



CITY OF BRYAN
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Minutes

**BUILDING AND STANDARDS COMMISSION
REGULAR MEETING
MONDAY, MARCH 28TH, 2011 AT 7PM
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 S. TEXAS AVENUE**

On the 28th day of March, 2011, the Building and Standards Commission of the City of Bryan, Texas convened in Council Chambers of the Bryan Municipal Building at 7:00pm.

BSC Members Present:

Jerry Ponzio
Kevin Krolczyk
Jerry Russum
Dan Buchly
Cheryl Free

Staff Members and Others:

Greg Cox, Chief Building Official
Martin Zimmermann, Planning Administrator
Jonathan Koury, Assistant City Attorney
Fred Taylor, Deputy Fire Marshall
Sharon Hauke, Code Enforcement Officer
Sandra Willis, Code Enforcement Officer
Don Plitt, Brazos County Health Department
Eric Barton, Community Development -Const/Project Specialist
Charmaine McKinzie, Dev. Serv. Representative

Disclaimer: *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription.*

1. CALL TO ORDER.

Chairman Ponzio called the meeting to order at 7:10pm.

2. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.

No affidavits were filed.

3. APPROVAL OF MINUTES FROM THE REGULAR MEETING ON APRIL 28, 2011.

Commissioner Buchly moved to approve the minutes. Commissioner Free seconded the motion.

Chairperson Ponzio asked if there was any discussion. There was none.

The motion passed with a unanimous vote.

Chairman Ponzio swore in everyone in the audience that was planning on speaking concerning any of the properties on this meeting agenda.

4. REQUESTS TO DECLARE THE FOLLOWING BUILDINGS UNSAFE AND TO ORDER THE SAME BE VACATED, REPAIRED, SECURED OR DEMOLISHED – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes final determination; appeals may be directed to district court).

- a. Case # 1704 – 4301 Malvern Street**
Owner: Virginia Morales
Margaret Wallace, Lot 1 & 2 (pt of), Block 10

Ms. Sharon Hauke, Code Enforcement Officer, stated that the property was involved in a fire on Jan 1, 2008. After the fire the property was secured by the owner. It was placed on the agenda for the Building and Standards Commission on October 5, 2009. After discussion of the property the item was tabled until the next scheduled meeting so that an interior inspection could be completed by the building official, Fire and Health departments so that recommendations could be made at the next scheduled meeting. Ms. Hauke stated since then the property has had to be secured and mowed, there was extensive Fire damage, and Code Enforcement recommends demolishing. Ms. Hauke stated to the Commission that this property was scheduled for consideration by the Commission again in order to exclude any inadvertent oversight of notification requirements. There were no questions from the Commissions for Ms. Hauke.

Mr. Greg Cox, Chief Building Official stated that there was extensive fire damage, and showed the slide presentation of the interior and exterior of house. Mr Greg Cox also went over a handout that he had e-mailed to Ms. Morales itemizing what needed to be brought up to code. Mr. Cox stated that he recommends demolishing the structure. There were no questions from the Commissions for Mr. Cox.

Mr. Fred Taylor, Deputy Fire Marshall, stated that the roof trust is damaged, there is electrical wiring issues, and that he recommends demolishing. There were no questions from the Commissions for Mr. Taylor.

Chairman Ponzio opened the public hearing.

Ms. Virginia Morales of 5101 Leonard Road #25A, Bryan, Texas 77808, stated that she knows that the roof needs to be replaced and that they also plan to power wash the inside to get the smoke smell out of the house. Ms Morales went on to say that she is trying to sell the house, so that she can move to Houston where she found employment.

Ms. Mireya S Moreno of 4870 Dilly Shaw Tap Road, Bryan, TX 77808, stated that she would like to see a contractor come in and give her an estimate on how much it will cost to bring the house up to standards, before she makes a commitment to buy.

Chairman Ponzio closed the public hearing.

Commissioner Buchly moved to postpone consideration of Case #1704, 4301 Malvern Street until the Commission's regular meeting on April 25, 2011 so that Ms. Morales can get bids on the house, and to provide proof and scope of any work, and a reasonable time frame needed to complete such work on the property in order to bring it up to standards. Commissioner Krolczyk seconded the motion.

Chairman Ponzio asked if there were any discussion

There was none.

Motion passed unanimously.

- b. Case # 1715 – 305 E 17th Street**
Owner: Arthur L. Sandle Sr.
City of Bryan Townsite, Lot 8, Block 34

Ms. Sandra Willis, Code Enforcement officer stated that at the regular meeting on February 28, 2011, this case was tabled so that Ms. Rachel Goosby can get appraisal bids on the house, and to provide proof and scope of any work, and a reasonable time frame needed to complete such work on the property in order to bring it up to standards Ms. Willis, also, stated that the house is currently vacant, but was occupied with no utilities, the electrical meter was tampered with. Code Enforcement recommendation is to demolish. There were no questions from the Commissions for Ms. Willis.

Mr. Greg Cox, Chief Building Official stated that there is water damage, sheetrock damage; you can see daylight thru floors, there is no ceiling, and framing is exposed to the weather. Mr. Cox also stated that there is no sign of immediate collapse. Mr. Cox showed the slide presentation of the interior and exterior of house. Mr. Cox stated that his recommendation is to demolish. Responding to a question from Commissioner Russum, Mr. Cox stated that the house was secured.

Chairman Ponzio opened the public hearing.

Mr. Christopher L Jones of 15234 Meredith Lane, College Station TX, stated that they still want to remodel the house. Mr. Jones also stated that they would like to replace some of the windows, instead of replacing all of them at once, and they also want to wait on carpet and tile, due to finance'. Mr. Jones also advised the Commission that no one will move in there until it is all complete. Responding to a question from Commissioner Krolczyk, Mr. Cox stated that they could get a Certificate of Occupancy without the carpet and tile.

Mr. Billy J. Sweeten II, with Halo Construction Company, handed out his bid, along with the plumbing and electrical bid to the Commission, he advised that he was unable to get the appraisal, due to they would not cooperate with him.

Chairman Ponzio closed the public hearing.

Commissioner Dan Buchly moved that consideration of case #1715-305 E. 17th, City of Bryan Townsite, Lot 8, Block 34 be postponed until the Commission's regular meeting on April 25, 2011. Commissioner Kevin Krolczyk seconded the motion.

Chairman Ponzio asked if there were any discussion

There was none.

Motion passed unanimously.

- c. Case # 1716 – 1710 Newton**
Owner: Clarence Ray Densley and Louis Armstong C/O Clarence Ray Densley
Jones-Brock, Lot 14, Block A

Ms. Sandra Willis, Code Enforcement Officer, advised that she was referred to the site by a citizen letting her know that the mobile home might have been used as a residence and did not have proper utilities installed. An investigation was open on the property and she found nobody living at the premises but noticed water/sewer/gas and electrical serviced had been connected. There had been no Certificate of Occupancy found for this mobile home. Ms. Willis went on to say that there had been permits on file, so she set up a meeting with Mr. Ray Densley the property owner, Mr. Benford the electrician, Mr. Cox and herself. During the meeting they were informed by Ray Densley that a third party Tammy Williams was previously involved in purchasing the mobile home from him but then retracted and in the meantime had failed to obtain the necessary permit and inspection that are required by City of Bryan. Ms. Willis also advised that during a second meeting Mr. Densley was advised that permits would not be reissued until it was determined by Building and Standards Commission that this structure was safe and not a dangerous structure. There were no questions from the Commissions for Ms. Willis

Mr. Greg Cox, Chief Building Official, stated that there had been permits issued, the first one was July of 2008, there was no activity. In May 2009, there was a driveway permit issued, and it did not pass inspection. In August of 2010 there was a new owner and no inspections. Mr. Cox went on to say that the plumbing was connected to the City, the axle and tongue is still on the home, no straps installed, water line broken, and it looks like there is a hole in the roof. Mr. Cox went over a slide presentation with the Commission and recommended to demolish the structure. Responding to a question from Commissioner Buchly, Mr. Cox stated that the house is secured.

Chairman Ponzio opened the public hearing.

Mr. Clarence Densley of 1706 Scanlan, Bryan, TX 77803 stated that the roof is not leaking, they put new carpet in, and he leveled the mobile home, he would like to finish repairing the mobile home.

Chairman Ponzio closed the public hearing.

Commissioner Dan Buchly moved that case #1716-1710 Newton, Jones-Brock, Lot 14, Block A, is an unsafe structure due to the violation as reported in the staff report, and ordered the property demolished, and all debris removed from the lot in thirty (30) days with exception of the power pole. Commissioner Jerry Russum seconded the motion.

Chairman Ponzio asked if there were any discussion

There was none.

Motion passed unanimously.

- d. Case # 1717 – 2009 Avenue C**
Owner: Roy Sanchez
Jones-Brock, Lot 13, Block E

Ms Sandra Willis, Code Enforcement Officers, stated on January 28, 2011 she met in person with Roy Sanchez the property owner, and he was concerned about his mobile home and the permits he had allowed to expire without final building inspections. On February 1, 2011 a walk through was conducted with Roy Sanchez, Greg Cox and herself at which time Mr. Sanchez was advised no new permits would be issued until the structure was declared safe by the Building and Standards Commission. At that time it was explained to Mr. Sanchez that he needed to have a plan of action with licensed contractors who would complete each task. There were no questions from the Commissions for Ms Willis.

Greg Cox, Chief Building Official, presented a PowerPoint presentation showing pictures of structural decay and deterioration. Mr Cox advised his recommendation is to demolish. There were no questions from the Commissions for Mr. Cox.

Mr. Fred Taylor, Deputy Fire Marshall advised that his recommendation was to demolish. There were no questions from the Commissions for Mr. Taylor.

Chairman Ponzio opened the public hearing.

Mr. Roy Sanchez of 2011 Avenue B, Bryan, TX 77803 stated yes he initially obtained permits, but because of the economy he was unable to complete the work. He stated that he would like to finish the work on the structure that he has begun. Responding to a question from Commissioner Buchly, Mr. Sanchez stated he is willing to invest into the repair of the mobile home.

Chairman Ponzio closed the public hearing.

Commissioner Dan Buchly moved that case #1717, 2009 Avenue C, Jones-Brock, Lot 13 Block E is an unsafe structure due to the violation as reported in the staff report, and ordered the structure to be removed and all debris in thirty (30) days. Commissioner Buchly also ordered that Mr. Roy Sanchez come back to the April 25, 2011 meeting to update Commission if mobile home had been removed. Commissioner Jerry Russum seconded the motion.

Chairman Ponzio asked if there were any discussion.

There was none.

Motion passed unanimously.

- e. Case # 1719 – 2015 Avenue C**
Owner: Rose Mary Sanchez
Jones-Brock, Lot 16, Block E

Ms Sandra Willis, Code Enforcement Officer, stated that Code Enforcement became aware of this structure when it was being remodeled without permits on August 24, 2010. Code Enforcement

recommends that the house and accessory structure be demolished. There were no questions from the Commissions for Ms. Willis.

Greg Cox, Chief Building Official, presented a PowerPoint presentation showing pictures of structural decay and deterioration. Mr Cox advised his recommendation is to demolish. There were no questions from the Commissions for Mr. Cox.

Mr. Fred Taylor, Deputy Fire Marshall advised that his recommendation was to demolish. There were no questions from the Commissions for Mr. Taylor.

Chairman Ponzio opened the public hearing.

Ms. Rose Mary Sanchez of 2015 Avenue C, Bryan, TX 77803, stated they are working on the mobile home. Responding to a question from Commissioner Buchly, Md. Sanchez stated she does not have the funds to bring it up to code.

Chairman Ponzio closed the public hearing.

Commissioner Russum moved that case #1719, 2015 Avenue C, Jones-Brock, Lot 16, Block E, is an unsafe structure due to the violation as reported in the staff report, and ordered the property be secured within thirty (30) days, demolished, and all debris removed from the property in Sixty (60) days. Commissioner Free seconded the motion.

Chairman Ponzio asked if there were any discussion

There was none.

Motion passed unanimously.

2. FUTURE AGENDA ITEMS (A Commission member may request that a subject for which notice has not been given be placed on an agenda for a future meeting).

Mr. Martin Zimmermann, Planning Administrator stated there will not be a workshop on April 25th, 2011.

6. ADJOURN.

Without objection Chairman Ponzio adjourned the meeting at 9:30pm.

These minutes were reviewed and approved by the City of Bryan Building and Standards Commission on the **27th** day of **June, 2011**.

Jerry Ponzio, Chairperson
Building and Standards Commission
City of Bryan, Texas

Greg Cox, Chief Building Official and
Secretary to the Building and Standards
Commission