



MINUTES

**BRYAN BUILDING AND STANDARDS COMMISSION
REGULAR MEETING
MONDAY, JUNE 27, 2016 – 5:30 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

On the 27th day of June, 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
Miguel Flores

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 APRIL 25, 2016.

Commissioner Jones moved to approve the minutes from the regular meeting on April 25, 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

Mr. Jonathan Koury, Assistant City Attorney, advised that this agenda item will be rescheduled to the next Commission meeting.

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).

- g. Case # 2172 – 1500 Fannin Street**
Owner: Medina Benjamin & Charlotte
Hanus, Block 4, Lot 15 & pt. of 16

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

- a. Case # 2055 – 1411 George Street**
Owner: Hanks Betty Sue
Castle Heights, Block 7, Lot 15 & 16

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

Chairperson Ravey opened the public hearing.

Ms. Betty Hanks, 906 Dansby Street, Bryan Texas, advised the Commission that she is asking for

an extension of six months due to weather delays. Ms. Hanks also stated that the electrical has been called in for inspection.

In response to a question from the Commission, Mr. Cox, Chief Building Official, advised the Commission that he was out at the site over two weeks ago, and noticed there was rotten rim board, but there was work going on and that the electrical work is mostly completed.

In response to questions from the Commission Ms. Hanks stated that the engineer did state that it may be more feasible to replace the structure, but he only said that due to the cost of repairs. Ms. Hanks stated that the engineer told her to ask for six months to repair structure.

Chairperson Ravey closed the public hearing.

Commissioner Flores moved to accept staff's recommendation with modification that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to complete repairs in 90 days. Commissioner Cain seconded the motion.

Chairperson Ravey asked if there was any discussion.

Commissioner Cain had some reservations due to year of mobile home, and the amount of money to repair for a depreciated item.

The motion passed with a unanimous vote.

c. Case # 2161 – 1514 Oakview Street

Owner: Brown Michael E Sr.

Cavitts Woodland Heights PH2, Block 2, Lot 10 (Less 30' of)

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

Chairperson Ravey opened the public hearing.

Mr. Matthew Sherman, 1317 Park Street, Bryan Texas, advised the Commission that he is the new owner and would like until Christmas to repair and bring the structure up to code.

Chairperson Ravey 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 repair the building within 180 days, and to appear before the Commission during the January 2017 regularly scheduled meeting to demonstrate compliance with the Commission's order. 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 # 2168 – 4105 Milton Street**
Owner: J Trust % Curt Baggett
Margaret Wallace Addition, Block 21, Lot 10 & pt. of 11

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

Chairperson Ravey opened the public hearing.

Ms. LaShicia Sypho, 2955 Northtown Lane, Bryan Texas, advised the Commission that there has been a lot of repairs that have been done, the light fixtures outside have been replaced and all trash has been removed.

In response to a question from the Commission, Mr. Cox advised that he has spoken with the owner, Mr. Baggett, advising him that an electrical and HVAC permits will need to be obtained.

Ms. Sypho advised the Commission that Mr. Baggett gave her authority to get the repairs completed.

In response to a question from the Commission, Ms. Sypho advised she will be renting to own the property.

Mr. Cox advised the Commission that they still have 30 days to repair structure, and will be coming back to the regular meeting in July to show compliance.

Chairperson Ravey closed the public hearing.

Commissioner Winn moved to take no action. Commissioner Cain seconded the motion.

Chairperson Ravey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

- h. **Case # 2173 – 2312 Cavitt Avenue**
Owner: Gurdon Holdings LLC
Lawler Place PH 2, Block 2, Lot 5-6 (E 90' of)

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

Chairperson Ravey opened the public hearing.

Mr. Walter Cox, 1612 George Bush Drive, College Station, Texas, advised the Commission that he would like to repair the structures, and make it a shop with an office. In response to a question from the Commission, Mr. Cox, Stated that he would like 18 months to complete repairs.

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

Chairperson Ravey asked if there was any discussion.

The Commission discussed that the structure has been there since 2014.

Chairperson Ravey re-opened the public hearing.

In response to a question from the Commission, Mr. Cox stated that the reason the buildings have not been completed is because he was not sure what he wanted to do with them.

Chairperson Ravey closed the public hearing.

The motion failed by a vote of 2 in favor and 3 in opposition with Commissioner Flores, Jones, Ravey voting in opposition.

Commissioner Flores moved to accept staff's recommendation with modification that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to demo first floor of the two story structure and complete all outside repairs in 180 days, Commissioner Jones seconded the motion.

Chairperson Ravey asked if there was any discussion.

The Commission discussed the motion.

Commissioner Flores moved to withdraw the previous motion. Commissioner Jones seconded the motion, and the motion passed with a unanimous vote.

Commissioner Flores moved to accept staff's recommendation with modification that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to lower second structure, and repair both structures exterior or demolish any portion of same and remove the debris within 180 days.

Chairperson Ravey asked if there was any discussion.

There was none.

The motion passed by a vote of 4 to 1 with Commissioner Winn voting in opposition.

Commissioner Jones left the meeting at 6:50pm a quorum still being present.

- b. Case # 2150 – 102 Davis Street**
Owner: Galvan Jesus C (Jesse)
Dellwood Park, Block 2, Lot 5

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

Chairperson Ravey opened the public hearing.

Mr. Jesus Galvan of 102 Davis Street, Bryan Texas, advised the Commission the pictures they were seeing are not current.

In response from the Commission, Mr. Galvan stated that he has a contract with Britt Rice for the electrical work, and that he is behind on the repairs due to Mr. Cox would not give him a homeowners electrical permit so he appealed it to the of Board of Adjustments and Appeals.

Mr. Cox advised the Commission that the hearing for the Board of Adjustments and Appeals was on May 25, 2016, and the board denied his appeal, and still no electrical permit has been pulled. Mr. Cox also stated that he and the plumbing inspector went out to do an inspection and the plumbing was not up to code, so Mr. Galvan was told to get a licensed plumber.

Mr. Galvan advised the Commission he can get Britt Rice to start in three days, and he has a call into Curry Plumbing to get an estimate, but has not received a call back yet.

Mr. William Taylor, Assistant Fire Marshal reminded that Mr. Galvan has had 120 days to do repair and nothing has been done.

Chairperson Ravey closed the public hearing.

Chairperson 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 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.

- d. **Case # 2165 – 600 E 29th Street**
Owners: Bush Michael T
Mitchell, Block 1, Lot 1 & 4-5

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

Chairperson Ravey opened the public hearing.

No one came forward.

Chairperson Ravey closed the public hearing.

Commissioner Cain moved to accept the staff's recommendation for agenda items 7.d. 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 # 2171 – 508 W. 14th Street**
Owner: Wager Charlie Estate
Restmeyer, Block 2, Lot 1-2 (S hlf of)

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

Chairperson Ravey opened the public hearing.

No one came forward.

Chairperson Ravey closed the public hearing.

Commissioner Winn moved to accept the staff's recommendation for agenda item 7.f. Commissioner Cain seconded the motion.

Chairperson Ravey 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 of the Building and Standards Commission is scheduled for 5:30p.m. on Monday, July 25, 2016 in Council Chambers, Bryan Municipal Office Building, 300 S. Texas Avenue.**

Mr. Zimmermann reminded of the next regular meeting date. No action was taken.

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 Ravey adjourned the meeting at 7:25p.m.

These minutes shall serve as the official findings of the City of Bryan Building and Standards Commission, as approved on this the **25th day of July, 2016.**

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

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

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