



CITY OF BELLAIRE TEXAS
BUILDING AND STANDARDS COMMISSION
AUGUST 24, 2016

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 7:01 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	Absent	
Lee Hampton	Commissioner	Present	7:03 PM
Charles Formica	Commissioner	Present	
William Davidson	Building Official	Present	
Ashley Parcus	Secretary	Present	
David R. Montague	Council Member	Present	

C. Rules for Public Comment

Chairman Thurmond mentioned that the Rules for Public Comment were 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.**

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 27, 2016 7:00 PM

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

E. Public Comment

There was no public comment.

F. Report from Building Official

1. Substandard Housing Process

Mr. Davidson informed the Commission that he had recently attended a class on substandard housing and the process for declaring them as such. He stated that as a result of that, he has reviewed the City's substandard ordinance. Mr. Davidson added that for the most part the City of Bellaire is in compliance with the state regulations, however, there may be some revisions made to the process to make it a little more efficient and formal. He pointed out that the thing to make clear to residents/commissioners who have concerns, is the difference between a substandard house, which is unsafe/unfit to live in, and a house that is simply not aesthetically pleasing. Mr. Davidson informed the Commission that he is currently working with one property owner regarding a substandard structure, and should have more information on that soon. He stated that the City still has not received any news on the grant program application.

Chairman Thurmond mentioned a house on Cedar Street and asked if it was being demolished.

Mr. Davidson confirmed that it is. He added that he had previously red tagged the property for being unsecured and had begun working with the City's Code Compliance Officer to ensure the demolition of the property.

Commissioner Baker asked if roofs that are not performing as designed would eventually be considered substandard.

Mr. Davidson stated that when/if it poses a threat to life safety or structural stability, or is causing water damage to the structural members, as determined by an inspection, then it could be declared substandard.

Commissioner Baker asked if the cost of the required repairs for something of that nature would be subject to the 50% threshold.

Mr. Davidson confirmed that it would be subject to that rule. He explained that if the cost to repair the damage exceeds 50% of the total value of the structure then the whole property must be elevated out of the floodplain. He added that if the owner is not financially able to elevate the property then it would become substandard, and would result in the demolition of the structure. Mr. Davidson pointed out that establishing the cost of repairs is very important, and therefore requires a very thorough inspection of the property in order to determine what work is required. He stated that the property owner would then present the City with a bid for the cost to remodel, and staff would determine whether it exceeds the total value of the home.

Commissioner Baker asked if damaged/exposed siding would fall into the same category.

Mr. Davidson stated that he hesitates to give a definite answer to that question, but added that it would definitely be something that would cause him to take a look at the structure, from a substandard perspective.

G. Reports of Committees and Communications

1. Communications to Commission members outside of posted meetings

There were no communications to report.

2. Committee Reports

There were no committee reports.

3. Reports from Staff other than the Building Official

There were no reports from staff other than the Building Official.

H. Old Business

There was no Old Business.

I. New Business

1. Appointment of a member(s) to represent the Commission on the Community Advisory Group, assisting in the development of a Bellaire Beautification vision.

Cheryl Bright, Assistant Director of Parks, Recreation & Facilities-Ms. Bright explained the purpose of the Community Advisory Group, as well as the responsibilities of the appointed member(s). She informed the Commission that the members of the group are specifically requested to attend the three Master Plan Review meetings, which are scheduled for September 29, October 27, and November 22nd, all at 1:00 PM. However, they are also strongly encouraged to also attend the community meetings, workshops, and City Council meetings listed in the Design Process Schedule. Ms. Bright added that although the Commission is to appoint one or two members to the group, all of the Commissioners are welcome at any/all of the meetings listed.

Chairman Thurmond asked Council Member Montague to give the Commission some insight on Council's thoughts on the Beautification project.

Council Member Montague informed the Commission that some type of beautification has been going on for years, however, several members of the Bellaire community

have recently come together to form Citizens for A Beautiful Bellaire. He added that it has been somewhat of an uneven dynamic, between the citizens and the City, and determining whose job is what. Council Member Montague stated that there are many questions to be answered: How do we budget for it? How is it planned? How do we move forward? He informed the Commission that the City has hired a global landscaping company called Terrain Studios to assist in these efforts. Council Member Montague then explained the beautification survey that was conducted and analyzed by Christopher Butler. He stated that it received over 1,000 responses, and gave a tremendous view of what a significant cross section of Bellaire thought about their city. He added that he encourages all boards and commissions to get involved with the process.

Commissioners Baker and Formica volunteered to be in the Community Advisory Group.

Motion: a motion was made by Commissioner Katz and seconded by Chairman Thurmond to appoint Commissioners Baker and Formica to the Community Advisory Group.

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

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 Ms. Johanna Moran's comments during the Commission's July meeting regarding trees, and asked that the tree ordinance be added to the September meeting.

Motion: a motion was made by Commissioner Formica and seconded by Commissioner Katz to add the tree ordinance to the September 28th agenda.

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

Commissioner Baker pointed out that the Commission has a new process for amending city codes and asked that they get a refresher on what that entails to ensure that everyone is on the same page.

Chairman Thurmond mentioned that the city ordinance precludes the use of wood framing in any commercial building, however, Evelyn's park currently has a wooden framed building. She asked that staff provide that ordinance to the Commission for the next meeting to discuss.

Motion: a motion was made by Chairman Thurmond and seconded by Commissioner Formica to add the review of the city ordinances pertaining to the construction of commercial buildings on the September agenda.

Vote: the motion was carried with a vote of 6-0.

J. Public Hearings

There were no public hearings.

K. Announcements & Comments by Commissioners

There were no announcements or comments.

L. Adjournment

Motion: a motion was made by Commissioner Formica and seconded by Commissioner Martin to adjourn the Regular Meeting.

Vote: the motion passed with a vote of 6-0.

The meeting was adjourned at 7:34 PM.