



MINUTES

On the 23rd day of February, 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

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 6:01 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. OPENING STATEMENT FROM THE CHAIRPERSON.

Chairperson Massey read the opening statement.

4. 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.

5. 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 # 2077 – 604 Live Oak Street**
Owner: Orta Hermina & Aurora
Oak Grove Park, Block 41, Lot 2-3

Mr. Zimmermann advised the Commission that the structure on this property had been demolished by the responsible party and that there was no more action for the Commission to take.

- 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.

Mr. Greg Cox, Chief Building Official, stated that the Commission ordered repair within 90 days for this property at the October 2014 meeting, but that that deadline was missed. Mr. Cox went on to say that there is now an estimate to repair for \$5,540.

Responding to a question from the Commission, Mr. Cox stated that nothing has been done to the property in 90 days.

Mr. Willie Campbell of 303 N. Haswell Drive, Bryan, Texas, advised the Commission that they have done a few things like drywall and patching, but they have had problems with the electrician and trying to get help with family issues.

Responding to a question from the Commission, Mr. Campbell stated that they do have the finances to complete the job in 30 to 45 days.

Ms. Wilma J Fields stated that Bobby Felder and DWM Plumbing are willing to do a payment plan for them.

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 90 days in accordance with the following timeline:

7 days	get building permit
15 days	have electrical and plumbing permit pulled
60 days	all interior repairs complete
90 days	all exterior repairs complete

and to appear at the March 2015 regular Commission meeting, to show compliance with the order. Commissioner Free seconded the motion.

Chairman Massey re-opened the public hearing.

Responding to a question from the Commission, Mr. Campbell stated he understood the permits would be good for only 90 days.

Chairman Massey closed the public hearing.

The motion passed with a unanimous vote.

- c. Case # 2056– 1611 W. 28th Street**
Owner: Silvia Arriola
Stovall Addition, Block 3, Lot 5

Mr. Cox advised that during its October 2014 meeting, the Commission ordered the structure on this property be repaired within 150 days and provided an update. Mr. Cox advised that they are on track with the repairs and that Ms. Arriola will be back at the Commission's April 2015 meeting to give a complete update on the structure.

- d. Case # 2076 – 1205 E. Martin Luther King Jr. Street**
Owner: Shannon Damond Cedric
James, Block 2, Lot 16

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

Chairperson Massey opened the public hearing

Ms. Joan Goins, 1900 W. Martin Luther King Jr. Street, Bryan, Texas, advised the Commission that she is here representing her son, and asking for more time to repair.

Responding to a question from the Commission, Ms. Goins stated that she did not know she would have to have a plan of action.

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 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.

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

- f. 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 Street, Bryan Texas, advised the Commission that she agrees that the structure needs work done, and plans on repairing.

Responding to a question from the Commission, Ms. Jackson stated she does not have a timeline for repairs because she does not want to promise something that may have to be extended.

Responding to a question from the Commission, Ms. Jackson stated money is not an issue.

Mr. William Taylor, Deputy Fire Marshall advised the Commission that City staff met with the property owner in early January 2015 and attempts have been made to meet again onsite to go over repairs needed but owner has not been responsive to phone calls or letters.

Ms. Melinda Hayes, Police Officer, also advised Commission that Ms. Jackson has not been responsive to phone calls from her either.

Mr. Darius McCoy, 609 E Martin Luther King Jr. Street, Bryan, Texas, advised the Commission that he has been a builder since 1996.

Responding to a question from the Commission, Ms. Jackson stated that she is not going to get a contractor to do the roof because her son will do the work, and as he needs things she will go buy it.

Mr. Cox stated to the Commission that the estimates are not complete and that there the property is zoned for residential use. Mr. Cox also advised that staff member have been threatened by Mr. McCoy while executing the administrative search warrant for this hearing.

Chairperson Massey closed the public hearing.

Commissioner Bigham 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 repair the structure in 90 days. The motion failed due to a lack of second.

Chairperson Massey re-opened the public hearing.

Ms. Jackson stated that if the structure is ordered demolished then she will lose her investment.

Responding to a question from the Commission, Ms. Jackson stated that she has the financial means to repair the structure.

Mr. McCoy advised the Commission that all repairs could be completed in six months.

Responding to a question from the Commission, Ms. Jackson stated that since 2004 she has been building her mom's house, and remodeling her son's house, and at the time there was a tenant living in the structure.

Chairperson Massey closed the public hearing.

Commissioner Ravey 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 come back before the Commission at its next scheduled meeting with all estimates timeline, and resolve zoning issue. Commissioner Ravey withdrew his motion.

Commissioner Free 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 repair in 90 days. Chairperson Massey seconded that motion, and the motion failed by a vote of 3 in favor and 1 in opposition, with Commissioner Bigham casting the vote in opposition.

Chairperson Massey re-opened the public hearing.

Responding to a question from the Commission, Ms. Jackson stated the estimate for repair would be \$15,000 – \$25,000.

Responding to a question from the Commission, Ms. Jackson said it would take between six to eight months to repair.

Chairperson Massey closed the public hearing.

Commissioner Bigham 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 come back before the Commission at the next regularly scheduled meeting with a detailed plan and timeline to complete repairs and to also allow City staff access to the structure. Chairperson Massey seconded the motion.

Chairperson Massey stated that the Commission is allowing 30 days to meet with staff, to inspect the front interior of the building, so staff can let Ms. Jackson know what will be needed to bring structure up to code, and to come back to the next scheduled meeting with a detailed plan of the work that needs to be done, and a timeline.

Commissioner Free stated, she agrees with the motion due to she wants to make sure that Ms. Jackson knows what she is getting into.

The motion passed with a unanimous vote.

g. Case # 2079 – 1807 Nevada Street

Owner: Butler Norma

SFA #9, Block 29, Lot 13

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

Chairperson Massey opened the public hearing.

Mr. Cox advised the Commission that Ms. Norma Butler had called and was unable to make the meeting, but wanted to ask the Commission if they would give her 90 days to demolish the structure.

Chairperson Massey closed the public hearing.

Chairperson Massey 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 Ravey seconded the motion.

Chairperson Massey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

- a. **Case # 1964 – 2603 Wilhelm Drive**
Owner: Bustos, Essie L Stevenson
Lynndale Acres PH 2, Block 20, Lot 10
- h. **Case # 2080– 4503 Laura Lane**
Owner: Gray Demetria S & James A Lewis
Northwood, PH4, Block 11, Lot 17
- i. **Case # 2081 – 3101 W. State Highway 21**
Owner: Johnson Bettie
SFA #9, Block 33, Lot 5
- j. **Case # 2083 – 514 Dean Street**
Owner: Estrada Epifania
Ruhanah Whitehead Addn, Lot 18

Chairperson Massey moved to accept the staff’s recommendation for agenda items 6.a., 6.h., 6.i, and 6.j., Commissioner Ravey 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, March 23, 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 March 23, 2015.

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 7:45p.m.

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