



**BUILDING AND STANDARDS COMMISSION
MINUTES**

**REGULAR MEETING
Date: August 23, 2017**

The Building and Standards Commission (BSC) convened for a regular meeting on Wednesday, August 23, 2017 at City Hall, Boards and Commission Room, Room 1101, 301 West 2nd Street, Austin, Texas.

Commission Members in Attendance:

Charles Cloutman, Chair; Jessica Mangrum, Vice-Chair; Commissioners Wordy Thompson, Andrea Freiberger, Melissa Orren, Brian Talley, Ashley Jackson, Pablo Avila, and John Green. Commissioners Michael King and Natalya Shedden were absent.

Staff in Attendance:

Melanie Alley, BSC Coordinator; Patricia Link, Assistant City Attorney; Marcus Elliott, Division Manager (DM); Edgar Hinojosa, Assistant Division Manager (ADM) ; Robert Alvarado, ADM; Merlinda Coleman, Program Specialist; Irma Ybarra, Code Officer; Justin Brummer, Code Officer; Hilda Martinez, Code Officer; Marlayna Wright, Code Officer; Jay Johns, Code Officer; and Isis Lopez, PIO Specialist Senior.

CALL TO ORDER

Chair Charles Cloutman called the Commission Meeting to order at 6:38 p.m.

CITIZEN COMMUNICATION:

General:

1. Will Kemp with Reconstruction Experts addressed the Commission on behalf of 4801 S. Congress/ Bel Air Condominium Association. Mr. Kemp asked that this property be placed on next month's agenda in order to request a modification of the BSC order on the property, i.e., to temporarily suspend the accrual of penalties for a period of 14 months. This request was discussed by the Commission at the end of the meeting and the request was denied.
2. Ben Joyce of Roscoe Properties, the third-party manager of 2310 Wickersham aka Verde Apartments. Fourteen orders were issued on the property on December 12, 2014. Mr. Joyce reported that all cases are now in compliance. He requested that the property be placed back on the September 27, 2017 agenda in order to ask for forgiveness of penalties accrued. The Commission subsequently decided to include this case on the September 25, 2017 agenda.

APPROVAL OF MINUTES

4. The minutes from the July 26, 2017 meeting were accepted per a motion brought by Vice Chair Mangrum, seconded by Commissioner Freiberger. The motion passed on an 8-1 vote. Commissioner Talley abstained as he was not present at the previous meeting.

PUBLIC HEARINGS

Case(s):

- | <u>Case Number</u> | <u>Street Address</u> | <u>Owner</u> |
|--------------------|-----------------------|-----------------------|
| 5. 2017-096011 | 722 Gunter Street | 722 Gunter Street LLC |
- 722 Gunter Street was represented by Pamela Madere, Property Manager for the subject property. A neighbor, Max Elliott, also spoke regarding conditions at the property. Staff recommended repair of the structure within 60 days from the date the order is mailed to the owner of record; and if not in compliance on the 61st day, the Code Official would be authorized to proceed with demolition of the structure.

Chair Cloutman admitted Exhibit 1, and Exhibit 2A through 2I. Commissioner Talley made a motion to a Staff's recommended order, which was seconded by Vice Chair Mangrum. Mr. Talley amended his motion to adopt the recommended order with one change, i.e., for the owners to repair or demolish within 60 days. The amended motion was seconded by Vice Chair Mangrum and the motion passed on a 9-0 vote.

Update Cases

<u>Case Number</u>	<u>Street Address</u>	<u>Owner</u>
12. 2015-098837, et al.	1124 Rutland Dr., Bldgs. 1-18 & Main Office	NAHC Cross Creek Apartments, LLC
2015-098835	1124 Rutland Dr., Bldg. 1	NAHC Cross Creek Apartments, LLC
2015-088845	1124 Rutland Dr., Bldg. 2	NAHC Cross Creek Apartments, LLC
2015-098847	1124 Rutland Dr., Bldg. 3	NAHC Cross Creek Apartments, LLC
2015-098850	1124 Rutland Dr., Bldg. 4	NAHC Cross Creek Apartments, LLC
2015-098853	1124 Rutland Dr., Bldg. 5	NAHC Cross Creek Apartments, LLC
2015-098854	1124 Rutland Dr., Bldg. 6	NAHC Cross Creek Apartments, LLC
2015-098857	1124 Rutland Dr., Bldg. 7	NAHC Cross Creek Apartments, LLC
2015-098861	1124 Rutland Dr., Bldg. 8	NAHC Cross Creek Apartments, LLC
2015-098864	1124 Rutland Dr., Bldg. 9	NAHC Cross Creek Apartments, LLC
2015-098869	1124 Rutland Dr., Bldg. 10	NAHC Cross Creek Apartments, LLC
2015-098870	1124 Rutland Dr., Bldg. 11	NAHC Cross Creek Apartments, LLC
2015-098871	1124 Rutland Dr., Bldg. 12	NAHC Cross Creek Apartments, LLC
2015-098874	1124 Rutland Dr., Bldg. 13	NAHC Cross Creek Apartments, LLC
2015-098877	1124 Rutland Dr., Bldg. 14	NAHC Cross Creek Apartments, LLC
2015-098880	1124 Rutland Dr., Bldg. 15	NAHC Cross Creek Apartments, LLC
2015-098881	1124 Rutland Dr., Bldg. 16	NAHC Cross Creek Apartments, LLC
2015-098885	1124 Rutland Dr., Bldg. 17	NAHC Cross Creek Apartments, LLC
2015-098886	1124 Rutland Dr., Bldg. 18	NAHC Cross Creek Apartments, LLC
2015-098837	1124 Rutland Dr., Main Office	NAHC Cross Creek Apartments, LLC

David Kennedy, brother of the owner’s widow, appeared to provide updates as the property representative. He spoke about the current status of repairs as well as next steps. Further, Mr. Kennedy requested that the Commission add this property to the agenda for the September meeting for possible action, hoping to close this matter.

Code Officer Hilda Martinez provided updates on behalf of the City regarding the current at the property. Officer Martinez reported that repairs on the property are ongoing, and that permits are being finalized.

Victoria Jara, a tenant organizer representing Basta, and Frischmuth, a tenant representing the Cross Creek Association Planning Group, both spoke to the Commission regarding the conditions at the property and the repairs being made.

At the end of the meeting, Mr. Kennedy’s request to be placed back on the agenda was discussed and was denied by the Commission.

13. 2016-066235 3500 Greystone Drive/ Juniper Springs Apartments / Palgol, LLC

Rich Trepanier of Gage Multifamily Services appeared on behalf of the owners to provide updates to the Commission on the subject property. Code Officer Marlayna Wright was also present to answer any questions on behalf of the Code Department.

A BSC order was issued on December 14, 2016 and penalties are currently accruing. Code Officer Wright reported that all permits have been obtained and communication with the contractor is ongoing. Mr. Trepanier added that work is in progress and that the anticipated completion date is early January 2018.

DISCUSSION AND POSSIBLE ACTION

14. Proposed venues, topics and dates for a Commission retreat.

The Commission decided hold a Commission retreat on October 3, 2017 from 11:00 am to 3:00 pm at the Austin Code Rutherford Lane Campus, located at 1520 Rutherford Lane pending availability on that date.

FUTURE AGENDA ITEMS

15. Topics for the October 3, 2017 Special Called Meeting/ Commission Retreat

16. 2314 Wickersham Lane/ Verde Apartments to be placed on the agenda for September

ADJOURNMENT

Vice Chair Mangrum moved to adjourn the meeting, seconded by Commissioner Jackson The vote passed 9-0. Chair Cloutman adjourned the Commission Meeting at 9:48 p.m.