



MINUTES

**BRYAN BUILDING AND STANDARDS COMMISSION
REGULAR MEETING
MONDAY, JULY 25, 2016 – 5:30 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

On the 25th day of July, 2016, the Building and Standards Commission of the City of Bryan, Texas convened in Council Chambers of the Bryan Municipal Building at 5:30 p.m.

BSC Members Present:

Richard Ravey
Rev. G.H. Jones
James Cain
Judy Winn
Paul Torres
Cheryl Free

Staff Members Present:

Greg Cox, Chief Building Official
Martin Zimmermann, Planning 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 Ravey called the meeting to order at 5:36 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 JUNE 27, 2016.

**Commissioner Jones moved to approve the minutes from the regular meeting on June 27, 2016
Commissioner Cain seconded the motion.**

Chairperson Ravey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

4. DISCUSSION AND POSSIBLE ACTION REGARDING APPEAL OF COMMISSION DECISION REGARDING 200 S. BRAZOS AVE. PREVIOUSLY OWNED BY MIRIAM ALVARDO AND CURRENTLY OWNED BY LUIS PEDROZA

Johnathan Koury, Assistant City Attorney, advised the Commission that this was a property that was previously before them, and was ordered demolished. The new owners appealed the decision, because they wanted to repair the structure. Mr. Koury then stated that we needed a motion to an agreed appeal, or denial.

Commissioner Cain moved to accept the agreed appeal for repair, Commissioner Jones seconded the motion.

Chairperson Ravey asked if there was any discussion

There was none.

The motion passed with a unanimous vote.

5. OPENING STATEMENT FROM THE CHAIR.

Chairperson Ravey read the opening statement.

6. SWEARING IN OF ALL PRESENT AND INTENDING TO TESTIFY.

Chairperson Ravey swore in everyone in the audience that was planning to speak concerning any of the properties on this meeting agenda.

7. 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).

- b. Case # 2158 – 1215 Blossom
Owner: Sam Mosley
M G Nall Sub of Bryan's 1st, Block 12, Lot 4**

Mr. Zimmermann advised the Commission that no action was needed regarding this property as the substandard structure has been demolished.

- 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 advised the Commission that staff recommends that no new order be issued in this case. The City intends to issue a citation to the owner for failing to comply with the Commission's previous order from April 25, 2016. The City will continue to issue citations on a periodic basis until the repair is complete.

Chairperson Ravey open the public hearing.

Ms. Tamara R Jackson of 1000 Henderson, Bryan Texas, advised the Commission that they are waiting on inspections, the contractors were supposed to call them in.

Mr. Greg Cox, Chief Building Official advised the Commission, that no inspections have been called in.

Chairperson Ravey closed the public hearing.

Commissioner Cain made a motion to approve staff's recommendation, Commissioner Winn seconded the motion.

Chairperson Ravey asked if there was any discussion

There was none

The motion passed with a unanimous vote.

- c. **Case # 2168 – 4105 Milton Street**
Owner: J Trust % Curt Baggett
Margaret Wallace Addition, Block 21, Lot 10 & pt of 11

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

Chairperson Ravey opened the public hearing.

Mr. Alton Williams of 1204 Thompson Street, Bryan, Texas, advised the Commission that most of the repairs have been completed, and DWM Plumbing and Bobbie Felder will be calling in tomorrow for inspection. Mr. Williams went on to say that they have cleaned up all the trash and debris.

Mr. Cox advised the Commission, that no inspections have been called in, the plumbing was yellow tagged, and there was an electrical permit obtained in July, and no mechanical permit has been pulled. Mr. Cox went on to say that the repair order was issued in May 2016, and should have received a CO by now.

In response to a question from the Commission, Mr. Williams stated that they will be the new tenants, and can complete all repairs by the end of the week, and they have put a lot of work into the home.

Chairperson Ravey closed the public hearing.

Commissioner Winn made a motion 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 remove all utilities in 30 days, and to demolish, and remove all debris within 30 days. Commissioner Free seconded the motion.

Chairperson Ravey asked if there was any discussion.

There was none

The motion passed with a unanimous vote.

**d. Case# 2176 – 515 Legion Court
Owners: Tennell Yolanda
Legion, Lot 55**

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

Chairperson Ravey opened the public hearing.

Ms. Demethra L Miles, of 515 Legion Court, Bryan, Texas, Ms. Lorenza Nowlin, of 3815 Ranger Drive, Bryan, Texas, and Mr. Nowlin of 3815 Ranger Drive, Bryan Texas. Mr. Nowlin stated that he had estimates from Benford Electric for \$500.00 and Christian Brothers Plumbing for \$700.00.

In response to questions from the Commission, Ms. Miles stated she is the tenant, and the owner is incarcerated.

In response from the Commission, Mr. Nowlin stated he is willing to hire an engineer to determine what repairs need to be completed.

Mr. William Taylor, Assistant Fire Marshall, advised the Commission that power was removed because there was no heat, no smoke detectors, and no CO detectors.

Mr. Nowlin then stated that they fixed the hot water heater and the soft spots by the tub. Mr. Nowlin then stated he will try to get the repairs completed.

Chairperson Ravey closed the public hearing

Commissioner Free made a motion to accept staff's recommendation that this building is unsafe and that the Commission issues an order to the owner, lienholder or mortgagee to vacate and secure the structure in 30 days, and demolish and remove all debris within 60 days. Commissioner Winn seconded the motion.

Chairperson Ravey asked if there was any discussion.
There was none.

The motion passed with a unanimous vote.

- f. **Case # 2178 – 801 E 26th Street #A**
Owner: Montalvo Cirilo Baca and Dagoberto Delion
Wiley's, Lot 15, Acres 0.064

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

Chairperson Ravey opened the public hearing.

Ms. Sylvia Martinez, of 1708 Dillon, Bryan Texas, stated that this is her father's property, and he has been ill and unable to make the meeting. Ms. Martinez then stated her dad would like time to repair the garage apartment.

In response a question from the Commission, Ms. Martinez stated that her father is 92, and the garage apartment has been occupied since 2009.

Mr. Cox stated that there is a lot of rot on the lower level, and upstairs has a bathroom, but the lower level does not.

In response to a question from the Commission, Ms. Martinez stated that she did not realize the structure was in that bad of shape.

Commissioner Cain 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 and remove all debris within 30 days. Commissioner Jones seconded the motion.

Chairperson Ravey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

- e. **Case # 2177 – 1608 Lucky Street**
Owners: Mercer Ethel L Et.al.
Henderson PH 2, Lot 13 & 14
- g. **Case # 2182 – 4204 Milam Street**
Owner: Jae Raymond E & Denise E
Oak Terrace (Bryan), Block 3, Lot 8

Commissioner Cain moved to accept the staff's recommendations for agenda items 6.e., and 6.g.. Commissioner Jones seconded the motion.

Chairperson Ravey 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 5:30p.m. on Monday, August 22, 2016 in Council Chambers, Bryan Municipal Office Building, 300 S. Texas Avenue.**

Mr. Zimmermann advised the Commission of the next regular scheduled meeting set for August 22, 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 Ravey adjourned the meeting at 6:30pm.

These minutes shall serve as the official findings of the City of Bryan Building and Standards Commission, as approved on this the **22nd day of August, 2016.**

Richard Ravey, Chairperson
Building and Standards Commission
City of Bryan, Texas

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