

## MINUTES

Tuesday, February 12, 2019, 7:00 PM Regular Meeting  
Building & Standards Commission  
City of Lago Vista

Chairman Scott Cameron called the meeting to order at 7:02 PM in Council Chambers in City Hall located at 5803 Thunderbird St., Lago Vista, Texas. Members present were Scott Cameron (Chair), Jacob Lantz (Vice Chair), Jim Cason (Secretary), Stormy Johnson and Howard Hoover. Karen Van Ness and Paul Prince were absent. Staff present were Roy Jambor (Development Services Director) and Arch Davila (Council Liaison).

### **CITIZEN COMMENTS FOR NON-HEARING RELATED ITEMS:**

No non-hearing related comments from the public were made.

### **CONSENT AGENDA:**

1. Consider approval of the following minutes:

- A. January 8, 2019 Regular Meeting of the Building Committee

On a motion by Howard Hoover, and seconded by Jim Cason, members voted unanimously to approve the Consent Agenda.

### **BUSINESS ITEM #2: COMMENTS FROM COUNCIL LIASON**

Mr. Davila deferred comments until later in the meeting.

### **BUSINESS ITEM #3: FIREWISE PRESENTATION BY THE FIRE CHIEF AND DISCUSSION OF ANY AREAS NEEDING TO BE ADDRESSED IN CURRENT ORDINANCES**

Fire Chief Donnie Norman, Division Chief-Fire Marshal Sammy Hancock and Mr. Dave Wallace were present at the meeting. Chief Norman made a brief presentation outlining the need for incorporation of firewise language into City ordinances. Mr. Jambor said there was already some firewise requirements in City ordinances in a couple of different sections, however the language was inconsistent between sections and there was little in the way of enforcement language.

Chief Norman noted that it was very important, especially in this area, to make homes "defensible" in the event of a wildfire. He said this was the primary purpose of firewise requirements. He said Lago Vista may be especially vulnerable to such wildfires due to the large number of unimproved wooded lots here.

Chief Norman said he would like to come back to the next meeting with more specific firewise requirements and examples of applicable ordinance language from other cities.

### **BUSINESS ITEM #4: SUBCOMMITTEE REPORT ON PROPOSED ORDINANCE AMENDMENTS REGARDING NUISANCE ITEMS**

Mr. Jambor said he had recently met with Greg Delong (Code Enforcement Officer), Danny Smith (Police Chief), and Josh Ray (City Manager) to look at all of the nuisance ordinances with respect to which department is most responsible for the enforcement of each one. The intent would be to place those ordinances that deal with property standards and nuisances that would typically be dealt with by the

Code Enforcement Department into Chapter 6 and those dealing with prohibited activities, violations and offenses that would typically be dealt with by the Police Department in Chapter 8. Each Chapter would be renamed appropriately. Mr. Jambor said while most of the current nuisance ordinances could be placed in the respective chapters appropriately, there is ongoing work needed to provide effective re-writes of some ordinances and to identify additional needed ordinances. Examples he provided of such needed ordinances were ones dealing with wild animal control, fireworks in the City limits, and regulation of dead landscaping materials. He would like to clear some of these up prior to recommending any ordinances to the City Council for adoption. Mr. Jambor asked that members give some thought to identifying any other situations we may want to address.

#### **BUSINESS ITEM #5: SUBCOMMITTEE REPORT ON PERMIT FEE COMPARISONS AND RECOMMENDATIONS**

Mr. Jambor said that, while we wanted to bring our fees in line with our costs, we would also like to use the fee structure to discourage bad behavior on the part of builders, contractors and subcontractors. For example, if we built in costs to cover five inspections into our permit fee and charged the true cost of any additional inspections (estimated at about \$50 per inspection), we would encourage more efficiency among contractors. In other words, they would tend to make sure they are ready to pass an inspection before calling for one.

Mr. Jambor also said there had recently been a rash of bad behavior exhibited by contractors on building sites, such as trash not being placed in dumpster equipment parked in the right of way, and the required portable toilet not being placed on site, among others. If these conditions are reported to the City, an inspector must be sent to deal with them and there is currently no way for the city to recoup the cost of that inspection, other than by fine. Mr. Jambor wants to consider charging the cost of this type inspection and withhold issuance of a Certificate of Occupation until the problem is rectified and the inspection fee is paid.

Mr. Jambor said that he was satisfied with recommendations made by the sub-committee for fee changes but would still like some help from the Commission to identify additional adverse actions by contractors on building sites so that we could write or re-write ordinances to prohibit such actions.

Mr. Jambor said that he believed most of our zoning application fees were too low. He said this concerned the P&Z Commission more-so than Building, but he wanted Building to be aware of it. He said the only one they didn't want to raise was the fee for a Height Exception Application, since they do not want to discourage people who were wanting to build a higher quality house.

#### **BUSINESS ITEM #6: UPDATE ON DRAFT ORDINANCE AMENDMENT REGULATING STORMWATER DETENTION**

Mr. Jambor said he had included draft language for a relevant ordinance in the meeting packet. However, several members said they had not yet had time to read it. Mr. Jambor said it needed significant improvement in his opinion. He asked that members read it and we will discuss it at the next meeting.

#### **ADJOURNMENT**

On a motion by Howard Hoover, seconded by Stormy Johnson and approved unanimously, Chairman Cameron adjourned the meeting at 8:47 pm.



H. Scott Cameron, Committee Chair



Jim Cason, Committee Secretary

On a motion by JIM CASON, and seconded by PAUL PRINCE,  
the foregoing instrument was passed and approved on the 12<sup>TH</sup> day of MARCH, 2019.