



MINUTES

**BRYAN BUILDING AND STANDARDS COMMISSION
REGULAR MEETING
MONDAY, MARCH 28, 2016 – 5:30 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

On the 28th day of March, 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
Cody Cravatt, Development Manager
Jonathan Koury, Assistant City Attorney
William Taylor, Deputy Fire Marshal
Megan Hancock, 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 FEBRUARY 22, 2016.

**Commissioner Jones moved to approve the regular meeting minutes from February 22, 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. OPENING STATEMENT FROM THE CHAIR.

Chairperson Ravey read the opening statement.

5. 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.

6. 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 # 2148 – 607 E 21st Street**
Owner: Luis Felipe Sanchez & Esmeralda Carpio
City of Bryan Townsite, Block 66, Lot 9 & pt of Lot 10

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

Mr. Cox stated that a demolition permit had been pulled for this property, but at the time of the meeting, the structure had yet to be demolished.

Chairperson Ravey opened the public hearing.

No one came forward.

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

Chairperson Ravey asked if there was any discussion

There was none.

The motion passed with a unanimous vote.

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

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

Chairperson Ravey opened the public hearing.

Mr. Michael Bush, 600 E 29th Street, Bryan, Texas, distributed a plan of repair, pictures, and copies of emails exchanged with the Chief Building Official, Greg Cox. He advised the Commission that he wants to repair the structure and provided an estimate of \$3,000 for exterior woodwork repairs and \$1,000 for electrical repairs.

Mr. Greg Cox advised the Commission that he has not reviewed the documents submitted to Commissioners by Mr. Bush this evening. He provided a brief history of the property in question and an overview of staff's recommended timeline.

In response to a question, Mr. Bush stated that he planned to do the repairs himself.

In response to a question by Commissioner Winn, Mr. Cox stated that the City is primarily concerned with exterior repairs; however, the electrical service needs to be repaired in order for power to be established due to damage from a fallen tree. He also stated that the home was rewired in the 1980s with commercial wiring encased in conduit with the intention of using the home as an event center.

Mr. Cox advised that Mr. Bush will need to apply for Certificate of Appropriateness approval from the Historic Landmark Commission which will assist in preserving the historical aspects of the structure.

Chairperson Ravey stated that he would like to see the building preserved and does not wish to have it demolished. He also cited concerns with the proposed budget for repairs presented by Mr. Bush.

Mr. Chris Lawrence, 712 Banks Avenue, Bryan, Texas, advised the Commission that he has experience dealing with older homes as a local developer and architect. He stated he does not want the home demolished and is concerned with the proposed budget for repairs. He believes the home has been an eyesore for some time and urged the Commission to present a precise timeline with specific repairs that need to be made in order to obtain a sustainable fix.

Mr. Donald Hall, 500 E. 29th Street, Bryan, Texas, stated that he and his wife spend approximately \$6,000.00-\$10,000.00 annually in order to maintain their historic home which is currently used as a law office. He urged Mr. Bush to put the property to use so it does not steadily decline and continue to be an eyesore. He also noted that the proposed budget for repairs, along with the suggestion that Mr. Bush would do these repairs himself, did not seem feasible.

Ms. Tamera Garza, 611 E. 29th Street, Bryan, Texas, also stated this house is an eyesore. It is located across the street from her current home, which she and her husband purchased in 2010. She noted that she has witnessed what appear to be repairs being made but believes this may be a ruse in order to provide the appearance of work being done when no actual improvements are being made. She also urged the Commission to provide a required list of repairs in priority order.

Mr. Joel Herrera, 409 Homestead Street, Bryan, Texas, noted that his family has lived in Bryan for several generations. He recently moved back to the area and was saddened by the state of this historic home. He is a business owner and offered to assist via fundraising or other avenues. He urged the community to come together and save this landmark. He stated that these historic buildings are what make Bryan unique and need to be preserved.

Commissioner Winn asked for a more detailed list of required repairs from Mr. Cox. Mr. Cox stated that it is not the City of Bryan's place to provide this information. He suggested that Mr. Bush would need to hire a licensed contractor who would assist him in developing a plan to bring this structure up to current code requirements.

Chairperson Ravey again cited concerns regarding the proposed budget for repairs. He provided a ballpark estimate of approximately \$75,000 in order to complete all exterior work. He explained there could be structural damage and other unexpected expenses could likely present themselves as new issues are discovered during the course of repair.

Mr. Fred Taylor, Deputy Fire Marshal, stated that, in its current state, the home poses a threat to firefighters in the case of a fire or other emergency. He appreciates historic homes and does not want to see the home destroyed.

Chairperson Ravey closed the public hearing.

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:

- 1. Repair the building in compliance with City ordinances and complete repairs within 180 days in accordance with schedule provided by staff; and,**
- 2. Demolish the accessory structure and remove debris within 30 days; and,**
- 3. Appear before the Commission during the June 2016 regularly scheduled meeting to demonstrate compliance with the aforementioned repair schedule.**

Commissioner Jones seconded the motion.

Chairperson Ravey asked if there was any discussion.

Commissioner Winn stated she agrees with staff's recommendation with some significant changes. She believes these are extensive repairs and would like the property owner to obtain the assistance of a contractor and architect or engineer.

Commissioner Winn moved to amend the previous motion to include the requirement that the owner, lienholder, or mortgagee hire a licensed contractor, as well as an engineer and/or architect if necessary, by May 26th of 2016.

Commissioner Cain seconded the motion to amend.

Chairperson Ravey asked if there was any further discussion.

Commissioner Jones asked for clarification on the total timeline for repairs. Commissioner Winn stated that Mr. Bush has until September 26, 2016 to complete all required repairs.

The motion to amend passed with a unanimous vote.

Chairperson Ravey asked if there was any additional discussion regarding the motion to accept staff's recommendation as amended.

The motion to accept staff's recommendation with the amendment passed with a unanimous vote.

- c. **Case # 2161 – 1514 Oakview Street**
Owners: Brown Michael E Sr
Woodland Heights Ph 2, Block 2, Pt of Lot 10

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

Chairperson Ravey opened the public hearing.

Mr. Michael Brown, 1107 Ertle Street, Bryan, Texas, stated he had been communicating with Charmaine McKinzie, Development Services Staff Assistant, regarding the status of receiving estimates from his contractor. He also stated he received this information today at 2:00 PM which is why he is delayed in getting the documents to the Commission prior to the meeting. In response to a question, Mr. Brown informed the Commission that he plans to remodel this structure to use as his primary residence in the future.

In response to a question, Mr. Brown stated his estimate for a complete remodel would be approximately \$34,000.00.

Mr. Fred Taylor, Deputy Fire Marshal, stated that he has known Mr. Brown for many years. He urged Mr. Brown to consider the feasibility of the repairs and stated that he would support him if he feels confident the repairs can be completed.

Chairperson Ravey closed the public hearing.

Commissioner Flores moved to table the discussion until the next regularly scheduled meeting. Commissioner Jones seconded the motion.

Chairperson Ravey moved to modify the previous motion to include the requirement that Mr. Brown return with a plan for repair that has been reviewed and approved by City staff.

Commissioner Jones seconded the motion to amend, and the motion to amend passed with a unanimous vote.

Chairperson Ravey asked if there was any additional discussion regarding the motion to table the discussion as amended.

The motion to table the discussion with the amendment passed with a unanimous vote.

- d. Case # 2162 – 1712 Louis Street**
Owner: Thomas Dexter
Park Heights, Block 16, Lot 12 & 50' of Lot 13

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

Chairperson Ravey opened the public hearing.

Mr. Cox notified the Commission that he received a phone call from the property owner's daughter, Tanya Taylor-Thomas, at 3:30 PM this afternoon. He stated that the property owner does not dispute that the property needs to be demolished but requested that the timeline to complete the demolition be extended to 90 days. Ms. Taylor-Thomas stated a local resident will soon purchase the property.

In response to a question, Mr. Cox stated the house has been found to be unsecured on several occurrences and has been in disrepair for quite some time. He maintains his stance in the original staff recommendation.

Fred Taylor, Deputy Fire Marshal, urged the Commission to accept staff's recommendation, citing concerns regarding the possibility of issues arising once the property comes under new ownership.

Chairperson Ravey closed the public hearing.

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 secure the structure from unauthorized entry and to demolish all buildings and remove 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 # 2164 – 1304 Finfeather Road**
Owners: Rosemary Vollmar
Zeno Phillips League, TR1: 61ft. by 367 ft., TR2: 8 ft. by 172.3 ft.

This item was removed from the agenda due to an addressing conflict for required notification letters.

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 5:30 p.m. on Monday, April 25, 2016 in Council Chambers, Bryan Municipal Office Building, 300 S. Texas Avenue.**

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 6:45 p.m.

These minutes shall serve as the official findings of the City of Bryan Building and Standards Commission, as approved on this the **28th day of March, 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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