



MINUTES

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

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

BSC Members Present:

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

Staff Members Present:

Greg Cox, Chief Building Official
Cody Cravatt, Development Manager
Martin Zimmermann, Planning Manager
Jonathan Koury, Assistant City Attorney
William Taylor, Deputy Fire Marshal
Chris Reyes, Police Officer
Nick Koski, Development Technician
Charmaine McKinzie, Dev. Service Staff Assistant

Disclaimer: *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription.*

1. CALL TO ORDER.

Vice Chairperson Winn called the meeting to order at 5:35 p.m.

2. INTRODUCTION OF NEW COMMISSION MEMBERS; MR. MIKE FLORES AND MR. PAUL TORRES.

Mr. Zimmermann introduced Mr. Mike Flores (in absentia) and Mr. Paul Torres as new alternate Commission members.

3. ELECTION OF VICE-CHAIRPERSON AND CHAIRPERSON FOR 2016.

Commissioner Winn moved to nominate Richard Ravey for Chairperson. Commissioner Jones seconded the motion, and the motion passed with a unanimous vote.

Commissioner Winn moved to nominate James Cain for Vice-Chairperson. Commissioner Free seconded the motion, and the motion passed with a unanimous vote.

4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.

No affidavits were filed.

5. APPROVAL OF MINUTES FROM THE REGULAR MEETING ON NOVEMBER 23, 2015.

Commissioner Jones moved to approve the regular meeting minutes from November 23, 2015. Commissioner Winn seconded the motion.

Chairperson Ravey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

6. OPENING STATEMENT FROM THE CHAIR.

Chairperson Ravey read the opening statement.

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

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

8. 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 # 2056 – 1611 W. 28th Street**
Owner: Arriola Silvia
Stovall, Block 3, Lot 5 & pt of W 28th St ROW

Mr. Zimmermann advised that the structure on this property had been repaired and received a Certificate of Occupancy, and that no further action by the Commission regarding this structure would be necessary. No action was taken.

- c. **Case # 2125 – 609 W. 26th Street**
Owner: Contreras Adrian G & Blanca G Reyes
City of Bryan Townsite, Block 193, Lot 9 & 10

Mr. Zimmermann advised that staff has learned that this property has changed hands and advised that it may be scheduled for consideration by the Commission during a future meeting.

- b. **Case # 2078 – 609 E. Martin Luther King Jr. Street**
Owners: 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 Ravey opened the public hearing.

Mr. Greg Cox, Chief Building Official advised the Commission that he has met with the owner's son several times and went over plumbing, mechanical and electrical permit requirements. Mr. Cox advised that before subcontractors start their work, he would like to see the framing; that did not happen till after subcontractors got started.

Mr. Cox then stated that the exterior walls are out of plumb, and that he is requesting an engineer's report before any more work is done to make sure the structure is stable.

Ms. Tamara Jackson, 1000 Henderson, Bryan, Texas, advised the Commission that her son has plumbed the walls. Responding to a question from the Commission, Mr. Cox stated that if the walls are plumb, an engineer's report would not be necessary, but another inspection would be needed to verify that, but if the walls are not plumb then an engineer's report would be needed.

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. secure the structure from unauthorized entry within 7 days, and to demolish the building and remove the debris or repair the building to the point that a Certificate of Occupancy for residential use may be issued, within 90 days; and**
- 2. submit a signed and sealed engineer's report to the City of Bryan within 90 days if exterior walls cannot be made plumb, stating that the exterior walls are stable, or have the engineer outline on what is needed to make the structure stable; and**
- 3. appear before the Commission during its April 2016 scheduled meeting to demonstrate compliance with this order.**

Commissioner Jones seconded the motion.

Chairperson Ravey asked if there was any discussion

There was none.

The motion passed with a unanimous vote.

- d. Case # 2133 – 308 Bonneville Street**
Owner: Carr Minnie Mae
Dansby Heights, Block 2, Lot 4 & 5

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

Chairperson Ravey opened the public hearing.

Mr. Melvin Stone, 6806 Conley Street, Houston Texas, advised the Commission that he wants to repair the structure.

Mr. Cox advised that all siblings want to repair the structure, the structure is sound, and can be repaired, but plans have not been submitted.

Responding to a question from the Commission, Mr. Stone stated that he has tried to get a hold of contractor to get estimates, and have been unsuccessful.

Responding to a question from the Commission Mr. Stone stated that they can handle the cost of the repairs.

Chairperson Ravey closed the public hearing.

Commissioner Winn 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 come back to the next regularly scheduled meeting in February 2016 with estimates, scope of work and timeline of repairs. 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 # 2141 – 1502 Sandy Point Road**
Owners: Perez Rita
Henderson Revised, Block 5, Lot 1 & 2 (NW hlf of ea)

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

Chairperson Ravey opened the public hearing.

Ms. Rita Perez 408 W. 23rd Street, Bryan Texas, advised the Commission that she cannot afford to demolish or repair the building, so she put it up for sale.

Ms. Rosie Reed, 2801 Earl Rudder Freeway, College Station, Texas, advised she is representing Ms. Perez, and that the property is under contract now and new owners want to demolish the structure.

Responding to a question from the Commission, Ms. Reed stated that the prospective new owners were aware of the Commission's meeting.

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 secure the structures from unauthorized entry within 30 days, and to demolish the building and remove all the debris within 30 days. Commissioner Winn seconded the motion.

Chairperson Ravey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

g. Case # 2145 – 305 Trant Street
Owner: Cruz Javier Garcia & Alice M Martinez
McGee-Buckhaultz, Block 5, Lot 9 (middle of E hlf)

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

Chairperson Ravey opened the public hearing.

Ms. Alice Martinez, 305 Trant Street, Bryan Texas, and Mr. Victor Martinez, Houston Texas came forward to speak. Mr. Martinez advised that he is here to help his sister out, and he believes the structure has good "bones" and they would like to repair. Mr. Martinez also advised they have updated fixtures and he wants to level the house.

Responding to a question from the Commission, Mr. Martinez stated he would like to have the house leveled by the end of February, after that we will replace doors and windows in March.

Responding to a question from the Commission, Mr Martinez stated that

- he believes all the repairs could be completed in 90 days.
- there is no termite damage.
- he has not had an engineer to look at the structure.
- they have demoed the porch, and also have taken down the addition where the water heater was.

Ms. Martinez stated she has lived here for 8 years.

Mr. Cox stated that this structure has a history of unpermitted work, and installing new fixtures needs an electrical permit.

Mr. Martinez stated that he did not know they needed an electrical permit for installing fixtures.

Mr. Fred Taylor, Deputy Fire Marshall advised he believes there is wiring issues, and feels the submitted estimates are low.

Mr. Martinez stated the wiring in the attic is new.

Chairperson Ravey closed the public hearing.

Commissioner Jones 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 come back to the next regularly scheduled meeting in February 2016 with estimates, scope of work and timeline of repairs. 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 # 2146 – 405 S. Texas Avenue**
Owner: Klechka Jim J
City of Bryan Townsite, Block 37, Lot 1R & 2R & 4 & 5

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

Chairperson Ravey opened the public hearing.

Mr. Jeff Hays, 161 N. Earl Rudder Freeway, Bryan, Texas advised the Commission he is here representing Karen Smith, the property owner. Mr. Hayes informed that Ms. Smith had purchased the property on December 7, 2015, and Mr. Klechka was given 90 days to vacate the property. Ms. Smith then intends to demolish all structures on the property.

Responding to a question from the Commission, Mr. Hays stated he is not sure how many people are living on the property, but they have checked on the property to see if Mr. Klechka has done anything, and nothing has been done as far as moving personal belonging off the property.

Mr. Chris Reyes, Bryan Police Officer, advised the Commission that there are criminal activities, and illegal drugs being sold out of the house, and he feels that Mr. Klechka has no idea this is going on. Mr. Reyes also stated every time they go there someone is arrested.

Chairperson Ravey closed the public hearing

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 vacate all structures within 5 days and secure all structures from unauthorized entry within 5 days, and to demolish all buildings and remove all the 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.

- j. Case # 2148 – 607 E. 21st Street**
Owner: Barrows Rosa Delia
City of Bryan Townsite, Block 66, Lot 9 & pt of 10

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

Chairperson Ravey opened the public hearing.

Ms. Esmeralda Carpio and Luis Sanchez, 1102 W. 26th Street, Bryan Texas, advised the Commission that they just bought the property December 18th, 2015, and would like to repair to rent out.

Responding to a question from the Commission, Ms. Carpio stated she was unaware that it was going to go before the Commission when they bought the property.

Responding to a question from the Commission, Ms. Carpio stated they paid \$14,600 for the property.

Mr. Cox stated that no one has contacted him about repairs.

Mr. Ravey closed the public hearing.

Commissioner Winn 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 come back to the March 2016 regular meeting with estimates, scope of work and timeline of repairs. Commissioner Cain seconded the motion.

Chairperson Ravey asked if there was any discussion.

There was none

The motion passed with a unanimous vote.

- f. Case # 2144 – 1516 Rollins Avenue**
Owner: Eddington Jarrett
Washington Heights, Block 2, Lot 1 & 2

- i. Case # 2147 – 504 W. 17th Street**
Owner: Ellis Rebecca E
City of Bryan Townsite, Block 167, Lot 8

Commissioner Cain moved to accept the staff's recommendation for agenda items 6.f., and 6.i. and Commissioner Winn 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 6p.m. on Monday, February 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 February 22, 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 7:00p.m.

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 February, 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