



MINUTES

**BRYAN BUILDING AND STANDARDS COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 28, 2013 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

On the 28th day of October, 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
Victor Drozd
Cheryl Free
Richard Ravey
Judy Winn
James Cain

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. Assistant

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 6:01pm

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 REGULAR MEETING ON AUGUST 26, 2013.

**Commissioner Drozd moved to approve the regular meeting minutes from August 26, 2013.
Commissioner Ravey seconded the motion.**

The motion passed with a unanimous vote.

4. OPENING STATEMENT FROM THE CHAIRPERSON.

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 # 1924 – 906 Center Street**
Owner: Lopez, Horacio
Reynolds, Block 4, Lot 4B

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

Chairperson Massey opened the public hearing.

Ms. Mari Sanchez, of 906 Center Street, Bryan, Texas, advised to the Commission that she is here to translate for her father Horacio Lopez. Ms. Sanchez asked the Commission for more time to get the mobile home out, and if they could keep the addition.

Responding to a question from the Commission, Mr. Greg Cox, Chief Building Official advised the Commission that the mobile home was permitted in the late 1980s and that the addition appeared to have also been built in the 1980s but that there was no records of any permits or inspections for the addition. Mr. Cox also advised that the foundation was not up to code on the additions.

Responding to a question from Commission, Ms. Sanchez said there are four people living in the house.

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 secure the structures within 7 days, vacate in 30 days, and demolish/remove the structures and accessory structures within 60 days. Commissioner Winn seconded the motion.

The motion passed with a unanimous vote.

- b. Case # 1940 – 310 E. Dodge Street**
Owner: Ramon Benavides
Winter Estate Subd, Block 8, Lot 16

Mr. Zimmermann advised the Commission that the structure has been removed, so there was no action for the Commission to take regarding this item.

- c. Case # 1940A – 308 E. Dodge Street**
Owner: Ramon Benavides
Winter Estate Subd, Block 8, Lot 15

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

Chairperson Massey opened the public hearing.

Mr. Ramon Benavides, of 308 E Dodge Street, Bryan, Texas, advised the Commission that he has lived there for three years with his little girl, and he was told he would need to hire an engineer to oversee the repairs made to the mobile home, which he cannot afford. Mr. Benavides asked for more time to bring the mobile home up to code.

Responding to a question from the Commission, Mr. Benavides stated that he had already converted the stove to electric.

Responding to a question from the Commission, Mr. Cox stated that there a rotten walls and it also looked like the bedroom wall was rotten at one time, and repaired.

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 secure the structures within 7 days, vacate in 30 days, and demolish/remove the structures and accessory structures within 60 days. Commissioner Winn seconded the motion.

The motion passed with a unanimous vote.

- d. Case 1945 – 1105 N. Preston Avenue**
Owner: Refus Washington Estate
Conlee #2, West of Polk, Lot 13
- e. Case # 1971 – 2007 Scanlin Street**
Owner: Densey Ernes Jr (III) & Velda
Darwin Sub Scanlan, Block 6, Lot 17 1

Commissioner Drozd moved to accept the City's recommendations for agenda items 6.d., and 6e. Commissioner Ravey 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, November 25, 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. EXECUTIVE SESSION. The Building and Standards Commission has determined a necessity to go into a closed session under the provision of Section 551, Texas Government Code, and the following will be discussed:

- **Under the authority of Section 551.071, consultation with attorney – receive legal advice regarding the appeal of the order to demolish 2002 Newton.**

The meeting was called into a closed session to the public at 6:40p.m. under the provisions of Section 551, Texas Government Code, to discuss under the authority of Section 551.071, consultation with attorney to discuss the appeal of the order to demolish 2002 Newton.

Chairperson Massey entered the Commission into executive session at 6:40pm.

Chairperson Massey adjourned executive session at 7:10pm.

10. ADJOURN

Without objection Chairman Massey adjourned the meeting at 7:10 pm.

These minutes shall serve as the official findings of the City of Bryan Building and Standards Commission, as approved on this the **25th day of November, 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