



CITY OF EL LAGO
MINUTES OF THE APRIL 13, 2021
BUILDING STANDARDS COMMISSION
411 TALLOWOOD DRIVE, EL LAGO,
TEXAS 77586

1. **Call to Order** City Secretary, Rachel Lewis, called the meeting to order at 6:31 PM.

Commission members present were Robert Wohrer, Scott Greenlee, Charles Ray Sager, Ken Paschall, and Chris Ulrickson. City Attorney, Justin Pruitt, was also present.

2. **Citizen Comments** – There were no citizen comments

3. **Elect a Chairperson for the Building Standards Commission**

City Secretary Lewis asked for a Commissioner to chair the Building Standards Commission. Commissioner Ulrickson stated he was willing to chair. Commissioner Sager made a motion to approve Commissioner Ulrickson as chair and a second was provided by Commissioner Paschall. The vote was unanimous to approve. Chairman Ulrickson took over lead of the meeting.

4. **Structural Integrity Presentation**

Receive a presentation and preliminary report from City Staff about the structural integrity of the residence located at 414 Hickory Ridge Drive, El Lago, Texas, and provide direction to City Staff related to the residence.

Building Official, Armand Barbe presented a report regarding the structural integrity of the house located at 414 Hickory Ridge which was burned in a fire. He recommended that the access to the home be controlled and that demolition take place. A written report is attached. Chairman Ulrickson asked if greater than 51% of the property was damaged and Mr. Barbe stated that based upon his observations he did feel that greater than 51% was damaged. Commissioner Paschall stated he observed the property and there is a strong odor of smoke that can be detected from the street. City Attorney Pruitt stated that the meeting was called so that the Commission can instruct city staff to take further action. Before the Commission can make a judgement, a public hearing must take place for all interested parties to attend. He stated that staff can begin gathering information for the public hearing and proceed with scheduling a meeting to determine action. He also stated that the Mayor can take some actions in the interim to secure the property. Commissioner Sager made a motion to direct staff to gather information to move forward with steps to bring information before the Commission for a judgment. There was a second from Commissioner Wohrer. The vote was unanimous to approve. Chairman Ulrickson stated that Mayor Skelton should take whatever emergency steps were necessary in the interim.

5. **Adjournment** There being no further business, Chairman Ulrickson adjourned the meeting at 6:56 PM.

ATTEST:

Chris Ulrickson
Chairperson

Rachel Lewis
City Secretary

OBSERVATION REPORT

Address: 414 Hickory Ridge Dr, El Lago, TX 77586.
Date report: 3/19/2021
Date pictures: 3/18/2021
By: Armand Barbe, Building Official of the Cities of El Lago and Taylor Lake Village
Purpose: Establish present general condition of the home and what risks the home may pose to people and pets.
Requested by: City of El Lago

Observations:

414 Hickory Ridge is a 4-bedroom single story home with masonry cladding and wooden siding. It has a detached garage. The front is on the North side, the backyard is South.

The main building suffered severe fire damage and its structure is probably compromised. It has a large hole in the roof. It shows signs of rot in the siding. The home is easily accessible by people and animals. In the pictures, debris can be seen outside and inside the main building. It is possible that food remains, furniture, insulation materials, fabrics, paper, drywall, in various states of decay, are inside the building.

Most damage from fire seems to be in the center of the building. Signs of soot can be seen on the sides, under the soffits and on the top 2 feet of the walls.

The garage has a hole in the roof and the driveway has holes in it as well.

The pictures show one can see through the main building into the back yard through a large opening in the back wall. This means that dust from debris, ashes, insulation fibers, etc. can freely blow out of the home onto the street and into the back yard.

From the pictures it is concluded that the home, due to its missing walls and broken windows, and the hole in the roof, does not effectively protect from weather. It is not expected to withstand strong winds. People and animals entering the building can inhale fibers, trip and fall, get injured by glass edges and possibly nails, get infections from contact with decaying materials and get in contact with animals inside.

Recommendations:

- 1) As soon as possible: control access to the home and patch the hole in the roof, and
- 2) before the 2021 hurricane season starts: demolish and remove the main building and the garage.

Note:

Pictures were taken from Hickory Ridge Drive with a Pentax K10 camera and a Tamron 18-250 mm lens.