

**STATE OF TEXAS
COUNTY OF HARRIS
CITY OF EL LAGO**

**MINUTES
BUILDING STANDARDS COMMISSION MEETING
SEPTEMBER 14, 2016, 7:00 P.M.**

- 1. BUILDING STANDARDS COMMISSION MEETING CALL TO ORDER** – Pursuant to public notice as required by law, Commissioner Michael O’Brien called the El Lago Building Standards Commission Meeting to order at 7:02 p.m on September 14, 2016.

The following Official were present:

Commissioner Michael O’Brien
Commissioner Rick Rauch
Commissioner Chris Ulrickson
Commissioner Robert Wohrer
Building Official Jack Fryday
City Secretary Ann Vernon
City Attorney Val Perkins

The following Officials were absent:

Commissioner Gary Bielat

- 2. “SUBSTANDARD STRUCTURE” DETERMINATION**

Whether the electrical box, bulkheads and stair railings leading to the bulkheads at the vacant property, 4011 Nasa Parkway, El Lago, Texas, are “substandard structures.” – The property at 4011 NASA Parkway was not considered because work to repair issues was already permitted and underway.

- 3. NUISANCE DECLARATION**

Whether the electrical box, bulkheads and stair railings leading to the bulkheads at the vacant property, 4011 Nasa Parkway, El Lago, Texas, should be declared to be a public nuisance. - The property at 4011 NASA Parkway was not considered because work to repair issues was already permitted and underway.

- 4. PUBLIC NUISANCE REMEDY**

Whether the electrical box, bulkheads and stair railings leading to the bulkheads at the vacant property, 4011 Nasa Parkway, El Lago, Texas, should be ordered to be:

- (i) repaired;
- (ii) vacated; and/or
- (iii) demolished

The property at 4011 NASA Parkway was not considered because work to repair issues was already permitted and underway.

- 5. “SUBSTANDARD STRUCTURE” DETERMINATION**

Whether the burned and partially demolished structure and property located at 3902 Nasa Parkway, El Lago, Texas, is a “substandard structure.” – The Commission agreed to consider items 5 and 6 together. Commissioner Ulrickson motioned to declare the property at 3902 NASA Parkway a substandard structure and therefore, a public nuisance. The motion was seconded by Commissioner Rauch and approved unanimously.

6. NUISANCE DECLARATION

Whether the burned and partially demolished structure and property located at 3902 Nasa Parkway, El Lago, Texas, should be declared to be a public nuisance. – (considered with Item 5 above)

7. PUBLIC NUISANCE REMEDY

Whether the burned and partially demolished structure and property located at 3902 Nasa Parkway, El Lago, Texas, should be ordered to be:

- (i) repaired;
- (ii) vacated; and/or
- (iii) demolished

The Commission discussed the best options considering whether a better fence should be put up to secure the property or the remaining partially burned wall should be removed. Building Official Jack Fryday said he recommends taking down the remaining structure, clearing the debris and then the fence could be removed. The owner of the property asked if the fence was removed and all debris cleared, could the wall remain. After some discussion on the where or not the wall could remain, Commissioner Rauch stated that he was concerned that it would still pose a safety issue and that children might be inclined to play on the remaining structure. Pursuing additional discussion, a motion was made by Commissioner O'Brien to order that the property at 3902 (1) remove all materials and debris on the property; (2) secure the fence around the existing wall and structure; (3) maintain the grounds on the property; and (4) apply for a permit within 90 days to demolish or build using the existing wall. The motion was seconded by Commissioner Wohrer and approved by a vote of four in favor.

8. "SUBSTANDARD STRUCTURE" DETERMINATION

Whether the fence, docks and bulkheads located at 4445 NASA Parkway, El Lago Texas, are "substandard structures." – Building Official Fryday discussed the condition of the property with the Commission. Commissioner Ulrickson motioned and Commissioner Wohrer seconded to declare that the property at 4445 NASA Parkway is substandard and a nuisance. The motion was approved unanimously.

9. NUISANCE DECLARATION

Whether the fence, docks and bulkheads located at 4445 Nasa Parkway, El Lago, Texas, should be declared to be a public nuisance. – This was considered in conjunction with Item 8.

10. PUBLIC NUISANCE REMEDY

Whether the fence, docks and bulkheads located at 4445 Nasa Parkway, El Lago, Texas, should be ordered to be:

- (iv) repaired;
- (v) vacated; and/or
- (vi) demolished

The needed work to bring the property into compliance and that it should be accomplished within 30 days. The Landing Council of Co-owners President Tom Jenkins told the Commission that there was no money to repair the bulkhead and also stated that almost any work being required would have to be done by the Landing Council of Co-owners and that they were all over the age of 60. He then requested that the time to get the work done be extended to 90 days so that the weather would be a little cooler when they are working on the property. After additional discussion, Commissioner O'Brien motioned to order the property at 4445 NASA Parkway to (1) repair or remove the fencing within 30 days; (2) clear all debris and litter from the property within 60 days; and (3) remove the high vegetation along the water front to not camouflage others on the property within 60 days. Commissioner Rauch seconded the motion and it was passed by a vote of four in favor.

11. ADJOURNMENT – There being no further business, Commissioner Wohrer moved to adjourn the meeting and Commissioner Ulrickson seconded it. The meeting was adjourned by Commissioner O'Brien at 8:26 p.m.

Michael O'Brien, Commissioner

ATTEST:

Ann Vernon, City Secretary