



CITY OF BRYAN
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MINUTES

**BRYAN BUILDING AND STANDARDS COMMISSION
REGULAR MEETING
MONDAY, JANUARY 27, 2014 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

On the 27th day of January, 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
James Cain
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 Marshall
Jerry Fagan, Community Improvement Specialist
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 6:04pm

2. ELECTION OF VICE-CHAIRPERSON AND CHAIRPERSON FOR 2014

Commissioner Drozd moved to nominate Darryl Massey for Chairperson. Commissioner Free seconded the motion and the motion passed with a unanimous vote.

Chairperson Massey moved to nominate Victor Drozd for Vice-Chairperson. Commissioner Free seconded the motion and the motion passed with a unanimous vote.

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

There were none.

4. APPROVAL OF MINUTES FROM THE REGULAR MEETING ON NOVEMBER 25, 2013.

Commissioner Drozd moved to approve the regular meeting minutes from November 25, 2013. Commissioner Free seconded the motion.

Chairperson Massey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

5. OPENING STATEMENT FROM THE CHAIRPERSON.

Chairperson Massey read the opening statement.

6. 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.

7. 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. The Grove Apartments

- 1. Case # 1906 – 3130 E. 29th Street**
Owner: Wilshire Skyline Texas LLC
Lots 2 and 3 in Block 1 of The Grove Subdivision – Phase 1
- 2. Case # 1906A – 3132 E. 29th Street**
Owner: Wilshire Skyline Texas LLC
Lot 1 in Block 1 of The Grove Subdivision – Phase 1

Mr. Zimmermann, Planning Administrator, advised the Commission that the repairs are mostly completed, and the city has inspected and approved 85 out of 180 units for occupancy. Staff therefore recommends that the Commission take no further action regarding these properties at this time.

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

- d. **Case # 1955– 305 Ehlinger Drive**
Owner: Harold T Eaton
Munnerlyn Village, Block B, Lot 11

Mr. Zimmermann stated that no further Commission action was needed regarding these cases as the structures have been repaired and Certificates of Occupancy issued.

- e. **Case # 1961 – 1221 Bruce Street**
Owner: Arthur R Harrison
Bryan's 1st, Block 11 & 12, Lot 8

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

Mr. Greg Cox, Chief Building Official, stated that he inspected the property today and that the 92-year-old tenant does not wish to leave. The house has been re-wired to meet the current electric code, but the gas had to be shut off as the water heater has a gas leak. The tenant is using space heaters for heat and there are still a lot of unfinished repairs that need to be completed.

Responding to a question from the Commission, Mr. Cox stated the inside of the house still looks the same as it did when the case was first presented to the Commission early last year.

Responding to a question from the Commission, Mr. Cox stated that the house was built in the 1940s.

Mr. Fred Taylor, Deputy Fire Marshall, reminded the Commission that Mr. Harrison has not met any of the timeline's that he was given.

Chairperson Massey opened the public hearing.

Mr. Arthur Harrison of 2536 Pinon Court, Bryan, Texas, advised the Commission that he met with Mr. Cox to inspect the property and is aware of the outstanding repairs.

Responding to a question from the Commission, Mr. Harrison stated that the water heater that was replaced a few months ago was a used one, but that it was in working condition at the time.

Responding to a question from the Commission, Mr. Cox stated that should the home become unoccupied, the City would remove utilities and only let them be turned on again when the house was brought up to current building codes.

Mr. Harrison stated that he has already spent a lot of money on repairs, but that he wants the house to be safe and is willing to do what he needs to do to get it that way.

Responding to a question from the Commission, Mr. Taylor stated that he has already called and left a message with Adult Protective Services to assist with possibly relocating the elderly tenant.

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 vacate the structure in 30 days, secure the structure from unauthorized entry within 30 days and obtain permits for repair of the building by submitting detailed plans for repairs, including cost estimates to the City and complete the required repairs within 30 days. In the event the owner, lienholder, or mortgagee fails to comply with this order, the City will disconnect water and electric utilities to the building and may ensure the building is vacated and secure the building in accordance with Chapter 14 of the City of Bryan's Code of Ordinances. Commissioner Free seconded the motion.

Chairperson Massey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

- a. **Case # 1947 – 108 S. Parker Avenue**
Owner: Mark Austin Purcell
Bryan Original Townsite, Block 139, Lot 8 & 9 (pt of), & pt of alley

Mr. Zimmermann advised the Commission that the repairs are mostly completed. Staff therefore recommends that the Commission take no further action regarding this property at this time.

Responding to a question from the Commission, Mr. Cox stated that the structure is about 95% Complete.

- f. **Case # 1978 – 1200 blk. San Jacinto Lane (130 feet to 185 feet southwest from its intersection with Restmeyer Street)**
Owner: Lorraine Sheppard
Additional Owner: Ollie B Jones
Fairview, Block 1, Lot 8
- g. **Case # 1981 – 700 E. 22nd Street**
Owner: Huff Monica Bell
City of Bryan Townsite, Block 75, Lot 1-3
- h. **Case # 1983 – 507 N. Logan Avenue**
Owner: Oliver Pauline Reid
City of Bryan Townsite, Block 181, Lot 10
- i. **Case # 1985 – 807 Hudson Street**
Owner: Aguilar Manuel Rodriquez
Priddy & Lawrence Resub of Chew, Block 1, Lot 12 (pt of)
- j. **Case # 1986 – 920 Suncrest Street**
Owner: Blue Emma Lee
SFA #9, Block 15, Lot 11 (TR-89) Acres 1.0
- k. **Case # 1990 – 606 Hall Street**
Owner: Tirado Juan C & Ana A
Coulter West Side, Block 2, Lot 1-2 & 15

- I. Case 1991 – 801 Hall Street**
Owner: Perry Geneva
Bryan's 2nd, Block 8, Lot 11

Commissioner Winn moved to accept staff's recommendations for agenda items 7.a., 7.f., 7.g., 7.h., 7.i., 7.j., 7.k., and 7.l. Commissioner Drozd seconded the motion.

Chairperson Massey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

8. 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, February 24, 2014 in Council Chambers, Bryan Municipal Office Building, 300 S. Texas Avenue.**

9. 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).

Commissioner Winn asked for a presentation of Commission statistics and City contractor demolitions at a future meeting.

9. ADJOURN

Without objection Chairman Massey adjourned the meeting at 6:35 pm.

These minutes shall serve as the official findings of the City of Bryan Building and Standards Commission, as approved on this the **24th day of February, 2014.**

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

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