

CITY OF BELLAIRE TEXAS

BUILDING AND STANDARDS COMMISSION

AUGUST 26, 2015

Council Chamber	Regular Session	7:00 PM
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7008 S. RICE AVENUE
BELLAIRE, TX 77401



Chairman

Laura Thurmond

Commissioner

Mike Baker

Commissioner

Paul Katz

Vice Chairman

Danny Spencer

Commissioner

Charles Formica

Commissioner

Burt Martin

Commissioner

Lee Hampton

Mission Statement:

The City of Bellaire is dedicated to outstanding quality service and facilities to ensure an open, progressive, and secure community.

I. REGULAR SESSION**A. Call to Order****B. Announcement of Quorum****C. Rules for Public Comment**

- 1. Sign up forms will be available at all Regular and Special meetings for registering the names of members of the Public who wish to either: i) speak on an agenda item, provided such items have not been the subject of a prior public hearing; or ii) make a general comment related to the Commission business. These forms will be given to the Secretary prior to the start of the meeting so that the person's name can be called to address the Commission at the appropriate time.**
- 2. Public Comments on agenda items will be made at the time an agenda item appears in the Order of Business and before the Commission's consideration of that item.**
- 3. Public Comments of a general nature shall be made at the time designated by the Order of Business.**
- 4. All public comments shall be limited to six (6) minutes per speaker with extensions of two (2) minute increments as approved by a majority vote of Commission members present.**
- 5. Public Comment at Workshop meetings will be allowed at the discretion of the Chair. Any comments will be limited as described in Article IV Sec 8.**

D. Approval or Correction of the Minutes

- 1. Building and Standards Commission - Regular Session - Jul 22, 2015 7:00 PM**

E. Public Comment**F. Report from Building Official****G. Reports of Committees and Communications**

- 1. Communications to Commission members outside of posted meetings**
- 2. Committee Reports**
- 3. Reports from Staff other than the Building Official**

H. Old Business**I. New Business**

- 1. Update regarding Project Brays and the Memorial Day flooding from Project Brays Program Manager, Mr. Gary Zika**

2. Discussion and review of the City of Bellaire Code of Ordinances, Chapter 9, Buildings, Article I, In General, Section 9-5, Duty of contractors and other persons performing construction work within the city, with regard to chain-link fencing with silt protection.
3. **The Chair shall recognize any Commissioner who wishes to bring New Business to the attention of the Commission. Consideration of New Business shall be for the limited purpose of determining whether the matter is appropriate for inclusion on a future agenda of the Commission or referral to Staff for investigation.**

J. Public Hearings

K. Announcements & Comments by Commissioners

L. Adjournment



CITY OF BELLAIRE TEXAS
BUILDING AND STANDARDS COMMISSION
JULY 22, 2015

Council Chamber

Regular Session

7:00 PM

7008 S. RICE AVENUE
BELLAIRE, TX 77401

I. REGULAR SESSION

A. Call to Order

Chairman Thurmond called the meeting to order at 7:03 PM.

B. Announcement of Quorum

Chairman Thurmond announced that a quorum was present, consisting of the following members:

Attendee Name	Title	Status	Arrived
Laura Thurmond	Chairman	Present	
Paul Katz	Commissioner	Present	
Burt Martin	Commissioner	Present	
Mike Baker	Commissioner	Present	
Danny Spencer	Vice Chairman	Present	
Lee Hampton	Commissioner	Absent	
Charles Formica	Commissioner	Present	
Lee Cabello	Building Official	Present	
Ashley Parcus	Secretary	Present	

C. Rules for Public Comment

Chairman Thurmond mentioned that the Rules for Public Comment are listed on the agenda.

- 1. Sign up forms will be available at all Regular and Special meetings for registering the names of members of the Public who wish to either: i) speak on an agenda item, provided such items have not been the subject of a prior public hearing; or ii) make a general comment related to the Commission business. These forms will be given to the Secretary prior to the start of the meeting so that the person's name can be called to address the Commission at the appropriate time.**
- 2. Public Comments on agenda items will be made at the time an agenda item appears in the Order of Business and before the Commission's consideration of that item.**
- 3. Public Comments of a general nature shall be made at the time designated by the Order of Business.**

Minutes Acceptance: Minutes of Jul 22, 2015 7:00 PM (Approval or Correction of the Minutes)

4. **All public comments shall be limited to six (6) minutes per speaker with extensions of two (2) minute increments as approved by a majority vote of Commission members present.**
5. **Public Comment at Workshop meetings will be allowed at the discretion of the Chair. Any comments will be limited as described in Article IV Sec 8.**

D. Approval or Correction of the Minutes

1. Building and Standards Commission - Regular Session - Jun 24, 2015 7:00 PM

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Charles Formica, Commissioner
SECONDER:	Mike Baker, Commissioner
AYES:	Thurmond, Katz, Martin, Baker, Spencer, Formica
ABSENT:	Hampton

E. Public Comment

There was no public comment.

F. Unfinished Business, Communications, and Reports

There was no unfinished business.

G. Swearing in of new Commissioners

Three members of the Commission, Laura Thurmond, Mike Baker, and Burt Martin were re-appointed and were sworn in by staff.

H. Incoming Commission

1. Introduction of Incoming Commissioners

Commissioner Thurmond stated that there were no new members sworn in, and that moving forward the Commission would consist of:

Mike Baker
Paul Katz
Danny Spencer
Laura Thurmond
Lee Hampton
Burt Martin
Charles Formica

2. Election of Chair and Vice Chair

Nomination: Commissioner Katz nominated Laura Thurmond for Chairman and Danny Spencer for Vice Chairman.

Vote: the nomination was passed on a unanimous vote of 6-0.

Commissioners Laura Thurmond and Danny Spencer were re-elected as Chairman and Vice-Chairman of the Commission, respectively.

3. Adoption of the Rules of Procedure

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mike Baker, Commissioner
SECONDER:	Burt Martin, Commissioner
AYES:	Thurmond, Katz, Martin, Baker, Spencer, Formica
ABSENT:	Hampton

I. Report from the Building Official

Mr. Cabello informed the Commission that business is still good in Bellaire. He added that only 17 applications have been received for flood damage repairs, and of those 17, 3 incurred substantial damage and will be demolished by the property owner.

Commissioner Baker asked if those are in addition to the numbers that were reported at the June meeting.

Mr. Cabello explained that they are included in those numbers.

Commissioner Baker mentioned that at the June meeting it was reported that there were about 90 houses that were impacted by the flood, and asked if the City was not expecting the other property owners to apply for permits.

Mr. Cabello clarified that there were over 100 affected homes, and that it was hard for the City to know which properties needed repairs. He added that the ones that staff knew needed significant repairs were red-tagged if they did not apply for a permit.

Commissioner Martin asked if staff was driving by to see if repairs are being made on properties that have not applied for a permit.

Mr. Cabello stated that the City has a Code Enforcement Officer that is doing that.

J. Reports of Committees and Communications

1. Communications to Commission members outside of posted meetings

There were no reports of communications outside of posted meetings.

K. Old Business

Chairman Thurmond stated that there was no old business on the agenda, but that she wanted to touch on the presentation by Ms. Shawn Snyder at the June meeting. She mentioned that it was very educational and urged Vice Chairman Spencer to watch the video. She added that the gap in the amount of premiums that the residents of Bellaire have paid compared to the amount of pay out that has been received by FEMA since the initiation of the program is very substantial. Chairman Thurmond mentioned that her coverage has increased from about \$800 annually to \$1300 annually, and felt that Bellaire is being penalized unfairly.

Mr. Cabello asked Chairman Thurmond if her rate included the 15% discount that is supposed to be enforced city-wide.

Chairman Thurmond stated that she has not looked at it that closely yet. She also mentioned that Ms. Snyder talked about an increase cap of 18%, but that shortly after Allison her rate increase was far in excess of 18%, it more than doubled. Chairman

Thurmond stated that she is going to be doing some research on her policy to see where the problem is. She pointed out that a question that should be asked is whether or not the upgrades to Bellaire's storm systems performed like expected, and if that is something that the Commission needs to urge Council to pay more attention to in the future.

L. New Business

1. Consideration of and possible action on an appeal of a decision made by the Fire Marshal by Roger Farrow, City Homes of Houston, on behalf of Tim Mann, owner of 4901 Tamarisk, on the requirement for the installation of a sprinkler system as required by the Code of Ordinances, Chapter 9, Buildings, Article II, Building Codes, Division 1, Generally, Sec. 9-23 Residential fire sprinkler systems.

Chairman Thurmond stated that the appeal had been withdrawn by the applicant.

2. **The Chair shall recognize any Commissioner who wishes to bring New Business to the attention of the Commission. Consideration of New Business shall be for the limited purpose of determining whether the matter is appropriate for inclusion on a future Agenda of the Commission or referral to Staff for investigation.**

Commissioner Formica mentioned that the topic of flooding is obviously a sore spot for the residents that live here and questioned what the Commission could do to help improve the drainage and alleviate flooding in the future.

Commissioner Baker mentioned that the ordinances that were recently passed, regarding the requirement of silt protection, etc. are improving job sites in the City and felt that there were new topics that the Commission should be looking into improving, but he wasn't sure what those might be.

Chairman Thurmond pointed out that the City of Houston requires the payment of an "Impact Fee" when a permit is purchased, which goes towards the improvement of drainage/infrastructure in the area, and suggested that the City of Bellaire look into imposing a similar fee.

Commissioner Formica didn't feel that Bellaire's single-family dwellings are going to impact the drainage/infrastructure the way that the big commercial/multi family developments within the City of Houston are.

Chairman Thurmond stated that the City of Houston does not discriminate between single-family residential and multi-family/commercial developments with regard to the payment of impact fees. She felt that the City needs to come up with something to improve its public infrastructure, and urged the Commissioners to go back and watch the City Engineer's presentation on infrastructure during the State of the City.

Vice Chairman Spencer didn't feel as though the silt fencing was serving its purpose as it should be. He suggested that the City hire a third party inspector to ensure that job sites are being monitored on a daily basis.

M. Announcements and Comments by Commissioners

Vice Chairman Spencer and Chairman Thurmond reminded the Commissioners that there is a training session being held on Thursday, July 30th, at 6:00 PM.

N. Adjournment

Motion: a motion was made by Commissioner Formica and seconded by Commissioner Katz to adjourn the regular meeting.

Vote: the motion carried on a unanimous vote of 6-0.

The meeting was adjourned at 7:33 PM.

Minutes Acceptance: Minutes of Jul 22, 2015 7:00 PM (Approval or Correction of the Minutes)

**Building and Standards
Commission**

Council Chamber, First Floor of City
Hall
Bellaire, TX 77401



Meeting: 08/26/15 07:00 PM
Department: Development Services
Category: Discussion
Department Head: John McDonald
DOC ID: 1662

**SCHEDULED
ACTION ITEM (ID # 1662)**

Item Title:

Discussion and review of the City of Bellaire Code of Ordinances, Chapter 9, Buildings, Article I, In General, Section 9-5, Duty of contractors and other persons performing construction work within the city, with regard to chain-link fencing with silt protection.

Background/Summary:

This item was added to the agenda at the request of the Chair. Pictures provided by Chairman Thurmond are attached.

ATTACHMENTS:

- silty runoff Mulberry st (PDF)



Attachment: silty runoff Mulberry st (1662 : Silt protection at job sites)



Attachment: silty runoff Mulberry st (1662 : Silt protection at job sites)



Mulberry St.