



CITY OF BRYAN
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MINUTES

**BRYAN BUILDING AND STANDARDS COMMISSION
REGULAR MEETING
MONDAY, JULY 28, 2014 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

On the 28th day of July, 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
James Cain
Richard Ravey
Judy Winn
Rev. G.H. Jones

Staff Members and Others:

Greg Cox, Chief Building Official
Martin Zimmermann, Planning Administrator
Jonathan Koury, Assistant City Attorney
Fred Taylor, Deputy Fire Marshal
Jerry Fagan, Building Inspector
Cody Cravatt, Development Manager
Megan Hancock, Dev. Services 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 6:03 p.m.

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 23, 2014.

Commissioner Jones moved to approve the regular meeting minutes from June 23, 2014. Commissioner Winn 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).

- b. Case # 2031 – 209 Dellwood Street**
Owner: Godinez, Luis
Miltree Place, Lot 5

Martin Zimmermann, Planning Administrator, presented the staff recommendation (on file in the Development Services Department).

Chairperson Massey opened the public hearing.

Mr. Luis Godinez, 3801 Courtney Circle, Bryan, Texas, stated that he had no problem demolishing the property but that he needed more than thirty days to do so. He went on to state that sixty days would be enough time to demolish the home.

Mr. Godinez stated he would like to invest money in the house and could get estimates. Mr. Massey stated he needed to have estimates and a plan to present to the board today if he wished to repair. Mr. Godinez stated he had an accident and was not able to get that information in a timely manner.

Responding to a question from the Commission, Mr. Godinez stated he would like to repair it but

if they decide it should be demolished, he would like to have sixty days.

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 secure the structure in 30 days, and to demolish the building, and remove all debris within 60 days. Commissioner Jones seconded the motion.

Chairperson Massey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

- e. **Case # 2034 – 212 Kosarek Street**
Owner: Hosak Emma
Hanus, Block 3, Lot 1 & 2

Martin Zimmermann, Planning Administrator, presented the staff recommendation (on file in the Development Services Department).

Chairperson Massey opened the public hearing.

Mr. Greg Cox, Chief Building Official, stated that Mr. Ramirez is in the process of buying the property from the current owner. Mr. Cox distributed paperwork with estimates and information on the repairs (on file in Development Services Department).

In response to a question, Mr. Cox stated that he just received this estimates from Mr. Ramirez on the day of the meeting via email. Mr. Cox stated that he believes the house is repairable. Mr. Cox stated that Mr. Ramirez has already cleaned up the lot and improved the condition of the property. Mr. Cox stated the accessory structure needs some structural repair.

Mr. Guillermo Ramirez, 5709 Chelsea Circle, Bryan, Texas, distributed pictures to the Commission (on file in the Development Services Department) which shows the improvements made on the property by Mr. Ramirez.

In response to a question, Mr. Ramirez states that he will most likely sell this property once repairs are made.

In response to a question, Mr. Cox stated that the City has received confirmation via voicemail from the current owner that they are in the process of selling this property to Mr. Ramirez.

In response to a question, Mr. Ramirez stated he believes he can complete the repairs in 90 days.

Chairperson Massey closed the public hearing.

Commissioner Ravey 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 secure the accessory structure in 30 days, and to repair within 90 days, and to appear at the October 2014 meeting to report progress to the Commission. Commissioner Winn seconded the motion.

Chairperson Massey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

- g. Case # 2037 – 1305 Bittle Lane, Units A-D**
Owner: Sheng Mei Yeh
Rambling Range, Block 1, Lot 4 & 6 (pts of)

Mr. Martin Zimmermann, Planning Administrator, presented the staff recommendation (on file in the Development Services Department).

Chairperson Massey opened the public hearing.

Mr. Greg Cox, Chief Building Official, stated that the owner's sister has contacted the City by email (on file in the Development Services Department).

Mr. Cox stated that the property is not properly secured and there is another structure on the property. That structure has renters currently.

In response to a question, Mr. Zimmermann stated the dates that the owner was notified.

In response to a question, Mr. Jonathan Koury stated that a condemned property can be legally sold.

Mr. Fred Taylor, Deputy Fire Marshal, stated the property is in very poor condition. It could be hazardous for the fire department.

Chairperson Massey 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 30 days, and to demolish the building, and remove all debris within 30 days. Commissioner Jones seconded the motion.

Chairperson Massey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

- a. **Oakwood Manufactured Home Community – 920 Clear Leaf Drive**
Owner: Oakwood MHC LP
SFA #9, Block 32, Lot 4, Acres 65.4432
 - 1. **Case # 2030 – 920 Clear Leaf Drive #309**
Owners: Colunga Ernesto Espino & Lidia Reyes Diaz
- c. **Case # 2032 – 1103 Dansby Street**
Owners: Manley Charlie Sr. & Lyvonne
Austin, Block 6, Lot 1 & 2 (pts of)
- d. **Case # 2033 – 1001 Hunters Lane**
Owner: Hernandez Jose Luis
SFA #9, Block 29, Lot 10 Acres 1.34 & J P Palasota PH2, Block 2, Lot 5, (pt of)
- f. **Case # 2036 – 3905 Aspen Street, Units A&B**
Owners: Grant Group LLC
J E Scott, Block 13-14, Lot 4

Commissioner Winn moved to accept the staff’s recommendation for agenda items 6.a., 6.c., 6.d., and 6.f. Commissioner Cain 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, August 25, 2014 in Council Chambers, Bryan Municipal Office Building, 300 S. Texas Avenue.**

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

Mr. Zimmerman invited Commissioners to a workshop meeting scheduled for Monday, August 11th at 12:00 in room 305 of the Municipal Office Building to review parliamentary procedure.

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).

Commissioners requested an update on Building and Standards Commission statistics to be provided at a future meeting.

9. ADJOURN.

Without objection Chairman Massey adjourned the meeting at 6:52 p.m.

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 August, 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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