

**RICHLAND HILLS BUILDING BOARD OF APPEALS
REGULAR MEETING
SEPTEMBER 12, 2022
MINUTES**

Roll Call:

Board present:

Edward Lopez, Chair
Douglas Knowlton, Place 1
Travis Malone, Place 2
Javier Alvarez, Place 4
GW Estep, Place 5

Board Absent:

Curtis A Bergthold, Vice Chair

Staff

Candice Edmondson, City Manager
Lindsay Wells, City Secretary
James Donovan, City Attorney

- 1. CALL TO ORDER – Chairman Edward Lopez Called to Order – Time 6:00 p.m.**
- 2. EXECUTIVE SESSION:** Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Section 551.071. Executive Session may be held, under these exceptions, at any time during the meeting that a need arises for the Building Board of Appeals to seek advice from the City Attorney as to the posted subject matter of this Building Board of Appeals meeting.

None.

3. PUBLIC COMMENTS

None.

REGULAR AGENDA

- 4. Approval of minutes from the August 1, 2022 Building Board of Appeals meeting.**

Motion: Motion was made by Board Member Knowlton and seconded by Board Member Malone to approve the August 1, 2022 Building Board of Appeals meeting minutes.

Motion carried by a vote of 4-0.

- 5. Reviewed and received an update on Case #2022-001 a substandard property described as Block D, Lot 2, Richland Hills Addition, City of Richland Hills, Tarrant County, Texas, otherwise known as 3415 Crites Street, Richland Hills, Texas and consideration of an order to cause the repair, vacation, relocation of occupants, removal, demolition or securing of the building.**

Code Compliance Officer Melissa Schuettig provided an update on the property located at 3415 Crites Street. She advised that a public hearing for Case #2022-001 was held June 13, 2022, and an Order of the Building Board of Appeals was issued the same date outlining the requirements of the property owner Max Perry to make necessary health and safety improvements to bring the property out of the status of a Substandard Building. She advised that a follow-up Building Board of Appeals meeting was held June 27, 2022 to assess Mr. Perry's progress and little had been done.

Ms. Scheuttig stated that, on July 6, 2022, the property changed ownership. The new owners, Cavadian Properties LLC, 1230 River Bend, Suite 220, Dallas, appeared before the Building Board of Appeals on August 1, 2022. At that meeting, a representative for the company advised that the repairs and improvements to the property would be completed in 45 days. The representative that appeared at the August 1, 2022 hearing is no longer with the company and there has been some confusion regarding the stipulations that were set forth by the Board at that time. Code Compliance has been working with Cavadian to ensure understanding of the requirements of the Board's decision.

All required documentation was submitted to complete the permitting process and permits were issued on August 11, 2022. Since the permits were issued, improvements have been completed including clean-up of the property, window replacement, new HVAC unit installed, and electrical upgrades. Additionally, the damaged sewer line has been located and is scheduled to be replaced the week of September 12, 2022.

General Contractor for Cavadian Properties Johnny Torres was present to address any questions.

Mr. Torres advised that he was previously unaware of the deadline to complete all work and assured the Board that the project would be completed if he was given three additional weeks.

Discussion ensued regarding the scope of work required to bring the property into compliance and window replacement.

Motion: Motion was made by Board Member Knowlton and seconded by Board Member Malone to extend the Building Board of Appeals Order issued June 13, 2022, to October 7, 2022, with an additional requirement to appear before the Board on October 10, 2022.

Motion carried by a vote of 4-0.

6. ADJOURNMENT

Motion: A motion was made by Board Member Malone and seconded by Board Member Estep to adjourn.

Motion carried by a vote of 4-0.

There being no further business to come before the Building Board of Appeals, Chair Lopez declared the meeting adjourned at 6:27 p.m.

ATTEST:

APPROVED:

Lindsay Wells, City Secretary

Edward Lopez, Chair