



MINUTES

On the 23rd day of March, 2015, 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
Judy Winn
Richard Ravey
Rev. G.H. Jones
Robert Bigham
Cheryl Free
James Cain

Staff Members Present:

Greg Cox, Chief Building Official
Cody Cravatt, Development Manager
Martin Zimmermann, Planning Manager
Jonathan Koury, Assistant City Attorney
Melinda Hayes, Police Officer
William Taylor, Deputy Fire Marshal
Nick Koski, Development Technician
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 6:00 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 JANUARY 26, 2015 AND FEBRUARY 23, 2015.

Commissioner Jones moved to approve the regular meeting minutes from January 26^h, 2015 and February 23, 2015. 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 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.

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 6:00p.m. on Monday, April 27, 2015 in Council Chambers, Bryan Municipal Office Building, 300 S. Texas Avenue.**

Commissioners agreed to hold a workshop meeting on April 20, 2015 at Noon.

By consensus, Commissioner's agreed to change the start time for the Commission's regular meetings to 5:30pm.

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 # 2078 – 609 E. Martin Luther King Jr. Street**
Owner: Jackson Tamara R
City of Bryan Townsite, Block 77, Lot 6 & 7 (pts of)

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

Chairperson Massey opened the public hearing.

Mr. Patrick Gendron, attorney representing Ms. Tamara Jackson, advised the Commission that

the structure has been secured, and they are asking the Commission for more time to get a detailed plan of repair, cost estimates, and a timeline. Mr. Gendron stated he wants to work with City staff to repair the structure.

Responding to a question from the Commission, Mr. Gendron stated that they are asking for another 30 days.

Mr. William Taylor, Deputy Fire Marshall, stated that the power needs to be removed for safety reasons.

Mr. Gendron urged the Commission to not order removal of power at this time and that the electrical issues would be discussed during the Commission's April 2015 meeting.

Responding to a question from the Commission, Mr. Gendron stated that the structure is not occupied.

Chairperson Massey closed the public hearing.

Commissioner Jones moved to accept staff's recommendation with modifications that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to secure the structure within 30 days and to appear before the Commission at its April 2015 regularly scheduled meeting Chairperson Massey seconded the motion.

Commissioners discussed that they needed the motion to be more specific, and had another question for the owners of the structure.

Chairperson Massey re-opened the public hearing.

Responding to a question from the Commission, Mr. Gendron stated yes there is insurance on the building.

Chairperson Massey closed the public hearing.

Commissioner Winn moved to amend the motion on the floor to say that the owner, lienholder or mortgagee present complete estimates, timelines, and plans for repair during the Commission's April 2015 regularly scheduled meeting. Commissioner Jones seconded the motion and the motion passed with a unanimous vote.

b. Case #2049 – 1010 W. 17th Street

Owner: Keaton Tess

Sunset PH2, Block 3, Lot 6

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

Chairperson Massey opened the public hearing.

Ms. Wilma J Fields stated that they have finished the electric in the front part of the house, and part of the back, and all the electrical will be complete this week.

Responding to a question from the Commission, Mr. Fields stated that DWM Plumbing is her plumber.

Chairperson Massey closed the public hearing.

Chairperson 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 repair the structure within 60 days in accordance with the timeline, and to appear at the April 2015 regular meeting, to show compliance with the order. Commissioner Jones seconded the motion.

Chairperson Massey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

**d. Case # 2085 – 508 Ash Street
Owner: Rodriguez Luis Jr
Oak Grove Park, Block 43, Lot 6-7**

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

Chairperson Massey opened the public hearing.

Mr. Luis Rodriguez Luis Jr. of 11252 Hickory Road, College Station, TX, advised the Commission that he would like to repair the structure.

Mr. Luis Rodriguez, Sr. stated if the Commission was going to order demolition, if they would give them more time. Responding to a question from the Commission, Mr. Rodriguez stated he would need 60 days to demolish.

Chairperson Massey closed the public hearing

Commissioners discussed the feasibility of repair.

Chairperson Massey moved to accept staff's recommendation with modifications that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to secure the structure within 30 days and to demolish the building and remove the debris within 60 days. Commissioner Jones seconded the motion and the motion passed

with a unanimous vote.

**f. Case # 2089 – 502 Legion Court
Owner: Penn Hilda A Shivers Et.al.
Legion, Lot 51**

Commissioner G.H. Jones left the meeting at 6:45pm and Commissioner Cain was seated so that a quorum of the Commission was still being present.

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

Chairperson Massey opened the public hearing

Ms. Hilda Penn of 8526 Selendine, San Antonio Texas, stated that she agrees the structure needs demolished, but she asking the Commission for more time so that she could get with all the siblings.

Mr. Paul W Kennedy of 8644 Grove Drive, Bryan Texas, advised that all the structures are secured.

Commissioner Ravey moved to accept staff's recommendation with modification that this building, and accessory structure are unsafe and that the Commission issue an order to the owner lienholder or mortgagee to demolish the structures 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.

**g. Case # 2090 – 603 Live Oak Street
Owner: Rodriguez Luis U Sr. & Alicia
Oak Grove Park, Block 40, Lot 2**

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

Chairperson Massey opened the public hearing.

Mr. Luis Rodriguez, Jr. of 10252 Hickory Road, College Station, Texas, advised the Commission that he would like to repair the structure, and could have it done within 45 days.

Mr. Greg Cox, Chief Building Official, advised the Commission that he had sent a list of needed

repairs to Mr. Rodriguez, and that he would need a certified mobile home remodeler or an architect or engineer also to supervise the work, and an installation permit would be needed.

Mr. Rodriguez stated that he agrees the windows, and doors need to be replaced.

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 demolish the structure, and all debris removed within 30 days. Chairperson Massey seconded the motion.

Chairperson Massey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

**h. Case # 2091 – 1502 Bamboo Street
Owner: Soto Higinia
Woodlawn, Block 9, Lot 2**

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

Chairperson Massey opened the public hearing.

Ms. Higinia Soto, of 1611 Ursuline Street, Bryan Texas advised the Commission that she needs more time to demolish the structure.

Responding to a question from the Commission Ms. Soto stated she needed 60 days, and it is secured, and there are no utilities.

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 vacate the building within 30 days and to demolish the structure and remove all debris within 60 days. Commissioner Cain seconded the motion.

Chairperson Massey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

c. Case # 2084 – 602 East 22nd Street

**Owner: Tucker Karlton D & Billye L Benford
City of Bryan Townsite, Block 66, Lot 2**

- e. **Case # 2086– 1006 Boulevard Street
Owner: Monroe Mary Frances
Washington Heights, Block 12, Lot 12-14**

- i. **Case # 2093– 812 Henderson Street
Owner: Thomas Gladys Mae & Vinse E Nelson
Keats, Lot 9**

Commissioner Ravey moved to accept the staff’s recommendation for agenda items 6.c., 6.e., and 6.i., Commissioner Cain seconded the motion

Chairperson Massey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

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).

No future agenda items were requested.

10. ADJOURN.

Without objection, Chairperson Massey adjourned the meeting at 7:05p.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 April, 2015.**

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

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