



**CITY OF EL LAGO
BUILDING STANDARDS COMMISSION
411 TALLOWOOD DRIVE, EL LAGO, TEXAS 77586
JANUARY 4, 2023 – 6:00 P.M.**

NOTICE is hereby given that the Building Standards Commission of the City of El Lago, County of Harris, State of Texas, will hold a meeting at six o'clock (6:00) PM on January 4, 2023 at the City Hall Events Room, 411 Tallowood Drive, El Lago, Texas, with respect to the following:

AGENDA

1. CALL TO ORDER

2. DECLARATION OF A QUORUM

3. CITIZEN COMMENTS

Citizens are invited to speak for up to three (3) minutes on items on items relating to the meeting

4. CONSENT AGENDA

Consider/Approve minutes from meeting held on October 5, 2022.

5. NEW BUSINESS

5.1 Discussion and possible action regarding the completion of Order No. BSC 2022-02 and the structures located at 307 Shadow Creek Dr., El Lago, Texas.

6. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of El Lago will provide for reasonable accommodations for persons attending City Council Meetings. Requests should be received 48 hours prior to the meetings. Please contact the City office at 281-326-1951.

I CERTIFY THAT A COPY OF THIS NOTICE OF THE CITY COUNCIL MEETING FOR THE DATE LISTED ABOVE WAS POSTED AT CITY HALL, 411 TALLOWOOD DRIVE, EL LAGO, TEXAS, AT LEAST 72 HOURS IN ADVANCE OF THE MEETING, PER THE TEXAS OPEN MEETINGS ACT.

Rachel Lewis, City Secretary



CITY OF EL LAGO

MINUTES OF THE OCTOBER 5, 2022 BUILDING STANDARDS COMMISSION MEETING 411 TALLOWOOD DRIVE, EL LAGO, TEXAS 77586

1. CALL TO ORDER Commissioner Ulrickson called the meeting to order at 5:30 PM.

2. DECLARATION OF A QUORUM

Present: Robert Wohrer
Ken Paschall
Scott Greenlee
Chis Ulrickson
Absent Charles Sager

3. CITIZEN COMMENTS

There were no comments from citizens.

4. CONSENT AGENDA

4.1. *Minutes from the Building Standards Commission Meeting of August 23, 2022.* Ken Paschall made a motion to approve, and Scott Greenlee provided a second. The vote was unanimous to approve.

5. NEW BUSINESS

5.1 *Receive a presentation and update from the City Building Official regarding BSC Order 2022-02 and the results of inspection of property located at 307 Shadow Creek Dr., El Lago, Texas.* The Building Official, Armand Barbe, reported he visited the home earlier in the day of October 5, 2022. He reported all holes in the siding were closed, the house had been painted, and repairs to the garage were completed. He stated all windows had been repaired. He went through the scope of work on the order and items 1,2,3,4,5,8,9,11, and 13 were completed in section 1. Items 6,7,10, and 12 had not yet been completed. Regarding the garage, items 1,2,3, and 4 were completed, but items 5 and 6 were not completed. Additionally, the fence work had not been completed. He stated there were two outstanding building permits which had not been scheduled for inspection. Commissioner Paschall provided a summary of the timelines provided by the Commission since the initial declaration of the building being substandard. The summary is attached. City Attorney, Justin Pruitt, went over the options available to the Commission. He said the order could be extended and amended to include the unfinished work items. He said the Commission could order the City complete the repairs to the house which would result in a lien on the property for the costs. This would be referred to City Council to consider at that point. He said the owners could still work on the property to complete the remaining items in the meantime.

5.2 *Discussion and possible action regarding BSC Order 2022-02 and the structures located at 307 Shadow Creek Dr., El Lago, Texas.* Commissioner Wohrer asked the homeowners why the work was still not complete. Ms. Bowen responded by saying she was the only one working on the remaining items and she had originally thought she would have more help. She said she was willing to continue the work in order to complete all of the work required. Commissioner Paschall made a motion to have the City complete the

work and the case be turned over to City Council to consider enforcement. There was a second from Commissioner Greenlee. Approval was unanimous. Commissioner Ulrickson encouraged the homeowners to continue work before City Council was set to consider the case. He also encouraged them to get inspections completed on the open building permits.

- 6. ADJOURNMENT** – There being no further business, Commissioner Ulrickson adjourned the meeting at 6:00 PM.

ATTEST:

Chris Ulrickson Meeting Chair

Rachel Lewis, City Secretary

307 Shadow Creek

Timeline

December 15, 2021 meeting: Initial meeting of Building Standards Commission regarding property at 307 Shadow Creek.

- Commission approved motion for Building Official and homeowners to provide a scheduled plan to repair property.
- Plan to be presented in a months' time

January 18, 2022 meeting:

- Report presented by Building Official, but no scheduled plan presented
- Homeowners given 30 days to clear home for interior inspection of north and east walls, garage, and attic for scope of work.
- All work on home to be completed 90 days after scope of work presented

February 22, 2022 meeting:

- Scope of work presented.
- Concern by Commission members that 90 days not enough time to complete work.
- Meeting scheduled for 30 days to review plan and determine time frame for repairs

March 24, 2022 meeting:

- List of work items presented.
- Portions of work item list to be completed in 90 days
- AC repair and insulation to be completed in 120 days
- Fence repair in 180 days

June 21, 2022 meeting:

- Only 2 items on 90 day list were noted as completed
- Homeowner stated the exterior work portion of the 90 day list would take about 2 weeks to complete once contractor started
- Commission approved extending deadline for completing work items on the 90 day list for 30 days.

July 27, 2022 meeting:

- Work items on 90 day list not yet completed.
- Homeowner stated work items on 90 day list to be completed in next 2 weeks
- Homeowner stated they had no plans yet for completion of garage and fence work, which were due to be completed by September 24 (later October 1).
- Meeting set for week of August 22 to review inspection report from Building Official on items 1-13 on work item list, and for plans to be presented for completion of garage and fencing.

August 23, 2022 meeting:

- Work that was promised at the July 27 meeting to be completed by the August meeting was not done. Per homeowner there was weather delays.
- Homeowner stated that she had discussed garage repairs with contractor, that the garage repair work would take about 20 days weather permitting, and that work was to start the following day.
- Work list reviewed and items not complete included soffit repairs, holes in the ceiling, repairs to the bathroom floor, HVAC repairs and removal of the fence. (Note that ceiling, bathroom floor, and HVAC repairs would not be impacted by weather)
- Commission voted to allow the current order to stand with all work to complete by October 1.
- Commission agreed to meet on October 5, 2022.