



## MINUTES

**BRYAN BUILDING AND STANDARDS COMMISSION  
REGULAR MEETING  
MONDAY, JULY 22, 2013 – 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

On the 22<sup>nd</sup> day of July, 2013, 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:**

Daryl Massey  
Cheryl Free  
Judy Winn  
Richard Ravey  
Victor Drozd

**Staff Members and Others:**

Greg Cox, Chief Building Official  
Martin Zimmermann, Planning Administrator  
Jonathan Koury, Assistant City Attorney  
Fred Taylor, Deputy Fire Marshall  
Jerry Fagan, Community Improvement 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.**

Chairperson Massey called the meeting to order at 6:03pm

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

There were none.

**3. APPROVAL OF MINUTES FROM THE WORKSHOP MEETING ON JUNE 17, 2013 AND THE REGULAR MEETING ON JUNE 24, 2013.**

**Commissioner Drozd moved to approve the workshop meeting minutes from June 17, 2013, and the regular meeting minutes from June 24, 2013. Commissioner Free seconded the motion.**

**The motion passed with a unanimous vote.**

**4. OPENING STATEMENT FROM THE CHAIR.**

Chairperson Massey read the opening statement.

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

Chairperson Massey 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).**

- a. **Case # 1948 – 105 Bizzell Street**  
**Owner: Stock & Binder Construction Company**  
Beckwith, Block 1, Lot 4 (pt of)

Mr. Zimmermann presented the staff recommendation (on file in the Development Services Department).

Chairperson Massey opened the public hearing.

Mr. Pat Binder of 4201 Autumn Circle, Bryan TX, advised the Commission that he was here to answer any questions that the Commission may have in regards to the plan of repair.

Responding to a question from the Commission, Mr. Binder stated that the electrical system would be brought up to code.

Responding to a question from the Commission, Mr. Binder stated he would be the general contractor.

Chairperson Massey closed the public hearing.

**Commissioner Drozd 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 demolish the accessory structures within 30 days, and repair the main building within 120 days, and to appear before the Commission at the November 2013 regularly scheduled meeting to demonstrate compliance with the time schedule. Commissioner Ravey seconded the motion.**

**The motion passed with a unanimous vote.**

- b. **Lakeside Mobile Home Park**  
**Owner: Mad Bull, LP**  
Lot 11 and adj. 32' of Lot 10 of Pou Addition

- 1. Case # 1950 – 2601 Rountree Drive No. 4  
Owner: Morin Jesus Guadalupe**
- 2. Case # 1951 – 2601 Rountree Drive No. 5  
Owner: Zalazar, Elpidio**

Mr. Zimmermann presented the staff recommendation (on file in the Development Services Department).

Chairperson Massey opened the public hearing.

Mr. Ole Sanchez of 8701 Dilly Shaw Tap Road, Bryan TX, advised the Commission, that he bought the park four years ago, that the mobile homes were there already and he has been unable to locate the owners.

Responding to a question from the Commission, Mr. Sanchez said he does not have a Mobile Home Park License and is working with the City to obtain his license.

Responding to a question from the Commission, Mr. Sanchez said he agrees that the mobile homes need to be demolished but that he would like to do it himself.

Chairperson Massey closed the public hearing.

**Commissioner Drozd moved to accept staff's recommendation that the two mobile homes are unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to demolish the structures within 30 days. Commissioner Winn seconded the motion.**

**The motion passed with a unanimous vote.**

- c. Terrace Mobile Home Park  
Owner: Serna, Maria Nieves  
Broadway, Block 3, Lot 1**

- 1. Case # 1953 – 1605 Carver Street  
Owner: Perfecto & Francisca Martinez**

Mr. Zimmermann stated that no Commission action was needed as the mobile home has already been removed.

- d. Case # 1955 – 305 Ehlinger Drive  
Owner: Eaton, Harold T and Shirley B and Hardesty, Richard E and Linda L  
Munnerlyn Village, Block B, Lot 11**

Mr. Zimmermann presented the staff recommendation (on file in the Development Services Department).

Chairperson Massey opened the public hearing.

Mr. Keith Swell of 1113 Langford, College Station TX, advised the Commission that he just bought this property last week, and was told about the Building and Standards meeting after the closing. Mr. Swell went on to say he is planning on repairing the building with new windows, and repair the electrical system.

Mr. Greg Cox, Building Official, advised the Commission that he believes the sheetrock damage is from issues with the plumbing.

Responding to a question from the Commission, Mr. Cox confirmed that the electrical system would have to be brought up to code.

Mr. Swell stated that his Contractor believes it could all be repaired.

Chairperson Massey closed the public hearing.

**Commissioner Winn 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 vacate the building within 30 days, to secure the building within 7 days and to appear before the Commission during its August 26, 2013 regularly scheduled meeting with a set of plans, estimates and a timeline for completing repairs. Commissioner Ravey seconded the motion.**

**The motion passed with a unanimous vote.**

- e. **Case # 1956 – 405 N Sims Avenue**  
**Owner: Ramierez, Joe**  
City of Bryan Townsite, Block 143, Lot 9 &10 (pts of)

Mr. Zimmermann presented the staff recommendation (on file in the Development Services Department).

Chairperson Massey opened the public hearing.

Ms. Martha Arevalo, of 319 Tatum, Bryan TX, advised the Commission that she agrees that the house needs to be demolished.

Chairperson Massey closed the public hearing.

**Commissioner Drozd 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 demolish structures within 30 days. Commissioner Ravey seconded the motion.**

**The motion passed with a unanimous vote.**

- h. **Case 1961 – 1221 Bruce Street**  
**Owner: Harrison, Arthur R**  
Bryan's 1<sup>st</sup>, Block 11 & 12, Lot 8

Mr. Zimmermann presented the staff recommendation (on file in the Development Services Department).

Chairperson Massey opened the public hearing.

Mr. Arthur Harrison, of 2536 Pinon Court, Bryan TX, advised the Commission that he would like to repair the structure, and that there are electrical issues, and that Mr. Bobby Fielder relocated the service today, and that he is planning on replacing the water heater, and repairing the siding. Mr. Harrison went on to say that Ms Daisy Evans has lived in the house forever, and does not want to leave.

Mr. Cox stated that back in August of 2012 he sent Mr. Harrison a letter for repairs to the electrical system and the water heater, requesting further inspections of the interior, but that Mr. Harrison did not respond. He reminded Commissioners that the City had received complaints about the water heater releasing carbon monoxide into the house.

Mr. Taylor stated that if the house were vacant he would advise firemen to not enter the structure in the event of a fire.

Responding to a question from the Commission, Mr. Harrison stated he needed more time to make the repairs than what the City was allowing him.

Chairperson Massey closed the public hearing.

**Commissioner Drozd moved to accept staff's recommendation that the building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to repair the building within 90 days, in accordance with the repair schedule recommended by staff, and to appear before the Commission at the November 2013 regularly scheduled meeting to demonstrate compliance with the time schedule. Commissioner Free seconded the motion.**

**The motion passed with a unanimous vote.**

- f. Case 1957 – 1212 Clark Street  
Owner: Monroe, A J & Evelyn  
Castle Heights, Block 30, Lot 3 & 4**
- g. Case 1959 – 3409 East State Highway 21  
Owner: Whiteley, Shirley Diane  
Carrabba Estates, Lot 8**

**Commissioner Drozd moved to accept the City's recommendations for agenda items 6.f., and 6.g. Commissioner Free seconded the motion.**

**The motion passed with a unanimous vote.**

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

**A. The next regular meeting is scheduled for 6p.m. on Monday, August 26, 2013 in Council**

**Chambers, Bryan Municipal Office Building, 300 S. Texas Avenue.**

Mr. Zimmermann reminded the Commission of the next regular meeting date.

**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 Massey adjourned the meeting at 7:00pm.

These minutes shall serve as the official findings of the City of Bryan Building and Standards Commission, as approved on this the **26<sup>th</sup> day of August, 2013.**

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Daryl Massey, Chairperson  
Building and Standards Commission  
City of Bryan, Texas

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