

1 The Building and Standards Commission of the City of Seabrook met on Wednesday, February 8, 2012 at
2 City Hall, 1700 First Street, Seabrook, Texas in regular session to consider the following agenda items.

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4 THOSE PRESENT WERE:

5
6 SUE ELLEN LANGGARD CHAIRMAN
7 GAIL POSTON VICE CHAIRMAN
8 EDELMIRO MUNIZ (Excused Absence) MEMBER
9 JOSEPH FARELLA MEMBER
10 JOHN DOLAN MEMBER
11 RICHARD NGUYEN (Absent) ALTERNATE MEMBER
12 ROBERT DUNCAN (Absent) ALTERNATE MEMBER
13 STEVE WEATHERED CITY ATTORNEY
14 SEAN LANDIS DIRECTOR OF PLANNING &
15 COMMUNITY DEVELOPMENT
16 ALESIA HAMMOCK SECRETARY

17
18 Chairman Langgard called the meeting to order at 7:00 p.m. and stated there was a quorum present.

19
20 Chairman Langgard stated that the voting members are: Sue Langgard, Gail Poston, Joseph Farella, and
21 John Dolan.

22
23 **1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS – None**

24
25 **2.0 OLD BUSINESS**

26
27 **2.1 Discussion, consideration and possible action concerning a Show Cause Hearing regarding**
28 **the building/structure located at 1735 and 1737 El Mar Lane.**

29
30 Sean Landis gave a brief report. Mr. Landis stated that there has been a lot of work on the
31 outside. He stated that Staff requests a compliance hearing on March 21, 2012.

32
33 Joseph Farella asked if the interior was close to being completed.

34
35 Mr. Landis stated that the outside has been completed and the interior is very close to be
36 completed.

37
38 Fred Mohrhusen, after being sworn in, testified that the plumbing should be ready for final
39 inspection but there were some electrical problems that needed to be fixed.

40
41 **Motion was made by John Dolan and seconded by Joseph Farella**

42
43 *To have a compliance hearing on March 21, 2012.*

44
45 **Ayes: Langgard, Poston, Farella, and Dolan.**

46
47 **MOTION CARRIES BY UNANIMOUS CONSENT.**

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49
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52 **Motion was amended by Gail Post and seconded by John Dolan**
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54 *To have a compliance hearing on March 21, 2012 and if the Certificate of Occupancy has been*
55 *issued prior to the March compliance hearing the Building Official could deem a compliance*
56 *hearing not necessary.*
57

58 **AMENDED MOTION CARRIES BY UNANIMOUS CONSENT.**
59

60 **FINDINGS**

61 The Building and Standards Commission heard the evidence presented by all parties requesting to
62 be heard.

63 The Building and Standards Commission, after hearing and considering all of the evidence,
64 hereby, duly makes the following findings and conclusions:
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66
67 **The Prior Orders and findings of March 9, 2011 and May 11, 2011, October 12,**
68 **2011, December 14, 2011, and January 11, 2012 are incorporated by reference,**
69 **together with the minutes of the prior hearings, specifically including any additional**
70 **determinations denoted below.**
71

72 **ORDERS**
73

74 Having made the above findings, the City of Seabrook Building and Standards Commission
75 orders the Owner(s), commensurate with this Order in relation to the Building to:
76

77 9. (*Compliance Hearing*) Appear at the **March 21, 2012 at 7:00 p.m.** meeting of the Commission
78 to present a status report on the case. *Owner shall provide city staff a status*
79 *report at least 3 business days prior to this meeting.*
80

81 **Ayes: Langgard, Poston, Farella, and Dolan.**
82

83 10. (*Additional Conditions*). **If the Certificate of Occupancy is issued prior to the March 21,**
84 **2012 hearing a compliance hearing is not necessary. The penalties assessed**
85 **in the January 11, 2012 order continues until a Certificate of Occupancy is**
86 **issued.**
87

88 **Ayes: Langgard, Poston, Farella, and Dolan.**
89

90 **V.**
91 **COMPLIANCE**
92

93 In addition, the City of Seabrook Building and Standards Commission notifies the Owner(s) of
94 the Building that:
95

96 3. The Commission finds that the Building has not been brought into full compliance as required
97 by the December 14, 2011 and January 11, 2012 Orders. The Commission hereby finds that
98 the Owner was specifically notified of the requirements for compliance in accordance with
99 City Code and the prior orders, was notified that additional penalties would be imposed if
100 there was continued lack of compliance, and after notification, despite adequate time being
101 provided for compliance, wholly failed and refused to comply.

102
103 **Ayes: Langgard, Poston, Farella, and Dolan.**
104
105 **Compliance Hearing.**
106
107 **3.0 APPROVAL OF MINUTES**
108
109 **3.1 Discussion, consideration and possible action concerning the minutes from the January 11,**
110 **2012 meeting.**
111
112 **Motion was made by Gail Poston and seconded by Joseph Farella**
113
114 *To approve the January 11, 2012 minutes as written.*
115
116 **MOTION CARRIES BY UNANIMOUS CONSENT.**
117
118 **Motion was made by Gail Poston and seconded by John Dolan**
119
120 *To adjourn the Building & Standards Commission meeting.*
121
122 **MOTION CARRIES BY UNANIMOUS CONSENT.**
123
124 **Chairman Langgard adjourned the meeting at 7:18 p.m.**
125

126 **APPROVED THIS 21ST DAY OF MARCH, 2012.**

127
128 
129 Sue Langgard, Chairman
130


Alesia Hammock, Secretary