



**CITY OF LA MARQUE
BUILDING STANDARDS COMMISSION
PUBLIC HEARING/REGULAR MEETING MINUTES
OF
February 13, 2018**

Public Hearing/Regular Meeting Minutes of the City of La Marque Building Standards Commission held on Tuesday, February 13, 2018 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 Deanie Barrett
Vice Chairperson Louis "Mac" McGaffey
Commissioner Abby Cash
Commissioner Billy Jefferson

ABSENT:

Chairperson Trina Phillips

OTHER OFFICIALS/STAFF PRESENT:

Kathleen Van Stavern, Code Compliance Supervisor
Mike Phillips, Code Compliance 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

Commissioner Cash made a motion to approve the minutes from January 09, 2018, seconded by Commissioner Jefferson. **MOTION PASSED UNANIMOUSLY.**

(5) CITIZENS PARTICIPATION

There was none.

(6) PUBLIC HEARING

1. Address: 719 Roosevelt, La Marque, Texas 77568

No one present for this address.



2. Address: 1105 Pirtle, La Marque, Texas 77568

Mr. Vernon L. Domhoo and Maralyn A. Sanford approached the podium. Mr. Domhoo stated he would like to know what he needs to do to be in compliance with city. He stated he would like to fix up the property but funds have been slow coming. We have gutted the inside but the exterior needs work.

3. Address: 226 Nanlee, La Marque, Texas 77568

Ms. Lawanda Moore approached the podium. Ms. Moore instructed the Commission that she is in the process of repairing the property and the utilities have been on for years at this home. The property is solid. I have a structural engineer's report stating the property is not dilapidated and does not need to be condemned but it needs a little work.

4. Address: 2115 Lone Star, La Marque, Texas 77568

No one present for this address.

5. Address: 1603 4th Ave, La Marque, Texas 77568

Ms. Marilyn Johnson approached the podium and stated while she was in the process of demolishing the property the dumpster for the debris was removed. The person she hired failed to complete the job and she hired someone else. She is now in the process of finding someone to demolish the property.

6. Address: 408-416 Laurel, La Marque, Texas 77568

Mr. Wagner Fuselier approached the podium and stated he had paid the citation received and he would like to know what is needed to move forward. He stated he was not aware of any work done to the property.

7. Address: 1112 3rd Street, Texas 77568

Mr. Harold Bennett approached the podium and stated he had received the notice and he hired a structural engineer to help with the property. He explained he tried to get a permit but was instructed to attend the Building Standards Commission meeting on February 13, 2018.

8. Address: 225 Beatrice, La Marque, Texas 77568 (Garage Only)

Mr. Flavio Palalon approached the podium and stated he purchased the property in 2016 and repairs were completed on the house but nothing had been done to the garage. He stated the garage would not be used as a living space.

9. Address: 2113 Lone Star, La Marque, Texas 77568

Mr. Ken Carmouche approached the podium and stated the property was purchased five years ago and it was renovated at that time. He stated he went to the Code Compliance Department and was told the reason he received the letter was because of high weeds, grass and abandoned vehicles on the property. He explained he has never had any abandoned vehicles nor high grass or weeds and the property has always been occupied and I don't know why I received the letter to come here.



(7) OLD BUSINESS

1. Address: 3108 Gulf Freeway#24, La Marque, Texas 77568

No one present for this address. Vice Chairperson McGaffey made a motion to demolish, seconded by Commissioner Cash. **MOTION PASSED UNANIMOUSLY.**

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

Ms. Linda Crowston approached the podium and stated "she was unable to attend the January 09, 2018 meeting because she had ill parents. She tried to contact Kathleen by text to let her know she would not be able to attend. She has purchased a structural engineer report stating it is repairable." Chairperson Barrett read the engineer report from Southwest Texas Engineering & Inspections, LLC which requested we give Ms. Crowston 120 days to complete the work. Ms. Van Stavern explained 120 days is the maximum amount time the Commission can give to complete a substandard property. A discussion ensued amongst the property owner and the Commissioners. Vice Chairperson McGaffey made a motion to give the homeowner 120 days to complete the repairs, seconded by Commissioner Jefferson. **MOTION PASSED UNANIMOUSLY.** Ms. Van Stavern asked, "Can you stay after the meeting or come in tomorrow so that I can explain the next steps to get your permits?" Ms. Crowston stated she would try to stay until the meeting is complete or come to City Hall tomorrow.

3. Address: 4308 Strawn, La Marque, Texas 77568

James Messinger, representing his mother (Scharline Messinger), the property owner approached the podium and stated the mortgage company is not going to give them any funding as of today. He stated he will be signing a Voluntary Release of Demolition form. Vice Chairperson McGaffey made a motion for Mr. Messinger to sign a Voluntary Release of Demolition form tonight, seconded by Commissioner Jefferson. **MOTION PASSED UNANIMOUSLY.**

4. Address: 412 Ave A, La Marque, Texas 77568

Mr. Fred Jones approached the podium and stated the property is ready to go. All permits has been pulled, the electrical is completed and the air conditioning unit is being replaced as we speak. The case should be closed. As for as 418 Ave A, he stated he was unable to pull the permit because it was stated the building was too small and he needed to speak to Ms. Van Stavern. He stated "the property is a shed it's not a dwelling, it's used as storage." Ms. Van Stavern asked, "Are you going to fix the awning and the deck?" Mr. Jones replied, "Yes I will repair the awning, deck and paint the building." Vice Chairperson McGaffey made a motion to close the case on 412 Ave A and 418 Ave A, seconded by Commissioner Jefferson. **MOTION PASSED UNANIMOUSLY.**

5. Address: 418 Ave A, La Marque, Texas 77568

Property was discussed with 412 Ave A, the property is owned by the same person and the case is closed. Property owner agreed to repair the awning, deck and paint building when weather permits. Vice Chairperson McGaffey made a motion to close the case on



412 Ave A and 418 Ave A, seconded by Commissioner Jefferson. **MOTION PASSED UNANIMOUSLY.**

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

Ms. Van Stavern stated to Ms. Fanuiel we had a meeting last month and you were not there. That's why you're here now to explain to the commission why you were not here. Ms. Fanuiel stated, "she did not get the notice in time, the last time I was here I was instructed to change the board out on the front of the property and to complete the electrical process and both have been completed." Vice Chairperson McGaffey made a motion to close the case because she has met all of the qualification, seconded by Commissioner Jefferson. **MOTION PASSED UNANIMOUSLY.** Mr. Phillips requested that she clean up the brush and debris in front the property. Ms. Fanuiel stated she had not put the brush and debris in front of the property. Ms. Van Stavern explained you're the property owner and it has to be removed. She stated the debris was not in front her property it was on the side and it may be coming from the apartment complex next door. A discussion ensued and the solution was to send both homeowners a letter and call waste department to pick up the debris.

(8) NEW BUSINESS

1. Address: 719 Roosevelt, La Marque, Texas 77568

No one present for this address. Commissioner Cash made a motion to demolish, seconded by Vice Chairman McGaffery. **MOTION PASSED UNANIMOUSLY.**

2. Address: 1105 Pirtle, La Marque, Texas 77568

Chairperson Barrett made a motion to give the owner 30 days to get the structural engineers report, scope of work and timeline to Ms. Van Stavern and she will call the Commission to get approval for the homeowner to pull permits so he will not need to return to the Building Standards Commission, seconded by Commissioner Cash. **MOTION PASSED UNANIMOUSLY.**

3. Address: 226 Nanlee, La Marque, Texas 77568

Chairperson Barrett suggested the property owner show the structural engineers report to the Commission. She read the report from Gulf Coast Engineering & Surveying and encouraged Mr. Phillips to give an update. Mr. Phillip stated he had spoken to the homeowner and they were unable to address the problems with the home due to illness in the family. He stated the homeowner had hired a contractor in regards to pulling the permits to repair the property but the contractor did not pull any permits. They are wanting to get the property in compliance. A discussion ensued between the Commissioners, Code Compliance Department and the property owner. Chairperson Barrett made a motion to give the property owner 120 days to get the scope of work, timeline and complete the repairs, seconded by Vice Chairperson McGaffey. **MOTION PASSED UNANIMOUSLY.**

4. Address: 2115 Lone Star, La Marque, Texas 77568



No one was present for this address. Commissioner Cash made a motion to demolish, seconded by Vice Chairperson McGaffey. **MOTION PASSED UNANIMOUSLY.**

5. Address: 1603 4th Ave, La Marque, Texas 77568

Ms. Marilyn Johnson approached the podium. Chairperson Barrett asked, "Would you like the City to tear it down but they will put a lien on it?" Ms. Johnson replied, "No my sons are going to tear it down and eventually I am going to get a house back on it and I don't want a lien placed on the property." Vice Chairperson McGaffey made a motion to give the property owner 120 days to demolish the property, seconded by Commissioner Cash. **MOTION PASSED UNANIMOUSLY.**

6. Address: 408-416 Laurel, La Marque, Texas 77568

Mr. Wagner Fuselier approached the podium and stated he had received a bid for the lighting and he did not know the other problems existed with the property. Ms. Van Stavern explained the problems to the Commission and Mr. Fuselier while viewing photos. Commissioner Cash made a motion to give Mr. Fuselier 30 days to get a structural engineers report, scope of work and timeline, seconded by Vice Chairperson McGaffey. **MOTION PASSED UNANIMOUSLY.**

7. Address: 1112 3rd Street, La Marque, Texas 77568

Ms. Van Stavern asked, "What do you planned to do with this house, its vacant?" Mr. Bennett stated he don't want to rent it because every time he repairs it they destroy the property. Vice Chairperson McGaffey made a motion to give the property owner 30 days to get a written structural engineer report, scope of work and a timeline, seconded by Commissioner Jefferson. **MOTION PASSED UNANIMOUSLY.**

8. Address: 225 Beatrice, La Marque, Texas 77568 (Garage Only)

Commissioner Cash asked, "Have you started work on the garage?" Mr. Palalon stated he had not done any work since he received the notice and using the building as storage. He stated "when he purchased the property the garage was used as a daycare but he does not intend for anyone to live in it". Vice Chairperson McGaffey made a motion to give the property owner 90 days to turn the garage into a shell, seconded by Commissioner Jefferson. **MOTION PASSED UNANIMOUSLY.**

9. Address: 2113 Lone Star, La Marque, Texas 77568

An error was made with this address, the case was closed. Chairperson Barrett apologized to Mr. Carmouche for the inconvenience.

(9) CHAIRMAN REPORT

There was none.

(10) REQUESTS AND ANNOUNCEMENTS

There was no request or announcements.

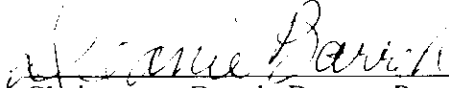
(11) EXECUTIVE SESSION



There was no Executive Session.

(12) ADJOURNMENT

It was the consensus of the Board to adjourn the meeting at 7:26 p.m.



Chairperson Deanie Barrett, Presiding
Building Standards Commission