



**CITY OF LA MARQUE
BUILDING STANDARDS COMMISSION
PUBLIC HEARING/REGULAR MEETING MINUTES
OF
October 10, 2017**

Public Hearing/Regular Meeting Minutes of the City of La Marque Building Standards Commission held on Tuesday, October 10, 2017, beginning at 6:00 p.m. at 1109-B Bayou Road with the following members present:

(1) CALL TO ORDER

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

(2) ROLL CALL

PRESENT:

Chairperson Barrett
Commissioner/Vice Chairman McGaffey
Commissioner Phillips
Commissioner Cash

ABSENT:

Commissioner Jefferson

OTHER OFFICIALS/STAFF PRESENT:

Michael Phillips, Code Enforcement Officer
Chiquetter Clayton, Revitalization Specialist

(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 September 12, 2017
Commissioner Phillips made a motion to approve the minutes of September 12, 2017
Commissioner Cash seconded. **MOTION PASSED UNANIMOUSLY.**

(5) CITIZENS PARTICIPATION

There was none.

(6) OLD BUSINESS

Discussion/possible action declaring the following properties, 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.

1. Address: 1202 Lamar, La Marque, Texas 77568

Ms. Sumblin's daughter submitted a letter to each Commissioner explaining her reason for not attending the meeting. After reading the letter, Chairperson Barrett asked the Commission to give Ms. Sumblin 60 days to receive funding from FEMA or the



insurance company to repair the roof. Commissioner Phillips made a motion to give the property owner 60 days to repair the roof, seconded by Commissioner Cash. **MOTION PASSED UNANIMOUSLY.**

2. Address: 1021 Lake Rd, La Marque, Texas 77568

Mr. Michael Williams representing (Willie D Williams), the property owner approached the podium. Mr. Williams stated he wants to demolish the property. Chairperson Barrett asked, "Are you going to do it yourself or will you be letting the City do it?" Mr. William said, "We are going to let the city do it and please explain the process if the City demolishes the property." Chairperson Barrett explained, if the City demos the property a lien will be placed on it, but if you go in before the lien is filed you will pay what the contractors demoed it for and the administration fee of \$100.00 dollars or more. Mr. Williams asked, "What is the typical cost for a property to be demoed?" Chairperson Barrett said, "it depends on how many properties is available for demolition. The bigger the bid list the cheaper the bid." Mr. Williams asked, "What is the turnaround time for the bids?" Chairperson Barrett explain the process and told him it could be next year before the property is demolished. Mr. Williams asked, "What happens if you decide you want to do something different?" Vice Chairmen McGaffey stated, we will take it off the bid list. Chairperson Barrett stated as of now, we will be voting to demolish today. Mr. Williams asked, what does that mean? Chairperson Barrett stated, "It means we will be putting it on the demo list." Mr. Williams expressed his gratitude to the Commission for giving him and his family time to make a decision after his father death. Commissioner Phillips made a motion to demolish seconded, by Commissioner Cash. **MOTION PASSED UNANIMOUSLY.**

3. Address: 926 Cedar, La Marque, Texas 77568

The owner was not present. The buyer was present with a structural engineers report but said they had not close on the property yet. Vice Chairperson McGaffey asked, "Do you know when you will be able to close?" Mr. Gumaro Tovar stated they were expected to close the next day but there was issues with the survey. Chairperson Barrett asked, Are you going to homestead the property or is this a rental?" Mr. Tovar said, "Probably will be a rental." Chairperson Barrett stated if it's going to be a rental you will need licensed contractors to do the work. Mr. Tovar asked, "For plumbing and electricity correct." Commissioner Barrett stated, "Yes and air conditioning as well." Mr. Tovar stated that he was aware of the need for licensed contractors. Mr. Tovar asked, "How to pull the permits?" Mr. Tovar was instructed by Commissioner McGaffey he would need a general contracted to pull permits because the property was a substandard property. Mr. Tovar wanted an explanation on why he needs a general contractor. Mr. Phillips, Code Compliance Officer explained the property is a substandard property and the owner cannot be the general contractor and you must hire a licensed contractor to do the work. Vice Chairperson asked, "How long do think it will take you to complete this?" Mr. Tovar stated, "I don't know because I am not sure if I am going to purchase the property because I do not want to pay a general contractor to do the work." Vice Chairperson made a motion to demolish, seconded by Commissioner Phillips. **MOTION PASSED UNANIMOUSLY.**



4. Address: 1106 Walker, La Marque, Texas 77568

Mr. Douglas Heasley, property owner approached the podium and said, I don't know why I'm here I thought I had 90 days. If I could get 90 days I would have the trailer removed from the property." Commissioner Cash explained, "You were given 30 days to make a decision to repair or demolish." Mr. Heasley stated he did not have problem getting the structural engineers report, but he didn't think it made sense to bring a 1960 trailer up to 2017 code. Mr. Heasley said, "If you give me the time, I will have the trailer removed from the property" Chairperson Barrett asked, "Would 60 days be enough?" Mr. Heasley said, yes. Chairperson Barrett made a motion to give Mr. Heasley 60 days to remove the trailer from the property, seconded by Vice Chairmen McGaffey.

MOTION PASSED UNANIMOUSLY.

5. Address: 1811 Neuman, La Marque, Texas 77568

No one present on behalf of this address. Vice Chairman McGaffey made a motion to demolish, seconded by Commissioner Cash. **MOTION PASSED UNANIMOUSLY.**

6. Address: 404 Wisteria, La Marque, Texas 77568

Mr. E.H. Jeffers Jr., property owner approached the podium. Mr. Jeffers stated he didn't know why he was at the meeting because he had come before the Commission earlier in the year because his roof and windows needed to be repaired. He stated his roof and some of the other work has been completed. Mike Phillips, Code Compliance Officer stated Mr. Jeffers had not completed all the work and he had not pulled a permit to repair the windows. Vice Chairmen McGaffey stated he should have pulled a permit to repair the windows. He told Mr. Jeffers to go to the permitting office and pull a homeowners permit for his windows to be in compliance. Chairperson Barrett asked the Code Compliance Department not to penalize him for not having a permit for the repair of the windows. No action was taken because he is going to pull a homeowners permit for his windows.

7. Address: 2013 Bogatto, La Marque, Texas 77568

Ms. Linda Crowston, property owner approached the podium. She requested more time to clean up around the property and remove personal items in preparations to sell the house. Vice Chairmen McGaffey asked, had anything been done to the property. Ms. Crowston said, yes. Commissioner Cash asked, "Is there electricity at the house?" Ms. Crowston replied, no. She stated she asked the utility company to remove limbs from the wires and they cut all the electricity to the property. Chairperson Barrett asked, "Are you going to clean it up?" Ms. Crowston said, "Yes." Vice Chairman McGaffey asked, "How many days do you need?" Ms. Crowston replied, I would like 90 days." Chairperson Barrett asked, "Do you feel like you can have it ready for sale in 90 days?" Ms. Crowston said, "Yes." Commissioner Phillips asked, "She wants 90 days to get it cleaned up or to try to sell it in 90 days?" Ms. Crowston stated 90 days to clean up in preparation to sell. Commissioner Phillips asked the Commission, "If we give her 90 days to clean up, how much longer will you give her to sell?" Vice Chairperson McGaffey asked Ms. Crowston, "Would you sign a voluntary demo? Ms. Crowston said, "I don't want to demo the



property or pay for demolition of the property.” Commissioner Phillips made a motion to give Ms. Crowston 90 days to clean, repair, and sell the property, seconded by Commissioner McGaffey. **MOTION PASSED UNANIMOUSLY.**

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

Ms. Shirley Fanuiel approached the podium. Mr. Phillips explained a permit was pulled for the electrical on September 28, 2017 and the inspection failed. Ms. Fanuiel explained the inspection failed because the tree limbs were too close to the property. Mr. Phillip showed the Commission past and present photos with the same hole on the house in the new photo painted over not repaired. Chairperson Barrett said that it was quite an improvement and asked was she working on the electrical. Ms. Fanuiel replied, “Yes.” Commissioner Phillips asked, how long before the property is complete. Ms. Fanuiel stated she had to get the electrical finished. Vice Chairperson McGaffey asked, had an electrical permit been pulled? Ms. Clayton stated yes and a foundation permit had been pulled, but Erica Grundmann of the Permitting Department stated the final inspection for the electricity has failed. Ms. Fanuiel said, “Nothing was wrong with the foundation maybe a block or two had to be moved into place.” Commissioners Phillip and McGaffey suggested she replace hole in the front of the property. Commissioner Phillips made a motion to give the Ms. Fanuiel 90 days to complete the property, seconded by Commissioner Cash. **MOTION PASSED UNANIMOUSLY.**

(7) CHAIRMAN REPORT

Chairperson Barrett requested a list of demolished properties from 2016-2017, and how much money was spent. She also requested a list of all the properties to be demolished for 2017-2018 and a demo list to be out for bid by December 01, 2017.

(8) REQUESTS AND ANNOUNCEMENTS

Earlier in the meeting Chairperson Barrett introduced Abby Cash as the newest Commissioner of the Building and Standards Commission.

(9) EXECUTIVE SESSION

There was no Executive Session

(10) ADJOURNMENT

It was the consensus of the Board to adjourn the meeting at 7:00 p.m.

Chairperson Deanie Barrett, Presiding
Building Standards Commission