



## CITY OF EL LAGO

MINUTES OF THE FEBRUARY 22, 2022  
BUILDING STANDARDS COMMISSION MEETING  
411 TALLOWOOD DRIVE, EL LAGO,  
TEXAS 77586

1. **CALL TO ORDER** Commissioner Ulrickson called the meeting to order at 6:00 PM.

2. **DECLARATION OF A QUORUM**

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

3. **CITIZEN COMMENTS**

There were no comments from citizens.

4. **CONSENT AGENDA**

4.1. *Minutes from the Building Standards Commission Meeting of January 18, 2022.* Charles Sager made a motion to approve and Ken Paschall 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 2022-01 and the results of inspection of property located at 307 Shadow Creek Dr., El Lago, Texas.* The Building Official, Armand Barbe, presented a report from his February 21, 2022 inspection of the property and recommended that all open holes in the home from the attic be repaired along with repairs needed to damaged duct work. The report is attached. There was also extensive damage to the garage and he said the owners would need to decide whether they want to repair or tear down the garage. He presented pictures from this inspection and the pictures are attached. Commissioner Ulrickson said it appeared some of the listed repairs would have to be done by a contractor. Commissioner Sager asked how much of the damaged duct work would need to be completed by a licensed contractor. Mr. Barbe said the homeowners would be able to repair the duct work themselves but would need a permit. He also said the electrical work must be done by a licensed professional. City Attorney, Justin Pruitt, informed the Commission the property must meet minimum standards, and an order had already been completed, so the decision as to whether the timeframe established in the order must be amended to give more time to complete the work should be considered.

5.2 *Discussion and possible action regarding BSC Order 2022-01 and the structures located at 307 Shadow Creek Dr., El Lago, Texas.* The Commission reviewed the order. There was a motion by Commissioner Sager establishing the first phase of the order was completed with a second from Commissioner Wohrer. The vote was unanimous to declare the first phase of the order completed. City Attorney Pruitt asked Mr. Barbe if he felt the remaining work could be completed in 90 days and Mr. Barbe stated it could, as long as there were enough resources to do so. Commissioner Ulrickson asked the property owners their plan to complete the scope of work. Rebecca Bowen, one of the owners, replied saying she spent the first 30 days cleaning to allow for the latest inspection and could not begin the work. She along with Holly Justice, the

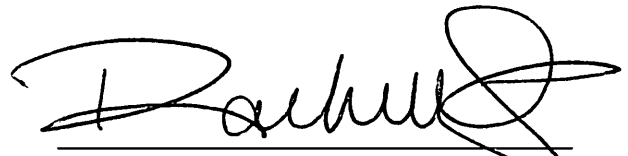
other homeowner, stated they understood the Commission to say at the last meeting that they were not to begin repairs until after the Building Official could complete his inspection. Commissioners Sager, Ulrickson, Wohrer, and Paschall all stated that was not what was directed at the last meeting and work should continue throughout the process. Ms. Justice stated she had begun to contact some contractors to get quotes to complete some of the work. She requested that the 90 days be extended to six months to complete the required work. Commissioner Ulrickson said he was concerned that 90 days was not enough time and suggested another meeting in 45 days to check the status of all completed work to determine a time frame. The City Attorney suggested that the Commission meet again in 30 days to determine the status. Commissioner Sager asked Mr. Barbe if he could develop a list of the scope of work from both inspections and give a full prioritized list to the homeowners in few days so that they could begin to complete it. Mr. Barbe stated he would do so. Commissioner Sager made a motion to have the Commission meet again in 30 days to determine the progress of the full scope of work, and Commissioner Paschall seconded. The vote was unanimous to meet again in 30 days.

6. **ADJOURNMENT** – There being no further business Commissioner Ulrickson adjourned the meeting at 7:06 P.M.



Chris Ulrickson, Chair

ATTEST:



Rachel Lewis, City Secretary