



MINUTES

**BRYAN BUILDING AND STANDARDS COMMISSION
REGULAR MEETING
MONDAY, JUNE 22, 2015 – 5:30 P.M.
BASEMENT TRAINING ROOM, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

On the 22nd day of June, 2015, the Building and Standards Commission of the City of Bryan, Texas convened in Basement Training Room of the Bryan Municipal Building at 5:30pm.

BSC Members Present:

Daryl Massey
Judy Winn
Richard Ravey
Rev. G.H. Jones
Robert Bigham
Cheryl Free

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
Chris Reyes, Police Officer
William Taylor, Deputy Fire Marshal
Jerry Fagan, Building Inspector
Megan Hancock, 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 5:32 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 WORKSHOP MEETING ON APRIL 20, 2015 AND FROM THE REGULAR MEETING ON APRIL 27, 2015.

Commissioner Jones moved to approve the workshop minutes from April 20, 2015 and the regular meeting minutes from April 27, 2015. 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 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.

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# 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. Willie Mae Fields, 1010 W. 17th Street, Bryan, Texas, stated that her daughter has lived there since October 2012, and Tess Keaton is not the owner. Ms. Fields also stated that her twin brother has completed the inside, and there are just cosmetic things, also Mr. Felder, the electrician had an accident and is injured, and the weather has been terrible.

Responding to a question from Ms. Fields, Mr. Zimmerman stated that the property has been in this current state since February 2013.

Responding to question from the Commission, Ms. Londie Campbell, 1010 W. 17th Street, Bryan Texas stated that she is not making any excuses for why the house is not completed but half of the house has been wired.

Ms. Campbell also stated DWM Plumbing came out and wants to replace the water heater and that the main part of the plumbing has been inspected.

Responding to a question from the Commission, Ms. Campbell said there was an inspection in April.

Responding to a question from the Commission, Mr. Gregory Cox, Chief Building Official, stated the last time staff was in the structure was April 27 2015, the smoke detector and carbon monoxide detectors were installed, and the siding on the house has not yet been started. Mr. Cox stated going back to issue in 2013, it was electrical and plumbing work being done without permits, and there has been no inspections called in as of today.

Responding to a question from the Commission, Mr. Cox stated the 60 days given from the April 2015 meeting was more than fair amount of time given to complete the work in his opinion.

Responding to a question from the Commission, Ms. Campbell stated that they have a couple of shingles that need to be put in to place.

Ms. Fields stated she is trying to save the house, and that the inside work has to be done first. Responding to a question from the Commission, Ms. Fields stated she wants to save her dad's house.

Ms. Fields stated she wants enough time for the electrical and plumbing to be finished, but stated she was unsure of how much time they would need.

Mr. Cox stated that the siding needed to be repaired on both sides of the house.

Mr. Cox stated that the City has tried to get compliance since 2013 when the original complaint came in, and if the Commission orders a repair order, he would suggest to also order a vacate order until the structure is repaired.

Chairperson Massey closed the public hearing.

Commissioner Jones moved to accept staff's recommendation with revisions 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. Commissioner Bigham seconded the motion.

Chairperson Massey asked if there was any discussion.

Commissioner Bigham discussed with staff the length of time a permit is good for.

Commissioner Jones amended the motion to include all repairs and inspections completed and a certificate of occupancy issued within 60 days, or demolish Commissioner Bigham seconded the motion.

Chairperson Massey asked if there was any discussion.

There was none.

The amended motion passed with a unanimous vote.

c. Case# 2104 – 4101 E. State Highway 21

Owner: Booker Darrell L

Castle Heights, Block 2, Lot 3

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

Chairperson Massey opened the public hearing.

Mr. Darrell Booker, 1400 Lincoln Street, Bryan Texas, advised the Commission that he bought this place due to his mother lives next door at 4103 E State Highway 21. He asked for 60 days to demolish the structure and remove all the trash and debris.

Chairperson Massey closed the public hearing.

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 building from unauthorized entry within 60 days and to demolish the structure, and all debris removed 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.

e. Case# 2107 – 1111 W. 18th Street

Owner: Escalante Monica Nicole Torres

Bryan's 3rd Addition, Block 4, Lot 20

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

Chairperson Massey opened the public hearing.

Mr. Juan Pachuca, of 245 Stuttgart Circle, College Station, Texas, advised the Commission that he just bought the property, and he already has a demolition permit and plans on demolishing all structures except for the two-story building.

Responding to a question from the Commission, Mr. Cox stated that the two-story structure had so much debris on the floor that City staff could not see how the foundation was and could not go upstairs as the stairs were rotten.

Mr. Zimmermann suggested that the Commission not take any action in this case to allow staff to

work with the new owner on making the structure safe.
Chairperson Massey closed the public hearing.

No action was taken by the Commission.

h. Case# 2110 – 201 Lynn Drive

Owner: Magallanes David A & Elvira Jasso
Munnerlyn Village, Block C, Lot 16 (pts of)

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

Chairperson Massey opened the public hearing.

Mr. David Magallanes, of 2920 Oklahoma Avenue, Bryan, Texas, stated that he agrees that the structure needs to be torn down but is asking for more time.

Responding to a question from the Commission, Mr. Magallanes stated he works 6 days a week, and is asking for 90 days, and that he has already received the demolition permit and has been working on it.

Chairperson Massey closed the public hearing.

Chairperson 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 demolish the structure, and accessory structures and all debris removed within 90 days. Chairperson Massey seconded the motion.

Chairperson Massey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

i. Case# 2111 – 905 W. 16th Street

Owner: Thompson-Sumlin Lena M
Sunset PH 2, Block 2, Lot 5

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

Chairperson Massey opened the public hearing.

Ms. Lena Sumlin, 2910 Main Street, La Marque, Texas, advised the Commission that she had renters in this structure, and they tore up the inside. She stated that she agrees the house is dangerous. Ms. Sumlin stated she inherited the house, and that she has not probated the will.

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 within 30 days and to demolish the building and remove the debris within 30 days. Commissioner Bigham seconded the motion.

Chairperson Massey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

- j. 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.

Ms. Tamara R Jackson, 1000 Henderson, Bryan, Texas, advised the Commission that she has applied for a building permit, and has talked to Mr. Cox, and that he advised she would need an asbestos survey before residential side of the structure could be worked on. Ms. Jackson stated that the asbestos survey was done on June 16, 2015, and that there is no asbestos in the roof.

Mr. Cox clarified that a permit for the residential side was issued, but that an asbestos is needed as per state and federal laws before a permit for repairs can be issued.

Responding to a question from the Commission, Mr. Cox stated the residential side is exempt from the asbestos survey requirement.

Responding to a question from the Commission, Ms. Jackson stated there is asbestos on the floor in the commercial side of the building.

Commissioner Jones left the meeting at 6:48pm and Commissioner Free was seated on the dias with a quorum of the Commission still being present.

Responding to a question from the Commission, Ms. Jackson stated the residential and commercial side of the roof has to be replaced.

Responding to a question from the Commission, Ms. Jackson stated she did not know she had to call BTU to disconnect power.

Responding to a question from the Commission, Ms. Jackson stated she still agrees with the time schedule provided by the Renovation Evaluation received.

Chairperson Massey closed the public hearing.

Commissioner Winn moved that the Commission finds that this structure is still unsafe and that the owner, lienholder, mortgagee failed to have the electrical power disconnected from

both the commercial and residential side of the building, and a temporary pole be installed during construction, as required by the Commission's previous order, and that the City shall have the electrical power disconnected from both the commercial and residential side of the building. 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 # 2095 – 500 Waco Street**
Owner: Broussard Barbara Jean
Legion, Lot 5 & 6
- d. Case# 2105 – 408 San Jacinto Lane**
Owner: Mosley Sam
Henderson Revised, Block 7, Lot 10
- f. Case# 2108 – 1200 Block of San Jacinto Lane**
Owner: Emma Knox
Additional Owner: Lorraine Sheppard
Fairview, Block 1, Lot 7
- g. Case# 2109 – 2006 Old Hearne Road**
Owner: Hightower Kevin Ray
SFA#10, Block 15, Lot 6

Chairperson Massey moved to accept the staff's recommendation for agenda items 6.b., 6.d.3., 6.f.3., and 6.g. Commissioner Winn 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 5:30p.m. on Monday, July 27, 2015 in Council Chambers, Bryan Municipal Office Building, 300 S. Texas Avenue.**

Mr. Zimmermann advised the Commission of the next regular scheduled meeting set for July 27, 2015.

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, Chairperson Massey adjourned the meeting at 7:04p.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 July, 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

DRAFT