



MINUTES

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

On the 22nd day of February, 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
Mike 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. Service 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 5:34 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 JANUARY 25, 2016.

Commissioner Jones moved to approve the regular meeting minutes from January 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. 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 on speaking 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 # 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 of Houston Texas advised the Commission that AH&J Construction is doing the roof and sheetrock, and Bobby Felder is doing the rewire of the structure.

Responding to a question from the Commission, Mr. Stone stated that the electrical should take two to three weeks to complete, and the contractors can start after the meeting.

Responding to a question from the Commission, Mr. Greg Cox, Chief Building official stated that the plumbing looked okay, but they would need a gas test

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 complete all repairs in 30 days, or demolish structure and remove all debris.

Commissioner Cain seconded the motion.

Chairperson Ravey asked if there was any discussion.

There was none.

The motion failed 2 in favor, 3 against (Commissioner Ravey, Commissioner Free and Commissioner Winn were against)

Commissioner Free 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 accessory structure and remove the debris within 30 days, and demolish the main structure and remove all the debris within 60 days. Commissioner Winn seconded the motion.

Chairperson Ravey asked if there was any discussion.

Commissioner Free stated it is a dangerous structure and needs to be removed.

The motion failed 2 in favor, 3 against (Chairperson Ravey, Commissioner Jones, and Commissioner Cain were against.

Chairperson Ravey asked if there was any discussion.

The Commission discussed other options

Commissioner Cain moved to accept staff's recommendation with modification that this building is unsafe and the Commission issue an order to the owner, lienholder or mortgagee to complete roof repair or replacement, and all outside repairs within 30 days, and to come back before the board with estimates and a time line for the interior repairs. Commissioner Jones seconded the motion.

Chairperson Ravey made a motion to amend the motion, Commissioner Jones seconded the motion.

Chairperson Ravey asked if there was any discussion.

There was none

The motion passed with a unanimous vote.

Chairperson Ravey made a motion as amended to state that the roof and siding be completed within 30 days, and the remaining repairs to the structure be completed in 60 days. 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 # 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 of 305 Trant Street, Bryan Texas advised the Commission.

Responding to a question from the Commission, Ms. Martinez stated that all she needed was the plumbing.

Responding to a question from the Commission, Mr. Cox stated with the estimates they turned in today are about \$17,500.00, they are missing the a/c window units, and landing in front and in back of the house.

Responding to a question from the Commission, Mr. Cox agreed it would end up around \$18,000.00 to \$19,000.00 to repair, and that they could start repairs in February or March.

Mr. William Taylor, Deputy Fire Marshall stated that with what is being said we are over the 50% of the value of the structure.

Responding to a question from the Commission, Mr. Cox stated there are still some unknowns, and Ms. Martinez is planning on using her income tax.

Responding to a question from the Commission, Ms. Martinez stated that no she is not getting near the tax refund she needs to repair, but is also planning to use her paychecks to complete the 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 the building and remove all the debris within 60 days. Commissioner Free seconded the motion.

Chairperson Ravey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

c. Case # 2055 – 1411 George Street
Owner: Betty Sue Hanks
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 Sue Hanks of 906 Dansby Street, Bryan Texas advised the Commission that she would like to repair the structure for her brother.

Responding to a question from the Commission, Ms. Hanks stated her brother has been going in and out, but doesn't believe he is living there.

Responding to a question from the Commission, Ms. Hanks stated the total repair is estimated at \$6,000.00, Ms. Hanks also stated that her time line is, two weeks for the electrical, two weeks for the plumbing, and two months for the building contractor

Mr. Taylor advised that this would be a good down payment on another structure,

Ms. Hanks said she has already checked into that, and yes it would be, but then they would have payments.

Responding to a question from the Commission, Mr. Cox stated there has been work done without permits, and sheetrock needs to be removed, and they may need to get a mobile home installer to re-anchor the house down

Responding to a question from the Commission, Ms. Hanks stated yes they do have the funds to complete all 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 repair the structure in 90 days. Commissioner Cain seconded the motion.

Chairperson Ravey asked if there was any discussion.

Commissioner Winn withdrew motion

Commissioner Ravey 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 vacate, and secure the structure in 30 days, and repair the main structure and accessory structure in 90 days, and to appear back to the regular meeting in June 2016 to show compliance with the 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 # 2150 – 102 Davis Street**
Owner: Galvan Jesse C
Dellwood Park Subd, Block 2, Lot 5

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

Department).

Chairperson Ravey opened the public hearing.

Mr. Jesse Galvan, of 102 Davis Street, Bryan TX, advised the Commission that he agrees that the storage shed needs to be demolished but would like to repair the house. Mr. Galvan also advised his estimates are under 50% of the value of the structure.

Responding to a question from the Commission, Mr. Galvan advised that it is occupied by two people

Commissioner Jones left meeting at 6:43pm, and Commissioner Torres took his place.

Responding to a question from the Commission, Mr. Cox stated that there were two letters sent out in reference to repairs needed, we still have the gas water heater issues, needs a plumbing contractor.

Responding to a question from the Commission, Mr. Cox stated that it is still lacking a few things.

Responding to a question from the Commission, Mr. Galvan stated everything will be complete by May 2016.

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 the structure in 30 days, and demolish the structure and accessory structure and remove the debris within 60 days. Commissioner Free seconded the motion.

Chairperson Ravey asked if there was any discussion.

Commissioner Winn stated that there is a lot of information, and feels it is unrealistic to complete repairs by May 2016.

The motion failed 3 in favor, 2 against (Commissioner Winn, and Commissioner Torres were against)

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 demolish accessory storage shed, and remove the debris within 30 days, and the main structure be repaired in 90 days and appear back to the Commission at the June 2016 regular meeting. 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 # 2157 – 1501 Douglas Street

Owner: Irvin Margo N & Arthur L Green
Castle Heights, Block 16, Lot 10

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

Mr. Cox advised the Commission that the owner of the property has requested more time to demolish structure, but he feels it needs to come down.

Commissioner Caine 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 or remove the building and remove all the debris within 30 days. Commissioner Torres seconded the motion.

Chairperson Ravey asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

- e. **Case # 2153 – 601 E Martin Luther King Jr. Street**
Owners: Murphy Vera
City of Bryan, Block 68, Lot 7

Commissioner Ravey moved to accept the staff's recommendation for agenda items 6.e. Commissioner Cain 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, March 28, 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 March 28, 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 7:30p.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.**

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

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