



CITY OF BRYAN
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MINUTES

**BRYAN BUILDING AND STANDARDS COMMISSION
REGULAR MEETING
MONDAY, SEPTEMBER 24, 2012 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

On the 24th day of September, 2012, the Building and Standards Commission of the City of Bryan, Texas convened in Council Chambers of the Bryan Municipal Building at 6:00pm.

BSC Members Present: Jerry Ponzio
Victor Drozd
Greg Owens
Cheryl Free
Daryl Massey

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
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 6:02pm.

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 JUNE 25, 2012.

Commissioner Drozd moved to approve minutes. Commissioner Massey seconded the motion.

Chairman Ponzio asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

4. OPENING STATEMENT FROM THE CHAIR.

Chairman Ponzio read the opening statement.

5. SWEARING IN OF ALL PRESENT AND INTENDING TO TESTIFY.

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

6. REQUESTS TO DECLARE THE FOLLOWING BUILDINGS UNSAFE AND TO ORDER THE SAME TO BE VACATED, REPAIRED, SECURED OR DEMOLISHED – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (The order of hearings during this meeting is subject to change without notice, anyone wishing to speak at a hearing should be present at the start of the meeting. Commission makes final determination; appeals may be directed to district court).

g. Case # 1857 – 509 West Martin Luther King Jr. Street

Owner: Olivia Triggs Connor

City of Bryan Townsite, Block 183, Lot 10

i. Case # 1871 – 4413 North Texas Avenue #20

Owner: Calvin Messer

Village Park North Mobile Home Park (5.172 acres out of Moses Baine Survey, A-3)

Mr. Zimmermann advised Commissioners that there was no more action for them to take for agenda items 6.g. and 6.i. since the buildings on these properties had been demolished.

a. Case # 1839 424 Palasota Drive

Owner: Pantoja, Alberto A & Maria

Lobello, Lots 3 & 4

Mr. Zimmermann advised that the Chief Building Official believes that the structure has been repaired to a safe condition as far as the structure and foundation are concerned and work is proceeding to finish the improvements. Staff believes that this property is in compliance with the scope for repairs that the Commission ordered for this building addition on June 25, 2012 and that work should be completed within or close to the 180 days stipulated in the Commission's repair schedule. Staff recommends that the Commission take no further action regarding this case at this time.

No action was taken by the Commission.

e. Case # 1848 – 1006 Burt Street

Owner: Clarence Joseph Lambrecht

D. E. Wade Subdivision, Block 1, Lot 4

Mr. Zimmermann advised that this case has been rescheduled for consideration by the Commission during its regular meeting on November 26, 2012.

c. Case # 1856 – 3015 North Texas Avenue

Owner: Virgilio E Alpizar

SFA #10, Block 15, Lot 27

Mr. Zimmermann advised that staff recommends that the Commission find the building unsafe based on the standards set forth in Bryan Code of Ordinances Section 14-224 Subsection 1, 2, 4, 5, 6, 7, and 8. Staff recommends that the Commission issue an order to the owner, lienholder, or mortgagee to, secure the structure within 7 days, and to demolish/remove the building and accessory structure within 30 days. Staff further recommends that the Commission order the City to demolish the building and accessory structure and remove the debris in accordance with Chapter 14 of the City of Bryan's Code of Ordinances if the owner, lienholder, or mortgagee fails to comply with the Commission's order.

Chairman Ponzio opened the public hearing.

Mr. Virgilio E Alpizar of 318 Trant Street, Bryan, Texas, stated that he would like to repair the structure.

Mr. Greg Cox, Chief Building Official, stated that the owner bought this house a few years ago and he has torn down a lot of the addition that were not permitted.

Responding to a question from Commissioner Free, Mr. Cox stated that the studs under the house are wood rotted and also from termites.

Responding to a question from Commissioner Massey, Mr. Cox stated that his recommendation would be to demolish since expensive repairs to the structure are necessary that would make repair unfeasible.

Translating in Spanish, Ms. Sandra Willis, Code Enforcement Officer explained to Mr. Alpizar that repair cost would likely exceed more than half the appraised value of the structure. Mr. Alpizar still stated he would like to repair the structure.

Chairman Ponzio closed the public hearing.

Commissioner Massey moved to accept staff's recommendation that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to secure the structure in 7 days and demolish/remove the building within 30 days or the City will demolish. Commissioner Owens seconded the motion.

Chairman Ponzio asked if there were any discussion.

There was none.

The motion passed with a unanimous vote.

h. Case # 1869 – 203 South Randolph Avenue

Owner: Steve Montalbano

City of Bryan Townsite, Block 192, Lot 8 & 9

Mr. Zimmermann advised that staff recommends that the Commission find the building unsafe based on the standards set forth in Bryan Code of Ordinances Section 14-224 Subsection 1, 2, 4, 5, 6, 7, and 8. Staff recommends that the Commission issue an order to the owner, lienholder, or mortgagee to, secure the accessory structure within 7 days, and to demolish accessory structure within 30 days. Staff further recommends that the Commission order the City to demolish the building and accessory structure and remove the debris in accordance with Chapter 14 of the City of Bryan's Code of Ordinances if the owner, lienholder, or mortgagee fails to comply with the Commission's order.

Chairman Ponzio opened the public hearing.

Mr. Darrel W Mosley, of 706 N Reed Avenue, Bryan Texas, advised the Commission that he had just purchased the property a few weeks ago, and submitted plans to Mr. Cox (on file in the Development Services Department) on what the scope of their work and timeline would be. Mr. Mosley went on to say that the damage is mostly on the bottom structure.

Mr. Kim Graham, of 12035 Prairie Drive, Hearne Texas advised it would cost under \$10,000 to repair the structure.

Responding to a question from Commissioner Drozd, Mr. Mosely stated that the house is on blocks.

Responding to a question from Commissioner Drozd, Mr. Cox Advised that the 2nd floor is in sound condition.

Chairman Ponzio closed the public hearing.

Commissioner Owens moved to accept staff's recommendation that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to secure the accessory structure in 7 days and to repair the accessory building within 90 days according to the scope and timeline presented, or the City will demolish. Commissioner Drozd seconded the motion.

Chairman Ponzio asked if there were any discussion.

There was none.

The motion passed with a unanimous vote.

b. Case # 1840 – 1700 Pecan Street

Owner: Hernandez, Raymundo & Maria Del Carmen

Woodlawn, Block 7, Lots 1 & 2

d. Case # 1862 – 1405 Groesbeck Street #B

Owner: Ted J Meiller & Mildred M Meiller

Meiller Addition, Block 1, Lot 1, being part of 1.00 ac. Zeno Phillips Lge.

f. Case # 1849 – 608 West Martin Luther King Jr. Street

Owner: Pamela R. Franklin
City of Bryan Townsite, Block 201, Lot 1

j. Krenek's Mobile Home Park – 1602 Finfeather Road/1717 Groesbeck Street
Zeno Phillips League, Block 17, Lot 23, TR-91 (11.59 acres)

- 1. Case # 1864 – 1602 Finfeather Road #8**
Owner: Rachel A Cantaneda % Bonifacio & Angelina Alvarez
- 2. Case # 1865 – 1602 Finfeather Road #29**
Owner: Apolonio Dias Ortiz
- 3. Case # 1866 – 1602 Finfeather Road #43**
Owner: Lucia Gutierrez
- 4. Case # 1867 – 1602 Finfeather Road #50**
Owner: Tomas & Rosemary Garcia
- 5. Case # 1868 – 1717 Groesbeck Street #75**
Owner: Jesse Tirado Lopez
- 6. Case # 1870 – 1717 Groesbeck Street #108**
Owner: Javier A Zarate

Commissioner Drozd moved to accept the City's recommendations for agenda items, 6.b., 6.d., 6.f., and 6.j. Commissioner Owens seconded the motion.

Chairman Ponzio asked if there was any discussion.

There was none.

The motion passed unanimously.

7. STAFF ANNOUNCEMENTS (This item includes introductions of new employees, meeting reminders, upcoming events, and staff recognition).

- A. The next workshop meeting is scheduled for 12:00 Noon on Monday, October 8, 2012, in Room 305 on the third floor of the Bryan Municipal Office Building, 300 S. Texas Avenue.**
- B. The next regular meeting is scheduled for 6p.m. on Monday, October 22, 2012, in Council Chambers, Bryan Municipal Office Building, 300 S. Texas Avenue.**

Mr. Zimmermann reminded of the upcoming workshop and regular meetings.

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

No future agenda items were requested.

9. ADJOURN.

Without objection Chairman Ponzio adjourned the meeting at 6:40pm

These minutes were reviewed and approved by the City of Bryan Building and Standards Commission on the **22nd** day of **October, 2012**.

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

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