



**CITY OF LA MARQUE
BUILDING STANDARDS COMMISSION
REGULAR MEETING MINUTES
December 10, 2019**

Regular Meeting Minutes of the City of La Marque Building Standards Commission held on Tuesday, December 10, 2019 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
Commissioner Maggie Manuel
Commissioner Trina Phillips
Commissioner Billy Jefferson

ABSENT:

Commissioner Kaleb Smith
Commissioner Diane Winston

OTHER OFFICIALS/STAFF PRESENT:

Kathleen Van Stavern, Code Compliance Supervisor
Garrett Bryce, Revitalization Specialist

(3) INVOCATION AND PLEDGE OF ALLEGIANCE

The Commission did not proceed with the Invocation and Pledge of Allegiance.

(4) APPROVAL OF MINUTES

Regular Meeting Minutes of November 12, 2019

Commissioner Trina Phillips made a motion to approve the minutes of the regular meeting of November 12, 2019. Commissioner Maggie Manuel seconded.

MOTION CARRIED UNANIMOUSLY

(5) CITIZEN'S PARTICIPATION

No citizen's participation.

(6) 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: 827 Cedar Drive, La Marque, Texas 77568

Ms. Sandra Ugarte of 827 Cedar Drive addressed the Commission. Ms. Ugarte said she has scheduled an appointment for an engineer to inspect the property and is waiting for the date and time for them to arrive. Code Compliance Supervisor Kathleen Van Stavern said Ms. Ugarte has not had the inspection performed yet. Chairperson Deannie Barrett observed that a handout from Ms. Ugarte stated that the inspection will take place on December 17. Ms. Ugarte confirmed the date. Van Stavern asked if the plumbing and electrical reports would also be provided by the inspector. Ms. Ugarte said the inspector would provide each of the reports. Van Stavern stated that the contractor Ms. Ugarte contacted are professional engineers. Van Stavern recommended providing 30 days to provide reports for a scope of work and to bring back at the next meeting, or if the reports are provided before that time she would update the Commission. Chairperson Barrett noted her concern regarding the temporary electric pole the house is utilizing for electricity. Chairperson Barrett asked if the city would be responsible if something happened to the house due to the temporary pole. Van Stavern said the city would not be liable, as action is being taken to resolve the issue and Texas-New Mexico Power has not pulled the meter. Commissioner Phillips asked for clarification regarding if the reports would be brought to the January meeting. Van Stavern answered that if the inspections are completed and be e-mailed to her she will assist in developing a scope of work to bring the property up to code and will report to Chairperson Barrett. If the documents do not come through, the property will be brought forward to the January 14 Commission meeting. Van Stavern stated that if the reports are acceptable she will recommend issuing a 90-day Substandard Building Permit. Commissioner Phillips asked what the Commission will do if the reports are not provided. Van Stavern answered that she would issue citations for violations. Commissioner Manuel asked Ms. Ugarte if she had funds to perform the work. Ms. Ugarte stated she had funds to perform the work. Van Stavern advised Ms. Ugarte that the electrical work is the primary issue. Commissioner Phillips made the motion to provide 30 days for the report and a scope of work, and that if the reports are not provided that fines will be issued. Commissioner Manuel seconded. **MOTION CARRIED UNANIMOUSLY**

2. Address: 603 Wisteria, La Marque, Texas 77568

The property owner was not present to address the Commission. Van Stavern reported that she had inspected the property and observed no evidence of repairs. Windows had also been broken and squatters may be at the property. Van Stavern recommended that an order of demolition be issued for the



property. Commissioner Manuel made a motion to order the demolition of 603 Wisteria. Commissioner Phillips seconded. **MOTION CARRIED UNANIMOUSLY**

3. Address: 2403 Boss, La Marque, Texas 77568

Mr. Pratik Gandhi, property owner of 2403 Boss, addressed the Commission. Mr. Gandhi said that all items are installed, but that issues remain to be resolved. Chairperson Barrett asked for Van Stavern's opinion. Van Stavern asked why an inspection was performed when she had informed him the property would not pass inspection. Mr. Gandhi said the electrical inspection was performed by mistake. Van Stavern said that only a temporary electric pole could be put in place until a certificate of occupancy was issued. Van Stavern reported on the condition of the building, stating there were ADA issues with the levels of the floor, electrical issues not up to code and plumbing issues. Van Stavern said that a tremendous amount of work has been done and the apartments would look good when done. Van Stavern said it would be 90 days for the work to be completed. Chairperson Barrett informed Mr. Gandhi that the 90 days would require building, electrical, plumbing and mechanical permits to be renewed. Mr. Gandhi said he understood. Commissioner Phillips asked about the contractors for the project. Mr. Gandhi said he would be using a different contractor for future projects. Van Stavern noted that Gandhi is in the eviction process with other properties and work to renovate those properties had not started. Commissioner Phillips made a motion to provide an additional 90 days to complete work and obtain a certificate of occupancy. Commissioner Manuel seconded. **MOTION CARRIED UNANIMOUSLY**

4. Update: 427 Grafton, La Marque, Texas 775688

Van Stavern reported that a contractor for the Texas General Land Office has contacted the city regarding demolition and rebuilding of the home at 427 Grafton through the Homeowner Assistance Program related to Hurricane Harvey. Van Stavern said that the houses built under the program will be placed on 3-foot pylons, different than houses built under the Hurricane Ike recovery program. Van Stavern said the city will close the case for 427 Grafton but will monitor the property until demolition is complete. No formal action was taken on the item.

(7) CHAIRMAN'S REPORT

Barrett wished all those in attendance a Merry Christmas. No other report was provided.

(8) EXECUTIVE SESSION

No executive session was held.

(9) REQUESTS AND ANNOUNCEMENTS



Commissioners wished those in attendance Merry Christmas. There were no other announcements.

(10) ADJOURNMENT

It was the consensus of the Commission to adjourn the meeting at 6:25 p.m.

for / Billy J. Jefferson
Chairperson Deanie Barrett, Presiding
Building Standards Commission