



## MINUTES

On the 26<sup>th</sup> 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  
Judy Winn  
James Cain  
Richard Ravey  
Rev. G.H. Jones

### **Staff Members Present:**

Greg Cox, Chief Building Official  
Cody Cravatt, Development Manager  
Jonathan Koury, Assistant City Attorney  
William Taylor, Deputy Fire Marshal  
Jerry Fagan, Building Inspector  
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 NOVEMBER 24, 2014.**

**Commissioner Jones moved to approve the regular meeting minutes from November 24, 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. INTRODUCTION OF NEW COMMISSION MEMBER ROBERT E. BIGHAM.**

Mr. Cody Cravatt, Development Manager, introduced Mr. Robert E Bigham as new alternate Commission member.

**5. ELECTION OF VICE-CHAIRPERSON AND CHAIRPERSON FOR 2015.**

**Commissioner Winn moved to nominate Darryl Massey for Chairperson. Commissioner Jones seconded the motion, and the motion passed with a unanimous vote.**

**Chairperson Massey moved to nominate Judy Winn for Vice-Chairperson. Commissioner Jones seconded the motion, and the motion passed with a unanimous vote.**

**6. OPENING STATEMENT FROM THE CHAIR.**

Chairperson Massey read the opening statement.

**7. 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. 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 # 2057 – 1910 Old Hearne Road  
Owner: Bill Hightower  
SFA #10, Block 15, Lot 7**

Mr. Cravatt 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 there have been no permits applied for for this structure since the November 24, 2014 meeting during which the structure was ordered to be repaired in sixty (60) 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, and to demolish the structure and remove all debris within 30 days. Commissioner Winn seconded the motion.**

Chairperson Massey asked if there was any discussion.

There was none

**The motion passed with a unanimous vote.**

- b. Case # 2053 – 217 Lynn Drive**  
**Owners: Medina, Antonio**  
Munnerlyn Village, Block C, Lot 8

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

Chairperson Massey opened the public hearing.

Mr. Ruben Gomez Tirado, of 322 Tatum Street, Bryan Texas, advised the Commission that he has been working on the building, and handed out an estimate for the roof, and fixing the damaged areas in the wood face paneling on the outside of the building.

Mr. Greg Cox, Chief Building Official, advised the Commission that the structure was damaged by a vehicle over a year ago, and that staff had been working with the owner to get repaired. Mr. Cox also stated that the driveway and parking spaces need to be paved.

Responding to a question from the Commission, Mr. Cox stated that he was not aware of any roof leaks.

Responding to a question from the Commission, Mr. Tirado stated that he has had trouble getting the insurance to pay, but he felt he could get the repairs done, but the driveway, and parking spaces he could not get done until the end of next year.

Chairperson Massey closed the public hearing.

**Commissioner Winn 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 90 days and to add paved parking in 180 days and to appear before the Commission during its regularly scheduled meetings in April 2015 and August 2015 to demonstrate 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.**

- c. **Case # 2069 – 100 S. McCulloch Street**  
**Owner: Amerson Floyd Henry Etal**  
Boone's, Lot 12 & 13 & 14' of 11

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

Chairperson Massey opened the public hearing.

Mr. Floyd H. Amerson, of 100 S McCulloch Street, Bryan Texas advised the Commission that he agrees that the structure needs to be demolished, but that he needs more time.

Responding to a question from the Commission, Mr. Cox stated that the structure is secured.

Chairperson Massey closed the public hearing.

**Commissioner Ravey 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 demolish the structure and remove all debris within 90 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 # 2071 – 501 Legion Court**  
**Owners: Amerson Nathan M Jr Et. al.**  
Legion, Lot 58-60

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

Chairperson Massey opened the public hearing

Mr. Donal Amerson of 2812 Old Hearne Road, Bryan Texas, advised the Commission that he agrees to demolish the structure but he needs more time.

Responding to a question from the Commission, Mr. Amerson stated he would need at least 60 days.

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 demolish the structure and remove all debris within 60 days. Commissioner Ravey seconded the motion.**

Chairperson Massey asked if there was any discussion.

There was none.

**The motion passed with a unanimous vote.**

- f. Case # 2072 – 1112 Dansby Street**  
**Owner: Martin, Donald Earl life Estate**  
Austin, Block 3, Lot 7

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

Chairperson Massey opened the public hearing.

Mr. Donald E Martin, of 1306 Ridgedale, Bryan Texas, advised the Commission that he would like more time because he is trying to sell the property.

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, and to demolish the structure 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.**

- h. Case # 2074 – 4005 Milton Street**  
**Owner: Jasper Cohen Construction LTD**  
Margaret Wallace, Block 21, Lot 16

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

Chairperson Massey opened the public hearing

Mr. Bryan Cohen, of 3507 Carter Creek Parkway, Bryan, Texas, advised the Commission of the work that he has completed so far, and the work that still need to be done. Mr. Cohen stated that he can have the interior and exterior work completed within 60 days.

**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 repair the structure within 90 days and to appear before the Commission during its regularly scheduled meeting in April 2015 to demonstrate 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.**

- i. **Case # 2075 – 1009 E. 25<sup>th</sup> Street**  
**Owner: Robert Vernon**  
Travis Park, Block 9, Lot 10

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

Chairperson Massey opened the public hearing.

*Commissioner Jones left the meeting at 6:50 p.m., a quorum of the Commission still being present.*

Ms. Jenni Bounds, Bryan, Texas, advised she is with Century 21 Realtors representing the property. Ms. Bounds advised she was unaware that the structure was unsecured but will let Bank of America know. Ms. Bounds also stated that they are in the process of a personal property eviction, so that they can clean out the house.

Mr. Jay Burch, of 701 Prestwicke Court, College Station, Texas, advised that something needs to be done, because he is losing tenants due to this structure.

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 building, remove trash, debris, storage items from the interior of the house sufficient enough to allow for an inspection by City staff within 30 days, and to appear before the Commission during its regularly scheduled meeting in March 2015, during which the owner, lienholder or mortgagee shall present his/her case for repair of the building and/or accessory structure. The motion failed due to a lack of second.**

**Commissioner Winn 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 demolish the building and accessory structure and remove all debris within 30 days. Commissioner Jones seconded the motion.**

Chairperson Massey asked if there was any discussion.

Commissioner Winn stated that she feels the house needs to be demolished for safety reasons for the neighborhood.

**The motion passed with a unanimous vote.**

- d. **Case # 2070 – 808 Hudson Street**  
**Owner: Aguilar, Joe V & Herlinda**

Priddy & Lawrence Resub of Chew, Block 4, Lot 5

- g. Case # 2073 – 1005 Henderson Street**  
**Owner: Carter, Freddie M Estate**  
Austin, Block 4, Lot 3

**Commissioner Winn moved to accept the staff's recommendation for agenda items 6.d., and 6.g., 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 of the Building and Standards Commission is scheduled for 6p.m. on Monday, February 23, 2015 in Council Chambers, Bryan Municipal Office Building, 300 S. Texas Avenue.**

Mr. Cravatt advised the Commission of the next regular scheduled meeting set for February 23, 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 7:00 p.m.

These minutes shall serve as the official findings of the City of Bryan Building and Standards Commission, as approved on this the **23<sup>rd</sup> day of March, 2015.**

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

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