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**CITY OF LA MARQUE  
BUILDING STANDARD COMMISSION  
PUBLIC HEARING / REGULAR MEETING MINUTES  
OF  
September 12, 2017**

**Regular Meeting Minutes of the City of La Marque Building Standard Commission held on September 12, 2017 beginning at 6:00 p.m. at 1109-B Bayou Road with the following members present:**

**(1) CALL TO ORDER**

Chairman Deanie Barrett called the meeting to order at 6:01p.m.

**(2) ROLL CALL:**

**PRESENT:**

Chairman Deanie Barrett  
Commission Trina Phillips (arrived at 6:12pm)  
Commissioner Billy Jefferson  
Commissioner Abby Cash

**ABSENT:**

Vice Chairman Louis McGaffey

**OTHER OFFICIALS/STAFF PRESENT**

Kathleen Van Stavern, Code Compliance Supervisor  
Chiquetter Clayton, Revitalization Specialist  
Michael Phillips, Code Compliance Officer

**(3) INVOCATION AND PLEDGE OF ALLEGIANCE:**

Invocation led by Commissioner Jefferson, Pledge of Allegiance led by Chairman Deanie Barrett

**(4) APPROVAL OF MINUTES**

Motion made by Commissioner Billy Jefferson to accept the May 09, 2017 minutes, seconded by Commissioner Abby Cash. **MOTION CARRIED UNANIMOUSLY.**

**(5) CITIZEN'S PARTICIPATION.**

No citizen participation.

**(6) PUBLIC HEARING**

Chairman Barrett closed Regular Meeting and opened the Public Hearing at 6:04 p.m.

**1. Address: 1310 Cedar, La Marque, TX 77568**

Greg Cornett, property owner approached the podium. He expressed he had total knowledge of the city wanted to tear the property down. He had taken out a demo license and got an estimate from Phillip Nunn but at the time he did not sustain the finances to finish the task. He said he received the finances and he would voluntarily demo the property. He stated he needed to obtain a permit.

**2. Address: 2013 Bogatto, La Marque, Texas 77568**

Linda Crowston, property owner approached the podium. She said she did not know what this meeting was more or less. Code Compliance Supervisor, Kathleen Van Stavern stated, "We have been mailing letters to Bogatto and Singletary Road and they have been unclaimed."

Chairman Deanie Barrett stated, "You are here to plead your case about your property. Ms. Van Stavern explained the reason why it has been brought to the Building Standards Commission is because it is a substandard structure. This is where you would tell us what you are going to do with your home or ask for more time to think about it. Since you did not receive the letters you can ask to be rescheduled for the next meeting."

Ms. Crowston asked, "When will I get an explanation?" Ms. Van Stavern said that she would explain everything after the meeting and give her the letters she had not received.

**3. Address: 1724 Thompson, La Marque, TX 77568**

America Frank, the property owner approached the podium. She stated she thought it was about the grass not the building. She stated she intends to sell the property.

**4. Address: 1410 Petroleum, La Marque, TX 77568**

No one was present on behalf of this addressee.

**5. Address: 4308 Strawn, La Marque, TX 77568**

James Messinger, representing his mother (Scharline Messinger) the property owner approached the podium and said, "We would like to keep the property. My mother has been trying to repair the property but the property is on a reverse mortgage and they have strict requirements. I had to find a contractor who will pay for the materials first because they won't do it any other way. I found someone to fix the roof, but then I was told to stop work all repairs until I have an engineering report. My mother doesn't have \$1000 dollars for an engineering report. She is trying to get the mortgage company to release the funds. My mother would like to return to her home."

**6. Address: 1106 Walker, La Marque, TX 77568**

Douglas Heasley, property owner approached the podium. Mr. Heasley said, "I inherited my property and I am a third-generation owner. Since owning the property, I have had problems. There was a building in the back that was damaged in the Hurricane Ike, and I had to demolish the building. I have had people driving through the property which makes it difficult to mow. They've thrown rocks, broken windows, and people are dumping in front of the property. I have a contractor that should have started last week."

Chairman Barrett closed the Public Hearing at 6:15 p.m.

**(7) OLD BUSINESS**

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.

**1. Address: 1202 Lamar, La Marque, TX 77568**

Cynthia Sumblin, representing (Harold D. Johnson. Deceased) property owner, approached the podium. Ms. Sumblin stated that she had received funding, but it was not enough to repair the roof. "Since the last meeting, I have tried to get a loan, but it has not been approved."

Chairperson Barrett asked, "Is the damage from Hurricane Ike?" Ms. Sumblin said, "No that's what was said the last time. She explained, "My house is surrounded by trees and doing Ike I had a lot of trees to come down and one hit my a/c unit. Chairperson Barrett asked, "How is the roof leaking, is it an old roof?" Ms. Sumblin said, "Yes, that's what I tried to tell everyone." Chairperson Barrett asked, "Do you know if you have insurance?" Ms. Sumblin replied, "As far as I know, I do. I have been paying for 18 years and I called, and they asked who I was and I told them I had a deed on the house and I am buying the house, but Mr. Johnson has passed." I said, "Can you tell me if they are paying the insurance? They said, "No, we must talk to Mr. Johnson." I said, "He has passed." I explained, everything is hung up in probate court and nothing's happening. They explained, if a claim is filed, Mr. Johnson would have to file it. So, I don't know what I am going to do. I am thinking of getting an attorney to go through this mess."

Ms. Van Stavern stated that she could give some insight into this case. "That night when we met with people like her who was supposed bring in their structural engineer's report or selling their houses, she was here with a friend of the family of the deceased. The property is under probate and there are other kids evolved. There is a probate attorney, which we have sent a certified letter to be here tonight, but we have not heard from anyone.

Ms. Sumblin stated, that she was stuck in this by herself.

Ms. Van Stavern stated, "You are not stuck you could repair your roof. She is buying the house and she has been for years. She did get a settlement from FEMA when Ike hit that cause the damage. She supposed to get a settlement from the insurance company or something when she was at the last meeting and said she would get it. We gave her 3 or 4 months and we meet with her again with these other people. We are contacting the owner of the property as well because she is the sub owner. The point is she has not repaired the roof. We have worked with her repeatedly and she has had another 30 days since that meeting."

Ms. Sumblin stated that her first meeting was in April 2017.

Ms. Van Stavern said that the people that were here representing the children said they would help get the roof fixed, and then asked, had she contacted them or the probate attorney.

Ms. Sumblin stated she did not have that information (who stated this?)

Ms. Van Stavern stated, "You have not fixed the roof and this Commission has been working with you for months with this situation and you have only come up with excuses. I feel we have been more than fair."

Ms. Sumblin said, "I had four months and want more time."

Ms. Van Stavern said, "That is up to the Commission."

Ms. Sumblin said that she had applied for FEMA and an SBA loan.

Chairman Barrett asked, "Since you have applied for loans, do you know if it will be available in the next 30 days?" Ms. Sumblin replied, that it should be within the next 10 days according to FEMA. Chairman Barrett made a motion to give Ms. Sumblin 30 days to get her insurance, seconded by Commissioner Jefferson. **MOTION CARRIED UNANIMOUSLY.**

**2. Address: 806 Stubbs, La Marque, TX 77568**

No one was present on behalf of this address. Commissioner Trina Phillips made a motion to demolish (FINAL), seconded by Commissioner Bill Jefferson. **MOTION CARRIED UNANIMOUSLY.**

**3. Address: 1021 Lake Rd, La Marque, TX 77568**

Michael William representing (Willie D Williams) the property owner approached the podium. Mr. William said, "His father passed away in December and he came to the last meeting and had spoken to one of the Code Enforcement Officers. At that time, it was explained that I needed an engineering evaluation. We were considering rehabbing the house, but I met with my siblings and I think we are going to demolish the house. We are evaluating the cost, and we have a couple of potential purchasers that may be considering buying the house. This has all happened within the last month. During that time, I spoke with the gentlemen here (Michael Phillips, Code Compliance Officer) to let him know I was unable to respond by the 25<sup>th</sup> of August because I would be out of the city. We are going to decide as to demolish or sell. Once we can confirm if these individuals can close or not we will notify the city. If we cannot get a buyer, we will demolish the property."

Chairman Barrett asked, "Is this a substandard property?" Ms. Van Stavern answered that it was. Chairman Barrett explained that if they do sell it, they need to understand they will need to come back to us. Mr. William stated he was informed of the procedures if a sale takes place. Ms. Van Stavern explained that the process would be the same for the new owners. "They will need a structural engineer's report, a scope of work and a timeline presented to the Commission. Mr. William stated he has received inquiries to purchase and that they will evaluate, whether it makes sense or demolish the property. Commissioner Trina Phillips made a motion for 30 days and explained if there is a buyer within 30 days they need to come to the Commission, and added, "If not, we will demolish." Mr. William stated that they will demolish the property or they will release it to the city. Commissioner Bill Jefferson seconded the motion. **MOTION CARRIED UNANIMOUSLY.**

**4. Address: 412 Ave A, La Marque, TX 77568**

No one was present on behalf of this address. Commissioner Phillips made a motion To demolish, seconded by Commissioner Cash. **MOTION CARRIED UNANIMOUSLY**

**5. Address: 418 Ave A, La Marque, TX 77568**

No one was present on behalf of this address. Commissioner Phillips made a motion to demolish, seconded by Commissioner Cash. **MOTION CARRIED UNANIMOUSLY**

**6. Address: 926 Cedar, La Marque, TX 77568**

Fay Paukert, property owner approached the podium. "The property has been sold. We have signed contracts, but I had to put the closing off to the end of this month. I fell and hurt myself."

Ms. Van Stavern asked if she had the new owner's name. Ms. Paukert stated she had a card for the gentlemen, but she is dealing with a Michelle. She was invited to come to the meeting, but she didn't show up. Commissioner Phillips asked, "Does the new buyer understand it is a substandard structure?" Ms. Paukert replied, that the new buyer had been inside the home and she told me what's wrong with the property. Ms. Van Stavern asked, if the new owner been informed of the open case with the city and not to do any work to the property before coming before the Building Standards Commission. Ms. Paukert stated that she had told her and given her the paperwork pertaining to the property. She stated again, that she would be closing at the end of the month.

Ms. Paukert provided a business card for the buyer (Noberto Lopez) for the record.

Discussion followed among the Commission on the next step for the property. Ms. Van Stavern explained that the process would start over with the new owner and he needs to be at the next meeting.

**7. Address: 409 Ave B, La Marque, TX 77568**

No one present on behalf of this address. Commissioner Phillips made a motion to demolish, seconded by Chairperson Barrett. **MOTION CARRIED UNANIMOUSLY**

**8. Address: 1022 Lake Rd, La Marque, TX 77568**

No one present on behalf of this address. Commissioner Phillips made a motion to demolish, seconded by Commissioner Jefferson. **MOTION CARRIED UNANIMOUSLY**

**9. Address: 1419 Ross, La Marque, TX 77568**

No one present on behalf of this address. Commissioner Phillips made a motion to demolish, seconded by Commissioner Jefferson. **MOTION CARRIED UNANIMOUSLY**

**10. Address: 905 Cedar Dr., La Marque, TX 77568**

No one present on behalf of this address. Commissioner Phillips made a motion to demolish, seconded by Commissioner Jefferson. **MOTION CARRIED UNANIMOUSLY**

**11. Address: 1018 Walnut, La Marque, TX 77568**

No one present on behalf of this address. Commissioner Phillip made a motion to demolish, seconded by Commissioner Jefferson. **MOTION CARRIED UNANIMOUSLY**

**12. Address: 2407 Franklin, La Marque, TX 77568**

Beverly Lewis, representing the new owner (Michael Brown) of 2407 Franklin approached the podium. "The property was closed on this past Wednesday. Before the property was closed on, the timeline, and structural engineering documents were submitted. As of Wednesday, the new owner is in the process of getting a contractor. The City of La Marque wants a licensed contractor and that is the next phase. We should have one within the next 2 to 4 weeks."

Commissioner Barrett asked, if this was her property. Ms. Lewis said that it wasn't, but that she was representing the new owner. Ms. Van Stavern explained, that the problem was that Michael Brown had the engineers report done, but he doesn't own the house. Ms. Lewis replied said that Michael Brown is the new owner of the house. Ms. Van Stavern said that the Commission needs the documents showing he is the owner of the house. Ms. Van Stavern asked, "Does he have any paperwork showing that, because the Central Appraisal District has the same owner listed?"

Ms. Lewis replied that the property had been closed on this past Wednesday. Ms. Van Stavern asked, "Do you have a copy of the warranty deed or something?" Ms. Lewis said that she would be happy to show the temporary bill of sale. "I stand as a personal voucher that the property was bought by Michael Brown and Riana Lewis this past Wednesday.

Ms. Van Stavern said, "We believe you, but the state of Texas needs documents." Ms. Lewis stated, that she would be happy to bring the documents tomorrow.

Chairperson Barrett asked, "Do they need to pull permits?" Ms. Van Stavern responded that they do. Chairperson Barrett explained, "Once you bring the documents, you will be able to pull permits."

Ms. Lewis explained, they are not allowed to pull any permits until we have a licensed contractor because the property is not homesteaded."

Chairperson Barrett asked, "Are they going to live in the property?" Ms. Lewis said that it is a second home for the new buyers and that they were told if they have a home that they could not homestead another property. Chairperson Barrett explained that they could only have one homestead. Ms. Lewis said "That's why we are bidding out for licensed contractors. I will bring in the other documents or fax the documents tomorrow. Ms. Van Stavern suggested she email or bring a copy, so we can verify he is the owner of the property.

Discussion followed by the Commission on receiving the documents timely before closing the case. Ms. Van Stavern will inform the Commission once all documentation has been received.

Chairperson Barrett made a motion to close the case once we have the ownership documents from the new owner, seconded by Commissioner Jefferson. **MOTION CARRIED UNANIMOUSLY**

**13. Address: 2704 N Camp Circle, La Marque, TX 77568**

Ms. Van Stavern stated that the property owner had begun working on it. "He has put wood where it was open with tar paper on one side. On the other side, he has put hardi plank siding up. He is moving slow and he works out of state, but he is making progress. Then Ms. Van Stavern recommended the Commission give him an extension of 90 days.

Commissioner Phillips made a motion to give the property owner of 2704 N. Camp Circle 90 days to complete the work, seconded by Commissioner Cash. **MOTION CARRIED UNANIMOUSLY**

**14. Address: 1409 Ross, La Marque, TX 77568**

Ollie Neiderhofer, representing the mother (Angelina Moya Neiderhofer,) the property owner approached the podium. "I am waiting for the City of La Marque to give me the estimates received to demolish the property, to compare to the two bids I have received. Ms. Van Stavern said that the city has not gotten estimates yet because they have not done the bid packet yet. Ms. Neiderhofer said that she keeps getting letters that say the city has them, that's why she keeps asking for them. Ms. Van Stavern explained that the letters didn't say that. The letters say that it will be going up for bid. The price that we would get, and said she didn't know why she would want to compare them because what she would get would be cheaper. Ms. Neiderhofer explained that she wants to compare them because the last time she was before the Commission it was cheaper, and preferred to do it that way.

Ms. Van Stavern told her that if she wants to wait, that it could be a while, and at the Commissions' discretion. "Tonight, will decide when I go out for bid and that process takes a month. It's up to the Commission to give you more time or not."

Ms. Neiderhofer said that she has asked several times for copies of bids. Ms. Van Stavern told her that there have been no bids, and hadn't heard that she wanted copies, and that would depend on what the Commission decided, then the formal bid process would begin. "The process takes a while. We don't get just one bid we get several bids and it is a lengthy process. That's why when you get bids you get them on your own."

Ms. Neiderhofer said that she had received two bids and they are quite a difference between them and that's why she wanted to compare them. "I would expect if the City is going out for bids, that they would get a better price than me, because of multiple bids."

Ms. Van Stavern stated, "That should not have anything to do with what you are going to do with your property."

Chairperson Barrett said, "If you want to wait, you can compare it."

Ms. Neiderhofer said that is what she was asking for. "I've gotten two bids and I like to compare to determine what I am paying for."

Commissioner Phillips asked "Do you understand if the city demolishes the property, a lien will be placed on your property and if you demolish it the land is free and clear. Ms. Neiderhofer explained the last time the city did it there was no lien place on my property. "I paid for it and was charged an additional \$100-dollar administration fee to the city.

Chairperson Barrett stated if they catch it before the lien is filed, it can be done. Ms. Neiderhofer stated the previous Commission, and Code Enforcement Officers, it was never a problem working with the citizens, not against the citizens.

Chairperson Barrett asked, "Has the yard been maintained?" Ms. Van Stavern said that it had been maintained. Chairperson Barrett made a motion to give the property owner 90 days. Chairperson Barrett stated she would find out about the bids because she would like to make some suggestions. Ms. Neiderhofer asked, "Will I get something back because every time I ask for stuff, I am hounded."

Chairperson Barrett said, "I don't know when the bid is going out, but when I do, I will let you know and when it comes in I will let you know, just leave me your number."

Ms. Neiderhofer replied, "I don't have a problem communicating with the city, it's been the city not communicating with me."

Commissioner Jefferson asked, "Do we know from history what the average cost would be to demolish the property?"

Ms. Van Stavern explained that she has two buildings on the property and it is a two-story structure, so, it would probably cost \$10,000 dollars for both, but that's just an estimate and the prices increase all the time. "When I go out for bids, they are under the impression they will be demolishing those properties. So, I can't say "Hold up, I just want a price. They are going to take it off the bid list. That's the problem I have with it. I will give her the numbers to my demo contractors so she can call them and do a comparison."

Ms. Neiderhofer stated, "I have already received those, so again, I have received two bids, but they weren't hundreds across the State of Texas. Chairperson Barrett said that there is a motion for 90 days, do I hear a second. Commissioner Jefferson seconded."

When Chairperson Barrett asked, "All in favor say I, she didn't hear anyone else say I, and she then asked, "Did it pass or fail?"

Commissioner Jefferson said that it passed, but Chairman Barrett thought everyone said fail. So, she told Ms. Neiderhofer the motion failed. Ms. Neiderhofer asked, "What does that mean?"

Chairperson Barrett explained the motion had failed and she did not get the 90 days and the property will go on the demolition list. Ms. Neiderhofer asked, "Do I have your word that you will notify me what the end cost will be?"

Chairperson Barrett said, "Yes, and I will get your phone number."

## **(8) NEW BUSINESS**

- 1. Address: 1310 Cedar, La Marque, TX 77568**

Greg Cornett, the property owner approached the podium. Chairperson Barrett asked, "Are you going to demo it yourself?"

Mr. Cornett said, "Yes, but I need to get with James Nunn. May I have 90-day grace period?" Chairperson Barrett made a motion to give Mr. Cornett 90 days to demolish his property, seconded by Commissioner Cash. **MOTION CARRIED UNANIMOUSLY.**

## **2. Address: 2013 Bogatto, La Marque, TX 77568**

Linda Crowston, the property owner approached the podium. Chairperson Barrett asked, "Are we going to proceed with this case now or later?"

Ms. Van Stavern said, "Let's do it now since we have the pictures, or do we want to reset for 30 days?"

Chairperson Barrett suggested we give her all the letters so she can read them, then asked, "Was the car still there?" Ms. Crowston said that the car had been removed. Ms. Van Stavern suggested we reset her and she would meet with her and explained everything to her and what she would need to bring to the Commission the next time. She asked Ms. Crowston if there was any electricity at the property. To which Ms. Crowston replied, that there was not, because she had called to have a wire removed from the limbs and they remove everything.

Chairperson Barrett asked, is the yard being maintained. Ms. Crowston replied, yes. Ms. Van Stavern stated she was not able to go by and take photos today. Ms. Crowston said, she had just cut the grass front and back.

Commissioner Cash asked, "What is your current mailing address?" Ms. Crowston gave her the address of 2013 Bogatto.

Commissioner Cash asked, "Is this where you receive your mail?" Ms. Crowston replied yes. Ms. Van Stavern asked if she was living there now. Ms. Crowston said that she was not. Chairman Barrett how she received her mail if she don't live there. Ms. Crowston said that she walks up to the mail box and get her mail. Commissioner Phillips asked where she was living. Ms. Crowston said that she lives at 4330 Singletary Road in Alvin, and that is where she had received the certified mail. "I was signing the brown paper they give me and putting it back in the mail box. I finally wrote on the brown paper and she responded back."

Commissioner Cash asked, "You are receiving mail at Singletary Road, but you're not getting the mail at Bogatto?"

Ms. Van Stavern said that there must be a problem with Alvin, as well because all of her mail has been returned unclaimed. Ms. Crowston said that she could show on her phone the brown paper where she turned it over signed it, and put please deliver here. Ms. Van Stavern asked whether she was speaking about receiving her mail on Bogatto.

Chairperson Barrett made a motion to give the owner a 30-day extension, seconded by Commissioner Phillips.

Commissioner Phillips asked Ms. Crowston if she understood and she responded, "I think I need to read the letters before I sign anything."

Ms. Van Stavern said that she only needed to give us a good mailing address on the form. "Once the meeting is over, I will give you all the letters and talk with you."

Commissioner Phillips explained that the Commission was going to give her 30 days and that she would need to come back and tell the Commission what her plan is. "Either you are going to demolish it yourself, or we are going to demolish it or you're going to keep it. We ask for a structural engineer's report, the scope of work and a timeline of 30 days. This is an amendment to the motion made before."

Ms. Crowston asked if it was on the demo list. Chairperson Barrett, Commissioner Phillips and Ms. Van Stavern said that it was not. Commissioner Phillip stated that the Commission is giving her 30 days to think about what she wants to do.

Ms. Crowston asked if the letters will tell her what her options were. Chairperson Barrett said that it was up to her. Ms. Crowston said that she didn't know what the letters said.

Ms. Van Stavern said that she would go over the letters with her as soon as the meeting was over. "I will sit with you and go over the letters."

Ms. Crowston asked if the 30 days is whatever the letter says. Ms. Van Stavern replied "No, we are going to give you your letters and it is the same thing we are going to discuss."

Commissioner Phillips explained that once Ms. Van Stavern sat down with her and explained everything, that she had 30 days to plan. But, within those 30 days, that she needed to come back and tell the Commission her decision. Ms. Van Stavern explained to her the process again. The motion to give 2310 Bogatto 30 days was seconded by Commissioner Cash. MOTION CARRIED UNANIMOUSLY

### **3. Address: 1724 Thompson, La Marque, TX 77568**

America Frank, the property owner approached the podium. "I hope to sell the property."

Ms. Van Stavern asked if she had a buyer. Ms. Frank said that she had 3 or 4 that were interested and she had been receiving letters every day. Commissioner Phillips asked if the prospective buyers knew about the condition of the property.

Ms. Van Stavern said that she really don't know, "I was going to start calling today, if I have the time."

Commission Phillips asked Ms. Frank if she had a closing date and then Chairperson Berrett asked if she was sure if it was habitable. Commissioner Phillips said, "Yes, I haven't been in it, but yes, but again, I don't know what it looks like on the inside"

Chairperson Barrett asked, "Do you have people calling asking to buy it?"

Ms. Frank replied, no, but she received letters daily.

Chairperson Barrett asked, how long it had been since anyone has lived there. Ms. Frank stated that it had been 8 years or more. Ms. Van Stavern asked if the floors were still intact. Ms. Frank said that they were. Commissioner Phillips made a motion to give the owner 90 days to find a buyer. "If not, we will put it on the demo list." Ms. Van Stavern said that she would send her a letter at that point if you don't get a buyer. "As soon as you get a buyer and a contract come see us." Commissioner Jefferson seconded the motion. **MOTION CARRIED UNANIMOUSLY.**

**4. Address: 4308 Strawn, La Marque, TX 77568**

Ms. Van Stavern asked how long it had been since they began talking and working with them. Ms. Messinger, replied, "Awhile, I don't live here, and I am disabled. I'm doing this work by myself and its slow. I am not trying to get out of this. My mom wants back in her house, but there are loopholes that she must go through." Commissioner Cash asked where was living now. Mr. Messinger said that she was living with her in Buffalo, Texas. "It is the only place she should live. She wants in her home, she and my dad built that house."

Commissioner Phillips asked if she had a contractor that was willing to do the work, and if so, what was his name. Mr. Messinger replied, "Yes, his name is Joe Schumack of Able Roofing."

Chairperson Barrett commented that he is a reliable person. "He would be the one to do something like this. He is a good Christian man and I will personally vouch for him."

Commissioner Phillips asked if he had given her a timeline. Mr. Messinger said that he did not, and that the work was stopped. Commissioner Phillips asked, "Why had the work stopped?"

Ms. Van Stavern said, because he couldn't get a permit. "He must get a structural permit through the city. He needs to get a license structural engineer to go in there to do an inspection to see what needs to be done. We can look at the pictures and tell this house has not been occupied for a long time. Trees have fallen on the roof. There's tar paper along the bottom of the house instead of it being close in from the elements. He has done a lot of work to clean up the outside, but nothing has been done to the inside. He needs a structural engineers report, the scope of work and a timeline. We will not release the property to get permits until we have all the documents needed."

Commissioner Phillips asked Ms. Van Stavern how long had she been dealing with him. Ms. Van Stavern said since 2013. Commissioner Phillips asked Mr. Messinger if he had a list of structural engineers. Mr. Messinger said he had one that wanted \$1000.00 up front, and that he is working with Mr. Schumack, not for him. Commission Phillips asked, how long would it take for him to get the \$1000, and Mr. Messenger responded 90 days. Commissioner Phillips stated in 90 days he must have a structural engineer's report, timeline, and a scope of work, then made a motion to give him 90 days, seconded by Commissioner Jefferson. **MOTION CARRIED UNANIMOUSLY.**

**6. Address: 1106 Walker, La Marque, TX 77568**

Douglas Heasley, property owner approached the podium. Commissioner Cash asked, if he had inherited the property, to which Mr. Heasley replied that he had, "I am a third-generation owner of this property. This trailer is salvageable. The only thing wrong with it is the windows have been vandalized. I went into it last weekend, it doesn't have a drop of water in it, even though the windows are broken. I have a guy that's going to paint."

Chairperson Barrett asked if he was going to put a skirt around it. Mr. Heasley replied, "I have no idea. I don't see that as a structural issue."

Commissioner Cash asked how long it had been since someone had lived in it and Mr. Heasley said it had been 6 months ago.

Ms. Van. Stavern said that he cleaned it up when he received a letter from Code Enforcement. "There are missing windows. The front door will not shut properly, and the underpainting is falling from underneath the trailer."

Commissioner Cash asked what his plans were after fixing it up. "Are you planning on renting it again?" Mr. Heasley said, "Yes, to keep it from being vandalized again."

Chairperson Barrett asked, "Do you understand if there is any electrical or plumbing that needs to be done, you will need to get a licensed plumber and electrician to do the work, because it is a rental property?"

Commissioner Phillips stated that she wants it demolished.

Ms. Van Stavern said that it was expensive to demo a mobile home, but that if he wanted to demo it, if he could replace it within 6 months. This is a one-time deal, after that, you will not be able to put any mobile homes on the lot. Mr. Heasley said that he wanted to put a modular home on the property, but not now, that he needed to repair his credit. Commissioner Phillips said that there are companies that would come and get trailers, but didn't know the cost. "I am not trying to take away the sentimental value, but it would save you money."

Mr. Heasley said, "I have a guy who can fix it. It's whatever you guys think."

Commissioner Phillips said, "Personally, I would not spend my money. If I was you, I would save my money to build a house there."

Mr. Heasley said, "If it doesn't get fixed soon, the frame is going to become a structural problem."

Commissioner Jefferson said, "My concern is it would probably require an engineering report since you're going to rent the trailer. It should pass all the city's codes as of 2017, including electrical and plumbing. That's what I would like to see it brought to this Commission. That way you will have an estimate, which would give you an idea on how to move forward. Have a major inspection done by an engineer that is my suggestion."

Commissioner Cash said, "This will give you an idea of whether you want to spend that type of money or just say it's above what I can afford."

Ms. Van Stavern said, "You may have to pay the inspector, but it will give you an idea of what you're facing. This will help you decide to demolish or repair. The structural engineers report is for your benefit as well. You are not only taking the city's advice and you will know the cost you're incurring and you can save that money for your modular home."

Commissioner Phillips asked what he thought about getting the engineering report, and about the Commission's suggestions, then stated, "These are the three things you will need: 1) An engineer's report, must include the inspection from the foundation to the roof; 2) A scope of work needed for the report; and 3) a timeline that does not exceed 3 months."

Mr. Heasley asked, "Does that mean I have 3 months to get an engineer's report?"

Ms. Van Stavern explained that the timeline is for him to do the repairs to bring it up to current building codes in 90 days. "The state of Texas just passed a law, you only have 120 days when it is a substandard structure to demolish it. The Commission can give an extension on that if they choose to do so. We give you 90 days and another 30-day cushion just in case you need to finish the repairs."

Commissioner Phillips explained, "Let's say in 30 days come back with the licensed structural engineer's report and the scope of work needed based on the engineer's report. In 30 days when you return we will look at the timeline which should not exceed 3 months."

Ms. Van Stavern then added, "When you bring that back, the Commission will make an evaluation at that time. That's when your 90 days will start."

Mr. Heasley asked, "If I decide to get the inspection report and decide to demolish it, can I have that done myself?"

Commissioner Phillips and Ms. Van Stavern both said yes and that he would need a demo permit that costs \$25.00. "You can do that if you go by the stipulation of the ordinance to clear all debris away. Commissioner Phillips made a motion to give 1106 Walker a 30-day extension, seconded by Commissioner Jefferson. **MOTION CARRIED UNANIMOUSLY.**

#### **(9) CHAIRMAN REPORT**

Chairperson Barrett asked what had happened to 3002 Taylor. Ms. Van Stavern said that the owners did everything they were supposed to do and that the case was closed.

Chairperson Barrett then asked about 515 Azalea. To which Ms. Van Stavern said Ms. Clayton had responded to all documents and that the case is closed. Chairperson Barrett asked about 2017 Rosalee. Ms. Van Stavern said that they were waiting for a structural engineer's report. Chairperson Barrett asked if it had been received to please check on it. Then asked about 606 Azalea and Ms. Van Stavern said it was on the demo list. Chairperson Barrett asked about 815

Holly and Ms. Van Stavern said that the Commission had closed the case months ago. Commissioner Phillips stated that was the property with the trailers.

Chairperson Barrett stated "We need to add these properties to the demo list: Palm, Wisteria, Kansas, Petroleum, Strawn and Walker. Chairperson Barrett said that she would like to see a bid list go out by at least November 1<sup>st</sup>, 2017.

Ms. Van Stavern said that it would be out before then. She asked Chairperson Barrett what properties they want to add because some of them have been demolished, then stated that 1906 Kansas had been demolished. Chairperson Barrett said the following are the properties she wanted added to the demo list.

1906 Kansas  
1314 Palm  
404 Wisteria

Ms. Van Stavern said that 1906 Kansas was demolished by the owner. 1314 Palm was sold and that the new owners needed to bring in the structural engineers' report. Chairperson Barrett asked if a report had been submitted, and if not, we need to find out. Chairperson Barrett then asked about 404 Wisteria. "We show a motion to demo, but it's not on the demo list. It was on the demo list in December."

Ms. Van Stavern asked, "Is that the one on the corner? Did we talk to them the night of August 09, 2017? She asked Ms. Clayton did she have an information sheet on that property. Ms. Clayton replied that she did not.

Ms. Van Stavern said that he was the one who said he was going to get an engineer's report, fix the house up and cut the grass.

Chairperson Barrett said, "We are going to add 1410 Petroleum to the list."  
Ms. Van Stavern said "That's brand new to BSC."

Chairperson Barrett asked, "Are they going on the new list you are going to send out?"  
Ms. Van Stavern said, "Yes, as long as the property have not been sold it, it will be on the list."

Ms. Van Stavern said to Chairperson Barrett, "The problem is, you may give a demolition order and the owner sells the property. This will start the process all over again. We must give everyone the opportunity to save their property. Chairperson Barrett stated that she was checking on those properties because she knew they were not on the list and wanted to go over it. Then she asked if she could receive an up-to-date list next time.

Ms. Van Stavern said that she was waiting for tonight's meeting to do an up-to- date bid list.

Chairperson Barrett asked the Commission if they had any questions or answers that needed to be discussed. She asked Ms. Van Stavern if the lots are being mowed by the city, once the

structures were demolished. Ms. Van Stavern replied, "Yes, and we are placing liens on the properties unless it is owned by the County."

**(10) EXECUTIVE SESSION**

No executive session required.

**(11) REQUESTS AND ANNOUNCEMENTS**

Chairperson Barrett said, "It is very seldom we get letters from citizens. She began to read the letter from the citizen.

"BSC Committee, Thank you so much for the demo of the seedy looking house on Houston Dr. and Bowie. It was such a dirty eyesore. Thank you for all you do. Dorothy and Oscar Jeffcoat.

**(12) ADJOURNMENT**

Meeting adjourned at 7:33 p.m.

A handwritten signature in black ink, appearing to read "Deanie Barrett", with a long horizontal flourish extending to the right.

Chairman Deanie Barrett, Presiding  
Building Standards Commission