



1111 Bayou
La Marque, Texas 77568
409.938.9202

**CITY OF LA MARQUE
BUILDING STANDARDS COMMISSION
PUBLIC HEARING/REGULAR MEETING MINUTES
OF
MAY 9, 2017**

Public Hearing/Regular Meeting Minutes of the City of La Marque Building Standards Commission held on Tuesday, May 9, 2017, beginning at 6:00 p.m. at 1109-B Bayou Road with the following members present:

(1) CALL TO ORDER

Vice Chair Mc Gaffey called the meeting to order at 6:04 p.m.

(2) ROLL CALL

PRESENT:

Commissioner/Vice Chair Mc Gaffey
Commissioner Phillips
Commissioner Jefferson

ABSENT:

Chairperson Barrett

OTHER OFFICIALS/STAFF PRESENT:

Robin Eldridge, City Clerk
Les Rumburg, Public Works Director
Carol Buttler, City Manager
Kathleen Van Stavern, Code Enforcement Supervisor

(3) INVOCATION AND PLEDGE OF ALLEGIANCE

The Commission dispensed with the Invocation and Pledge of Allegiance

(4) APPROVAL OF MINUTES

Public Hearing and Regular Meeting Minutes of April 11, 2017
Commissioner Jefferson made a motion to approve the minutes of April 11, 2017
Commissioner Phillips seconded. **MOTION PASSED UNANIMOUSLY**

(5) CITIZENS PARTICIPATION

There was none.

(6) PUBLIC HEARING

- a. Conduct Public Hearing to hear public input regarding the following properties, declaring to be Substandard and ordering remedies, provided by the Texas Local Government Code, Chapter 54§C, Quasi-Judicial Enforcement of Health & Safety Ordinance, through the City Ordinance Chapter 14, Section 280.

Vice Chair Mc Gaffey closed the Regular meeting and opened the Public Hearing at 6:04 p.m.



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1. Address: **2407 Franklin, La Marque, Texas 77568**

No one was present on behalf of this address.

2. Address: **515 Azalea, La Marque, Texas 77568**

Jessie Mc Nair, property owner approached the podium. "We plan on doing some work to it to rent it out, I know we need to cut the grass, what else is needed?"

Code Compliance Supervisor Kathleen Van Stavern said that this was her first time here so the Commission is supposed to tell her what she needs to do, and asked her what were the plans for the property. At which the owner said that she would like to fix up the house and rent it out. "There are some structural issues with the house. Normally, what this Commission requires for you to do is to get a Licensed Structural Engineer to conduct an inspection on the structure, which is an inspection from the foundation to the roof. Once you get that inspection report back, you can bring it into my office and then go over that and make a scope of work and a time line from that and that will tell you whether you want to put all your money into fixing the house or not. The Building Standards Commission will not give you more than three months, to repair a house. It has been sitting for a long time."

3. Address: **905 Cedar, La Marque, Texas 77568**

Jimmy Stiles, representing the father (Rod Stiles) who owns the property at 905 Cedar, approached the podium, "The property was rented all the way until a few weeks ago, when the City went next door to demolish an old house, and it ripped down a weather-head from my house. We have had foundation issues because of the rains that you have had here, and that was going to be taken care of here soon. I did get an engineer report, which basically says to fix the foundation, which we will. As far as other repairs, we are looking at probably some plumbing, so we will repair that. She keeps telling me termite damage, I don't know termite damage until I start lifting and finding out from there. So any other structural issues that we have, we will repair as we go. I can't tell you exactly what are going to do to it, because I don't know what you want me to do with it. Are you going to want me to gut it and get all the electrical down?"

Vice Chair Mc Gaffey replied, "This right here is a chance to tell us what you plan to do with it. If you are going to tear it down, we wouldn't go any further, but since you plan to fix it, we will address that in a few minutes."

Discussion followed with Mr. Stiles stating that his electrical issues were from when the City was demolishing the next door house, to which Ms. Van Stavern corrected him by stating that it wasn't the City, it was a contractor, which will be taken care of by the contractor.



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Vice Chair Mc Gaffey explained that his item will come up again a few items, down and the Commission will explain to him what he needs to do.

The Public Hearing closed at 6:12 p.m.

(7) OLD BUSINESS

a. Discussion/possible action regarding:

1. Address: 1021 Cedar, La Marque, Texas 77568

No one was present on behalf of this address.

Commissioner Phillips made a motion to demolish the structure at 1021 Cedar. Commissioner Jefferson seconded. **MOTION CARRIED UNANIMOUSLY**

2. Address: 1128 2nd St. La Marque, Texas 77568

No one was present on behalf of this address.

Ms. Van Stavern said that they had sold the property and were supposed to come back with the contract and the information for the house. They were a no show.

Commissioner Phillips made a motion to demolish the structure at 1128 2nd Street. Commissioner Jefferson seconded. **MOTION CARRIED UNANIMOUSLY**

3. Address: 2017 Rosalee, La Marque, Texas 77568

Shirley Fanieul, owner of 2017 Rosalee was present and approached the podium.

Code Compliance Supervisor Kathleen Van Stavern said that Ms. Fanieul was returning under Old Business, she was issued a permit, had a structural engineer report, and she was to repair her house on Roselee. She had three months to do it, she hasn't done anything to this house."

Ms. Fanieul state, "I beg to differ with this inspector, I have never been issued a permit. I keep going up there and am told that there is a "hold" on it."

A brief discussion followed as to whether she had been issued a permit or not, and the City said that she had been given one for three months and it expired since nothing was ever done. She said she has yet to get a permit.

Ms. Fanieul said "I have not paid for a permit. I have the check here in my hand."

Ms. Van Stavern explained, "The last time she was before the Commission, she presented the structural engineer report and the scope of work, she was told to obtain a permit at that time. She hasn't done anything to the house since then."



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Commissioner Phillips made a motion to allow Ms. Fanieul thirty (30) days to get the permit, and complete the work specified on the work schedule (scope). Ms. Van Stavern said that she will take the “hold” off of the address to release a permit.

Commissioner Jefferson seconded. **MOTION CARRIED UNANIMOUSLY**

(8) NEW BUSINESS

- a. Discussion/possible action considering declaring the following properties to be sub-standard 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: 2407 Franklin, La Marque, Texas 77568

No one was present at the meeting.

Commissioner Phillips made a motion to allow thirty (30) days for compliance.

Commissioner Jefferson seconded. **MOTION CARRIED UNANIMOUSLY**

2. Address: 515 Azalea, La Marque, Texas 77568

Jessie McNair owner of 515 Azalea said that she wanted time to repair this structure.

Vice Chairperson Mc Gaffey explained the following:

- a. The Commission requires: a) Structural Engineer to conduct an inspection of the property (within thirty days) and; b) Create a work schedule or scope of work and be placed on the agenda so the Commission may approve a permit

Commissioner Phillips made a motion to allow the owners thirty days (until June 13, 2017, the next BSC meeting) to provide the Structural Engineer report and a work schedule or timeline to repair this work. Commissioner Jefferson seconded. **MOTION CARRIED UNANIMOUSLY**

3. Address: 905 Cedar, La Marque, Texas 77568

Jimmy Stiles, representative for 905 Cedar said that they wanted time to repair this structure.

Vice Chairperson Mc Gaffey said that he had read his Structural Engineer Report, and personally went out and looked at the structure. “On these engineer reports, what we want something to say that the house is safe. It’s got on here that the roof doesn’t leak, that doesn’t tell me if it is strong. When I looked at it, it has a sway in it. I know the plumbing is out of code. We will need: a) a scope of the work you are planning to do, to bring up to code.”



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Discussion continued with Ms. Van Stavern saying that the report submitted is very vague. There is visible evidence of termites. The existing electrical panel was not up to code. "We are just trying to get you to bring this building up to code and make it the safest way to do it."

Mr. Stiles said that she had different ideas of what needed to be done that what the engineer has told him to do. "We have been renting this house out since the eighties. Now you are telling me that we are having to bring it up to code. You are asking me to rebuild the house."

Ms. Van Stavern replied, "These have been brought to my attention. Now all has to be brought up to code. You will need to call the structural engineer back as ask him to check the attic and the electrical and other. In the mean-time, we will need a scope of work. Once all of the work is done, the inspector goes out and inspects the work, and some of these aren't going to pass, unless all of the problems are taking care of."

Mr. Stiles asked how long will be allowed to get the structural engineer to come back out, in which it was the consent of the Commission to allow him thirty days. (June 13, 2017, the next meeting)

9. REQUESTS AND ANNOUNCEMENTS

There were none.

10. EXECUTIVE SESSION

There was no Executive Session

11. ADJOURNMENT

It was the consensus of the Board to adjourn the meeting at 6:42 p.m.

Louis Mac Mc Gaffey, Vice Chairperson
for Deanie Barrett, Chairperson