



BUILDING AND STANDARDS COMMISSION MINUTES

ANNUAL RETREAT
Date: August 16, 2013

The Building and Standards Commission (“BSC”) convened for a special called meeting on Friday, August 16, 2013 at City Hall, Boards and Commission Room, Room 1101, 301 West 2nd Street, Austin, Texas.

Commission Members in Attendance:

David Brown, Vice-Chair; Daniel Gonzales; Charles Cloutman; Steven Alloway; and Tim Hill.

Staff in Attendance:

Christopher Moore, BSC Coordinator; Patricia Link, Assistant City Attorney; Kathleen Buchanan, Assistant City Attorney; Daniel Cardenas, Assistant Director; Keith Leech, Assistant Director; Steve Ramirez, Division Manager; Terri Roberts, Division Manager; Matthew Christianson, Division Manager; Sonya Prevo, Municipal Court Coordinator; Lizzy Smith, GIS Analyst; Alanna Reed, PIO, and Paul Tomasovic, Division Manager; and Merlinda Coleman, Program Specialist..

CALL TO ORDER

Chair Charles Cloutman called the Commission Meeting to order at 9:18 a.m.

CITIZEN COMMUNICATION: GENERAL

1. There were no citizen’s communications at this meeting.

NEW BUSINESS – BRIEFINGS, DISCUSSION & POSSIBLE ACTION

2. Building and Standards Commission (BSC) Rules

Proposed general updates and modifications to the existing BSC rules and regulations were presented by Legal Division Manager (“DM”), Steve Ramirez. DM Ramirez went over the proposed changes, section re-writes and new proposed rules regarding civil penalties. Also discussed were proposed new rules concerning “repeat offenders”.

Citizen Stuart Harry Hersh also testified and made comments regarding the above-referenced proposed rules.

It was recommended by Staff that no action be taken on the proposed rules today.

3. Proposed Ordinances for Residential Rental Property

DM Matthew Christianson made a presentation before the Commission regarding Code’s response to the following proposed ordinances. DM Christianson gave an overview of the two resolutions – No. 20130606-049, and 20130606-050 (referred to as Resolution 40 and Resolution 50), and then proceeded to go through the proposed ordinances in detail and review their differences. He also discussed the community impact process to get community input per the resolutions for the proposed ordinances with community advocates; representatives from the proposed pilot areas; tenant, apartment and realtor associations; University of Texas representatives; Austin Neighborhood Council; Speak-up Austin; and the public meeting; all in order to determine what to focus on, what to incorporate, and then take this back to Council on the 29th. DM

- A. **Proposed Ordinance in Response to City Council RESOLUTION NO. 20130606-049** concerning the creation of a Repeat Offenders Program applicable after the second health and safety violation.

Resolution 49 was presented by Council Member Spellman and Mayor Pro Tem Cole. This program only requires registration for repeat violators.

- B. Proposed Ordinance in Response to City Council RESOLUTION NO. 20130606-050** concerning the creation of a year-long registration pilot program for residential rental property in the areas of North Austin Civic Association (NACA), “Restore Rundberg”, East Riverside/ Oltorf Combined Neighborhood (EROC), Central Austin Advisory Committee (CANPAC) Planning Areas, Hyde Park, Northfield and North Loop.

Resolution 50, sponsored by Council Member Tovo and Council Member Martinez, is a pilot rental registration program for one year that requires registration for all multi-family in the three pilot areas during the pilot period; and, requires registration for single family and duplex only when conditions warrant that they be brought into the program.

FUTURE AGENDA ITEMS

6. Proposed Ordinance creating a Repeat Offenders Program applicable after the second health and safety violation; amending Section 25-12-213 relating to re-inspection fees; and amending Ordinance No. 20120910-003 (*Fiscal Year 2012-2013 Fee Ordinance*) to add a Rental registration application fee, a “rental registration” fee, and a “re-inspection fee.”
7. Proposed Ordinance concerning the creation of a year-long registration pilot program for residential rental property in the areas of North Austin Civic Association (NACA), “Restore Rundberg”, East Riverside/ Oltorf Combined Neighborhood (EROC), Central Austin Advisory Committee (CANPAC) Planning Areas, Hyde Park, Northfield and North Loop.
8. Proposed Ordinance concerning enhanced penalties for health and safety violations at Municipal Court.
9. Proposed General updates/modifications to existing rules and proposed rules relating to civil penalties.

ADJOURNMENT

Commission Member Daniel Gonzalez moved to adjourn the meeting, seconded by Commission Member Tim Hill. The vote passed unanimously on a 5-0 vote. Commission Vice-Chair David Brown adjourned the Commission Meeting at 2:50 pm.