



MINUTES

**BRYAN BUILDING AND STANDARDS COMMISSION
REGULAR MEETING
MONDAY, JUNE 24, 2013 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

On the 24nd day of June, 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
Charles Munday

Staff Members and Others:

Greg Cox, Chief Building Official
Martin Zimmermann, Planning Administrator
Jonathan Koury, Assistant City Attorney
Fred Taylor, Deputy Fire Marshall
Audrey Arnold, General Inspector
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 6:00pm.

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

Mr. Koury advised that Commissioners Munday will abstain from voting on agenda item 6.h. (108 S. Parker Avenue) due to conflict of interest.

3. APPROVAL OF MINUTES FROM THE REGULAR MEETING ON APRIL 22, 2013.

**Commissioner Ravey moved to approve the regular meeting minutes from April 22, 2013.
Commissioner Free seconded the motion.**

Chairman Massey asked if there was any discussion

There was none.

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).

- g. Case # 1946 – 730 Inwood Drive
Owner: Cynthia Desmond
Garden Acres, Lot 81**

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

Chairperson Massey opened the public hearing.

Ms. JoAnn Hanson, 12257 Jackrabbit Road, Bryan, TX, advised the Commission she agrees the house needs to be demolished, but she needs about 120 days because she is trying to get authorization from the courts due to Ms. Desmond is deceased and has no family.

Responding to a question from the Commission, Ms. Hanson stated that the Court could deny her authorization, or may even decline her request.

Responding to a question from the Commission, Ms. Hanson stated as far as she knows Ms. Desmond has no surviving relatives.

Chairperson Massey closed the public hearing.

Commissioner Munday 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 structures within 30 days. Commissioner Ravey seconded the motion.

Chairman Massey asked if there was any discussion

There was none.

The motion passed with a unanimous vote.

- h. Case 1947 – 108 S. Parker Avenue**
Owner: Mark Purcell
City of Bryan Townsite, (South pts of) Lot 8 & 9, Block 139 & part of alley

At 6:25pm, Commissioner Munday stepped down from the dias and did not take part in deliberation or discussion concerning this agenda item, due to conflict of interest.

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

Chairperson Massey opened the public hearing.

Mr. Greg Cox, Chief Building Official advised that he did meet with Make-Rite Construction, and that they have a plan of repair. Mr. Cox handed out the proposal to the Commission that was submitted to staff 3 days earlier.

Mr. Cox also stated that the house was originally the home of a Jewish merchant who was a founder of Temple Freda. When they were new in the first part of the 20th Century, the three houses between 108 and 202 South Parker were home to prominent members of the Temple Freda Congregation.

Mr. Larry Daniel with Make-Rite Contractor, of 1817 Driller Drive of Bryan TX, advised the Commission that the owner has contracted him to do the repairs, and that he feels he could complete repairs by October 31, 2013.

Responding to a question from the Commission, Mr. Daniel stated that he is trying to talk to the owner about putting in central heating and air.

Responding to a question from the Commission, Mr. Daniel stated that they are going to try to get the house back to its original condition.

Chairperson Massey closed the public hearing.

Commissioner Free moved to accept staff's recommendation with revisions to the timeline and that the building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to repair the structures within 150 days, it was also ordered to appear before the Commission at the November 2013 regularly scheduled meeting to demonstrate compliance with the new order. Commissioner Ravey seconded the motion.

Chairman Massey asked if there was any discussion

There was none.

The motion passed with a unanimous vote.

At 6:36pm Commissioner Munday returned to the dias.

- b. Case # 1937 – 1227 Eureka Street
Owner: Vivian Gilbert Jefferson
Cotton Club, Lot 8**

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

Chairperson Massey opened the public hearing.

Mr. Jonathan Harris, of 805 N. Congress Street, Bryan, TX, stated that he has Power of Attorney, and agrees to demolish the mobile home.

Chairperson Massey closed the public hearing.

Commissioner Ravey 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 Free seconded the motion.

Chairman Massey asked if there was any discussion

There was none.

The motion passed with a unanimous vote.

- c. Case # 1938 – 1229 Eureka Street
Owner: Gloria Jackson Harris
Cotton Club, Lot 9**

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

Chairperson Massey opened the public hearing.

Mr. Jonathan Harris, of 805 N Congress Street, Bryan, TX, stated that he has been talking to Eric Barton with Community Development and that they will demolish the house and build his mother a new house.

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

Chairman Massey asked if there was any discussion

There was none.

The motion passed with a unanimous vote.

- a. **Case # 1936 – 2304 Roosevelt Street**
Owner: Sam C & Rosie Hernandez
Lakeview Addition, Lot 61

- d. **Case # 1939 – 1701 Nevada Street**
Owner: Alma Fay Mitchell
Stephen F. Austin #9, Block 29, Lot 4

- e. **Case # 1960 – 408 N. Randolph Avenue**
Owner: Lila Mae Andrews Lane
City of Bryan Townsite, Lot 6, Block 211

- f. **Case # 1944 – 410 N. Randolph Avenue**
Owner: Lila Mae Andrews Lane
City of Bryan Townsite, Lot 6, Block 211

Commissioner Free moved to accept the City's recommendations for agenda items 6.a., 6.d., 6.e., and 6.f. Commissioner Munday seconded the motion.

Chairman Massey asked if there was any discussion

There was none.

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, July 22, 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 6:45pm.

These minutes shall serve as the official findings of the City of Bryan Building and Standards Commission, as approved on this the **22nd** day of **July, 2013**.

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

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

DRAFT