



MINUTES

**BRYAN BUILDING AND STANDARDS COMMISSION
REGULAR MEETING
MONDAY, MARCH 24, 2014 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

On the 24th day of March, 2014, 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
Rev. G.H. Jones
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, Building Inspector
Charmaine McKinzie, Dev. Service Staff 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 6:00pm

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 FEBRUARY 24, 2014.

Commissioner Drozd moved to approve the regular meeting minutes from February 24, 2014. Commissioner Ravey seconded the motion.

Chairperson 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).

- a. **Case # 1988 – 2000 Kazmeier Plaza**
Owner: Rowe Properties & Investment CO LLC
Greenfield Plaza, Block 2, Lot 8 and Associated BPP

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

Chairperson Massey opened the public hearing

Mr. Vernon Rowe, of 2000 Kazmeier Plaza #26, Bryan Texas, advised the Commission that he found out in January that there was a hold put on the electric when residents moved out, and on vacant apartments. Mr. Rowe also stated that the City started with a few request, and he thought his maintenance man was making the repairs, but then he found out that repairs were not being made.

Responding to questions from the Commission, Mr. Rowe stated he can make the repairs, but he cannot afford to get an engineer's report, especially when he cannot rent out the units. Mr. Rowe stated he plans on doing the repairs himself, and would like the City to work with him.

Mr. Greg Cox, Chief Building Official, stated that he had asked for an engineers report in September of last year, and the hold on utilities were due to no progress being made on repairs, as requested. Mr. Cox then suggested that maybe Mr. Rowe can get an engineer's report for eight units at a time.

Mr. William Taylor, Deputy Fire Marshall, stated that half of the vacant units are being used for storage.

Chairperson Massey closed the public hearing

Commissioner Drozd moved to accept staff's recommendations that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to repair the buildings within 120 days in accordance with the presented repair schedule, and that the owner, lienholder, or mortgagee shall appear before the Commission at every other scheduled meeting to demonstrate compliance with the repair schedule. Commissioner Winn seconded the motion.

Chairperson Massey asked if there was any discussion.

Responding to a question from the Commission, Mr. Cox stated that he could give a status report on this property at the April meeting.

The motion passed with a unanimous vote.

- b. Case # 1999- 210 Lynn Drive**
Owner: James C. Pivonka
Munnerlyn Village, Block B, Lot 30

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

Chairperson Massey opened the public hearing.

Mr. James Pivonka of 214 Lynn Drive, Bryan Texas stated that he has secured the structures but he would like to have up to 60 days to demolish them.

Chairperson Massey closed the public hearing.

Commissioner Drozd moved to accept staff's recommendations with revision to the timeline, that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to demolish the building and accessory structure and remove the debris within 60 days. Commissioner Winn seconded the motion.

Chairperson Massey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

- d. Case # 2002 – 1107 E. Martin Luther King Jr. Street**
Owner: Richard Williams
Austin Addition, Block 2, Lot 3

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

Chairperson Massey opened the public hearing.

Mr. Richard Williams of 1107 E. Martin Luther King Jr Street, Bryan, Texas, advised the Commission that the utilities are current and that he lives at this location.

Mr. Fred Taylor, Deputy Fire Marshall, advised the Commission he was concerned about the structure due to electrical issues.

Chairperson Massey closed the public hearing.

Commissioner Free moved to accept staff recommendation with revision to the timeline, that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to vacate the structure within 30 days, and demolish the building and remove all the debris within 90 days. Commissioner Winn seconded the motion.

Chairperson Massey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

- e. Case # 2003 – 908 California Street**
Owner: Luis J Arredondo and Carmen C Arredondo
McCulloch Addition #3, Block 6, Lot 5

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

Chairperson Massey opened the public hearing.

Mr. Luis Arredondo of 1404 Madison, Bryan, Texas, advised the Commission that the house is vacant, and all the utilities have been shut off. Mr. Arredondo also advised the Commission that he would like more time to demolish, so he can clean the house out.

Responding to a question from the Commission, Mr. Arredondo said he would like 90 days to demolish.

Chairperson Massey closed the public hearing.

Commissioner Winn moved to accept staff recommendation with revision to the timeline, that this building is unsafe and that the Commission issue an order to the owner, lienholder

or mortgagee to demolish the building and remove all the debris within 90 days. Commissioner Free seconded the motion.

Chairperson Massey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

- g. Case # 2005 – 1205 California Street**
Owner: Laura Ann Phillips-Conchola
McCulloch Addition #3, Block 3, Lot 12

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

Chairperson Massey opened the public hearing,

Ms. Laura Payton of 1103 Detroit, Bryan, Texas, advised the Commission she agrees the house needs to be demolished, but she needs more time.

Responding to a question from the Commission, Ms. Payton advised she would like to have up to 60 days to demolish the house.

Chairperson Massey closed the public hearing.

Commissioner Ravey moved to accept staff recommendation with revision to the timeline, that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to demolish the building, and accessory structure, and remove all the debris within 60 days. Commissioner Drozd seconded the motion.

Chairperson Massey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

- h. Case # 2006 – 1204 E Martin Luther King Jr. Street**
Owner: Dora Mae Shirley
Candy Hill PH 1, Block 4, Lot 2

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

Chairperson Massey opened the public hearing.

Ms. Carilyn Idlebird of 1208 E Martin Luther King Jr. Street, Bryan, Texas, advised the

Commission that there are eight heirs to the property and therefore asked for more time to demolish the house.

Ms. Marilyn Jackson of 1208 E Martin Luther King Jr. Street, Bryan Texas advised they are trying to get a quit claim deed so they can sell the property.

Responding to a question from the Commission, Ms. Jackson stated that they would like to have up to 6 months.

Responding to questions from the Commission, Mr. Cox advised the Commission that the structure is unsecured.

Chairperson Massey closed the public hearing.

Commissioner Winn moved to accept staff recommendation with revision to the timeline, that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to secure the structure in 30 days, and to demolish the building, and accessory structure, and remove all the debris within 90 days. Commissioner Drozd seconded the motion.

Chairperson Massey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

i. Northcutt Mobile Home Park – 1000 Alice Street

Owner: Carmaleete Kocman Northcutt

Thomas Heights, Block 6, Parts of Lot 6 & 7, and all of 8

1. Case # 2007 – 1000 Alice Street #8

Owner: Shawn Hardy

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

Chairperson Massey opened the public hearing.

Mr. Shawn Hardy of 1214 Phoenix, College Station, Texas, advised the Commission that the electricity was shut off, so he had to move in with his mother, but he would like to keep his home.

Mr. Greg Cox stated that the electricity was shut off due to nonpayment, but since the park does not have a license to operate, when the electricity is shut off a hold is placed on utilities.

Mr. Hardy stated that he would like to move the home outside the City limits.

Commissioner Drozd moved to accept staff recommendation, that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to demolish

the structure, and remove all the debris within 30 days. Commissioner Ravey seconded the motion.

Chairperson Massey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

- c. Case # 2001 – 1200 Military Drive**
Owner: Verna B Williams
Higgs Addition, Block 1, Lot 4
- f. Case # 2004 – 910 California Street**
Owner: Luz A and Luis Enrique Arredondo
McCulloch Addition #3, Block 6, Lot 6

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

Chairperson 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, April 28, 2014 in Council Chambers, Bryan Municipal Office Building, 300 S. Texas Avenue.**

Mr. Zimmermann reminded the Commission of the next scheduled meeting.

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 7:23 pm.

These minutes shall serve as the official findings of the City of Bryan Building and Standards Commission, as approved on this the **28th day of April, 2014.**

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

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

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