



MINUTES

**BRYAN BUILDING AND STANDARDS COMMISSION
REGULAR MEETING
MONDAY, AUGUST 22, 2016 – 5:30 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

On the 22nd day of August, 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
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
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 Ravey called the meeting to order at 5:35 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 JULY 25, 2016.

**Commissioner Jones moved to approve the minutes from the regular meeting on July 25, 2016
Commissioner Winn 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

Jonathan Koury, Assistant City Attorney, advised the Commission that this was a property that the Commission considered just last month. Mr. Koury then stated that the new owner, Mr. Luis Pedroza, is asking for more time due to his wife has had a premature baby. Mr. Koury stated that they are asking for 60 days to obtain a permit, and 100 days to complete all repairs.

Commissioner Winn moved to accept the agreed appeal for repair, Commissioner Torres 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).

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

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 June 27, 2016. The City will continue to issue citations on a

periodic basis until the repair is complete.

Chairperson Ravey open the public hearing.

Mr. Michael Bush, 600 E. 26th Street, Bryan Texas, advised the Commission that a prospective sale of the property did not happen.

In response to a question from the Commission, Mr. Bush stated that he is looking for a backup offer, but there is no assurance that the structure will sell.

Chairperson Ravey closed the public hearing.

Chairperson Ravey made a motion to approve staff's recommendation, Commissioner Jones seconded the motion.

Chairperson Ravey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

- b. Case # 2183 – 408 Ash Street**
Owner: Mayra Alejandra Alvarado
Oak Grove Park, Block 50, Lot 4

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

Chairperson Ravey opened the public hearing.

Ms. Rosa Alvarado, Ms. Mayra Alvarado and Balthazar Alvarado, of 6221 Benchley, Bryan, Texas, came forward to speak Ms. Mayra Alvarado advised that her parents given this house to her, and they are now deceased, and that her brother was living there, and he was supposed to keep up with the maintenance of the structure. Ms. Rosa Alvarado also stated that her parents would not want her to demolish the structure, but to repair.

In response to a question from the Commission, Ms. Alvarado stated that they have cleaned up the property, but they had to evict her brother out, before they could do the interior repairs.

In response to a question from the Commission, Ms. Alvarado stated that they do not have any plans, and no contractor yet, and she is asking for more time, as she works full time.

Mr. Greg Cox, Chief Building Official advised the Commission that there are foundation problems, roof problems, and they will need to update the electrical, insulate, and level the house. Mr. Cox also advised that they are probably looking at \$25,000.00 to 30,000.00 to repair if not more.

In response to a question from the Commission, Ms. Alvarado stated she is going to use her 401k to repair the structure, only because this house has a sentimental value to her.

Chairperson Ravey closed the public hearing.

Commissioner Free made a motion to accept staff's recommendation that this building is unsafe with the modification that the Commission issues an order to the owner, lienholder or mortgagee to come back before the board in 30 days with estimates, scope of work and a time line for completion. 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 # 2187 – 1601 W. 28th Street**
Owner: Hattie Louise Cooks
M & GW Stovall Addition, Block 3, Lot 2 & 3

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

Chairperson Ravey opened the public hearing.

Ms. Hattie L Cooks, of 1600 Live Oak, Bryan Texas, Dorothy Walker, of 3007 Indian Trail, Bryan Texas, and Clarence Cooks III, of 1005 W. 17th Street, Bryan, Texas came forward to speak. Ms. Cooks stated that she agrees the structure needs to be demolished, and they plan on getting it removed.

Ms. Walker stated that they are waiting for a bid from a contractor.

Chairperson Ravey closed the public hearing.

Commissioner Jones 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.

- c. **Case # 2184 – 1606 Lucky Street**
Owner: Jones Cordis W Et.al.
Henderson PH 2, Block 1, Lot 8
- d. **Case# 2185 – 408 W. 23rd Street**
Owners: Rita Perez
City of Bryan, Block 162 & pt of alley, Lot 1 & pt Lot 2

- e. **Case # 2186 – 200 Tatum Street**
Owners: Brenda Sanchez & Gaudencio Zermeno Sanchez
SFA #9, Block 23, Lot 6

Commissioner Winn moved to accept the staff's recommendations for agenda items 7.c., 7.d., and 7.e. Commissioner Jones seconded the motion.

Chairperson Ravey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote. Commissioner Paul Torres abstained from deliberation and voting on agenda item 7.d., due to conflict of interest.

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, October 24, 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 October 24, 2016.

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 6:35pm.

These minutes shall serve as the official findings of the City of Bryan Building and Standards Commission, as approved on this the **24th day of October, 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