



MINUTES

On the 25th day of August, 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
James Cain
Richard Ravey
Judy Winn
Rev. G.H. Jones
Cheryl Free

Staff Members and Others:

Greg Cox, Chief Building Official
Martin Zimmermann, Planning Administrator
Jonathan Koury, Assistant City Attorney
William Bouse, Deputy Fire Marshal
Jerry Fagan, Building Inspector
Cody Cravatt, Development Manager
Charmaine McKinzie, 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 JULY 28, 2014.

**Commissioner Winn moved to approve the regular meeting minutes from July 28, 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).

- e. **Case # 2041 – 1216 Clark Street**
Owner: Wilson Barbara Thomas
Castle Heights, Block 30, Lot 1

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

Chairperson Massey opened the public hearing.

Mr. Wilborn Wilson, 4604 Castle Avenue, Bryan Texas stated that his wife received the property from family, and he would like to remodel the home, and he believes he can have everything done and up to code in six months.

Responding to a question from the Commission, Mr. Wilson stated that he would be willing to put \$600.00 into the plumbing, \$2,800.00 into the electrical, and \$1,000.00 into the building.

Responding to a question from the Commission, Mr. Wilson stated he would be willing to put up to \$10,000.00 into the house.

Mr. Greg Cox, Chief Building Official, stated that he just received the estimates for the structure.

Responding to a question from the Commission, Mr. Cox stated that he would have to replace the windows that are damaged.

Mr. Cox also stated that the house would need a complete electrical re-wire, there is also front porch damage, kitchen wall damage, there are rotten beams under the house, the water heater needs replaced, and the house needs insulation and a heating system.

Responding to a question from the Commission, Mr. Cox stated that this is a Jim Walter home, and is pier and beam, built in the 1950s,

Responding to a question from the Commission, Mr. Cox stated that the exterior needs repairs as well.

Responding to a question from the Commission, Mr. Wilson stated that he would be willing to spend up to \$25,000.00 on the home, but he could not do it in 90 days, and he would like to save 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 demolish the building, and remove all debris within 30 days. Commissioner Free seconded the motion.

Chairperson Massey asked if there was any discussion.

The Commission discussed feasibility of repair.

The motion passed with a unanimous vote.

**g. Case # 2043 – 1205 Lincoln Street
Owner: Davis Algje
Castle Heights, Block 22, Lot 12-18**

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

Chairperson Massey opened the public hearing.

Ms. Andrea Wilborn, of 3719 Kildare Drive, Bryan Texas stated that this house is sentimental to her, and she would like to fix it up, and in 2013 she received an estimated of \$5,000.00 to bring structure up to code. Ms. Wilborn also stated there has been some legal issue she had been trying to deal with.

Mr. Greg Cox, Chief Building Official, stated that there are wires hanging down, and it appears to have been re-wired, and a new roof put on the house. Mr. Cox also stated that there are broken windows and unpermitted additions added to the main 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 secure the structure in 30 days, and to demolish the building, and remove all debris within 30 days. Commissioner Drozd seconded the motion.

Chairperson Massey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

**j. Case # 2046 – 2014 Avenue C
Owner: Delagarza Pete & Roy
Jones-Brock, Block G, Lot 8**

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

Chairperson Massey opened the public hearing.

Mr. Pete Delagarza, of 1911 Bowser, Bryan Texas, stated that he would like to repair the house. Mr. Delagarza also stated that the house is level except for the kitchen, and he plans to replace the siding outside, and re-wire the house.

Ms. Melissa Lara of 1911 Bowser, Bryan Texas stated that her father was living in the house, but he had a heart attack, and the electric had been shut off, so he came to live with her till he could get this all straightened out. Ms. Lara stated that she made the list of everything that would be need to be done, and also allowed for some unexpected repairs, and came up with a total between \$15,000.00 - \$20,000.00.

Mr. Greg Cox, Chief Building Official, stated that the electric was re-wired in the 70's, and owner wants to do everything himself. Mr. Cox also stated that there are two houses on this lot, and if the house is ordered demolished, Mr. Bower will be unable to rebuild due to the house is currently encroaching on three of the side setbacks

Responding to a question from the Commission, Mr. Cox stated that he is unsure about the plumbing, but there was no water heater, and Mr. Delagarza was using space heaters for heat.

Commissioner Judy Winn left the Council Chambers and Commissioner James Cain was seated at 7:00pm.

Responding to a question from the Commission, Mr. Delagara agreed that he would insulate the house and replace windows.

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 demolish

the building, and remove all debris within 30 days. Commissioner Free seconded the motion.

Chairperson Massey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

- b. Case # 2028 – 1507 W. 17th Street**
Owner: McCoy Donald R
Figures, Lot 9

Mr. Zimmermann, Planning Administrator, advised the Commission that no new order would be necessary on this structure, due to Community Development is working with Mr. McCoy.

- l. Case # 2048 – 1415 George Street**
Owner: Suseberry Ora Mae
Castle Heights, Block 7, Lot 17-18

Mr. Zimmermann, Planning Administrator, advised the Commission that no order from the commission was necessary due to house has been demolished, and all debris has been cleaned up.

- a. Case # 1988 – 2000 Kazmeier Plaza**
Owner: Collins Nick
Greenfield Plaza, Block 2, Lot 8 & Associated BPP
- c. Case # 2039 – 1230 Chigger Street**
Owners: Mickens David E
Candy Hill PH 2, Block 2, Lot 27
- d. Case # 2040 – 1234 Chigger Street**
Owner: Robertson Clarice
Candy Hill PH 2, Block 2, Lot 25
- f. Case # 2042 – 1308 Clark Street**
Owners: Koontz Don Carlos & Bridget Rena Burns
Castle Heights, Block 29, Lot 6
- h. Case # 2044 – 3700 Rabbit Lane**
Owner: Jimenez Odilia A
Moses Baine, Block 4, Lot 8
- i. Case # 2045 – 3702 Rabbit Lane**
Owner: Tharp Peggy J
Moses Baine Block 4, Lot 6

- k. Case # 2047 – 1219 Wheeler Street**
Owner: Jackson Aline Allen
Candy Hill PH 2, Block 2, Lot 7

Commissioner Drozd moved to accept the staff's recommendation for agenda items 6.a., 6.c., 6.d., 6.f., 6.h., 6.i., and 6.k. Commissioner Free seconded the motion.

Chairperson Massey asked if there was any discussion.

Commissioners had some questions for staff concerning Case # 1988 – 2000 Kazmeier Plaza.

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, October 27, 2014 in Council Chambers, Bryan Municipal Office Building, 300 S. Texas Avenue.**

Mr. Zimmermann, Planning Administrator, reminded the Commissioners 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).

There were none.

9. ADJOURN.

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

These minutes shall serve as the official findings of the City of Bryan Building and Standards Commission, as approved on this the **27th day of October, 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