMarque, TX 77568 – No Representative
Motion made by Vice Chairman Louis McGaffey to demolish property
Motion was 2nd by Billy Jefferson
Motion passed with 3 in favor, 1 absent
6. Address: 929 Cedar Dr. LaMarque, TX 77568 – Glendola Nolte, La Marque, TX 77568
Mrs. Nolte explained she had insurance work done on the first floor of the home after Hurricane Ike; however the funding ran out so there was no work done on second floor. She didn't realize the damage to the roof until a leak in her kitchen ceiling started. She received a letter from the Code Compliance Division regarding a hole in her roof and other structural violations deeming the structure unsafe.
Chairman Deanie Barrett asked Mrs. Nolte how much a new roof would cost, Mrs. Nolte stated she did not know.

Code Compliance Supervisor Kathleen Van Stavern suggested getting an estimate from a licensed roofer; however in the mean time to get a tarp on the roof for weather protection and to stop anymore deterioration from water damage.

A motion made by Vice Chairman Louis McGaffey to give Mrs. Nolte 30 days to get an estimate on getting her roof repaired and a structural engineer's report.

Motion was 2nd by Bart Jennings.

Motion passed with 3 in favor and 1 absent

7. Address: 1919 Oaklawn, LaMarque, TX 77568 - William Leacroy, 1919 Oaklawn, La Marque, TX 77568 accompanied by Thomas Caine, Atty.

Vice Chairman Louis McGaffey asked if Mr. Leacroy still lived in the home, he stated yes still resided in the rear of the structure where there is less damage.

Chairman Deanie Barrett asked why there have been no repairs done on the property?

Mr. Leacroy explained the condition of the property was due to him filing bankruptcy and all his funds were diverted to maintaining his bankruptcy and child support payments, this left nothing to put toward the maintenance of the property.

Mr. Leacroy stated he once hired a contractor who only made the property worse by the repairs he attempted to do to it. Mr. Leacroy stated he got an estimate recently from Prouty Homes to repair the structure which totaled \$85,000, but he doesn't want to put that much money into the property. Mr. Leacroy asked if he would be allowed some time to get another estimate for repairing the property? Chairman Deanie Barrett stated the property didn't look structurally sound to repair? Then asked if the property sustained any of the damage from Hurricane Ike? Mr. Leacroy stated "no", most of the damage was prior to that.

Mr. Leacroy stated he has started moving his things out of the property and asked if he could have till January 2017 to get everything out.

Vice Chairman Louis McGaffey asked Mr. Leacroy if 30 days was enough time to get another estimate, he responded that it was. Vice Chairman Louis McGaffey stated Mr. Leacroy would have to sign a voluntary demolition order in case the quote from another contractor was not acceptable

Code Compliance Supervisor Kathleen Van Stavern stated that Mr. Leacroy would have at least 60 days to remove his belongings from property.

A motion was made by Vice Chairman Louis McGaffey that Mr. Leacroy be given 30 days to get a quote from a contractor and reappear before the board with this decision to demolish and rebuild or to demolish and relocate

Motion was 2nd by Billy Jefferson

Motion passed with 3 in favor and 1 absent

8. Address: 606 Azalea, LaMarque, TX 77568 – Marcelino Compian, Wendy Carreon, 606 Azalea, LaMarque, TX 77568

Marcelino Compian representative for Ms. Carreon (owner) provided the Building and Standards Commission with a Structural Engineer's report and Ms. Carreon stated she planned to get a licensed contractor to give her a scope of work and time line.

Code Compliance Supervisor Kathleen Van Stavern asked if Mrs. Carreon was going to homestead the property Mr. Compian stated "yes" she would.

Chairman Deanie Barrett asked if there were electrical violations that needed to be addressed? Code Compliance Supervisor Kathleen Van Stavern stated she didn't know since entry was never made to perform an inspection.

Code Compliance Supervisor Kathleen Van Stavern explained that she needed to homestead the property in order to pull permits as a contractor.

Code Compliance Supervisor Kathleen Van Stavern stated Mrs. Carreon can bring the documents requested to her office before the 30 days and the hold to pull permit will be released. Chairman Deanie Barrett stated to them to go to the Galveston Central Appraisal District with their deed and have the tax roll changed to reflect her as the current owner.

A motion was made by Vice Chairman Louis McGaffey to give Mrs. Carreon 30 days to bring the documents requested and no permits issued until those things are done.

Motion was 2nd by Billy Jefferson

Motion was passed with 3 in favor, 1 absent

9. CHAIRMAN REPORT

There was no report

10. EXECUTIVE SESSION

THE Building Standards Commission for the City of LaMarque, Texas reserves the right to Adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about security Devices) and 551.086 (Economic Development).

No executive session required

11. REQUESTS AND ANOUNCEMENTS

None at this meeting

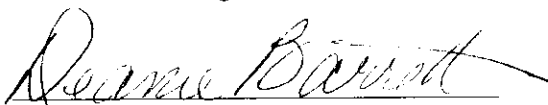
12. ADJOURNMENT

Motion made by Chairman Deanie Barrett to adjourn

Motion was 2nd by Bart Jennings

Motion passed 3 in favor, 1 absent

BSC meeting November 8, 2016, adjourned at 7:05p.m.



Chairman Deanie Barrett, Presiding
Building Standards Commission