



BAY CITY

REVISED MINUTES • FEBRUARY 24, 2015

Council Chambers

Special Meeting

6:00 PM

1901 5TH STREET
BAY CITY, TX 77414

1. CALL TO ORDER & CERTIFICATION OF QUORUM

Attendee Name	Title	Status	Arrived
Chrystal Folse	Councilwoman	Present	
Steven Johnson	Councilman	Present	
Mark Bricker	Mayor	Present	
Carolyn Thames	Mayor Pro-Tem	Present	
Julie Estlinbaum	Councilwoman	Present	
William Cornman	Councilman	Present	

2. REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

1. Report

RECEIVE REPORT ON PROPOSED BUILDING ORDINANCE CHANGES.

Councilwoman Julie Estlinbaum

Councilwoman Estlinbaum provided a brief background on the formation of the committee and process the committee took to get to this point. She introduced Mr. Sid Gilzow, one of the members of the building ordinance committee. Mr. Gilzow presented a presentation. Prior to the start of his presentation, Mr. Gilzow spoke briefly about his background.

Mr. Gilzow stated that he would be speaking about the existing building codes. He reviewed pictures of the Cox building. In his review of the building he pointed out at some time the building suffered a fire. When he went to the Warehouse to speak with the Inspector, he was told he would need to submit plans. Mr. Gilzow stated that he just wanted to the inspector to come and look at the building. He went on to state that he went home and created plans. He presented the plans to the City and was told that the plans needed to have an engineering stamp. Mr. Gilzow was able to receive the engineering stamp, but at the cost of the property owner.

Mr. Gilzow reviewed the different sections of the International Existing Building Code (IEBC) from 2006, 2009, and 2012. Mr. Gilzow stated that they should have been able to have gone in and fixed with Cox Building without fanfare, in accordance with the 2009 IEBC. Mr. Gilzow stated that his concern was why were they not able to approach this with common sense. He added that his interactions with the Building Official was more cumbersome than what he and the property owners were trying to accomplish.

Mr. Gilzow recommended that the City adopt a more current version of the International Building Code (IBC); explore what the City of Houston had done; and hire a Building Inspector that had a broad base of experience and was willing to work with others to go through the process.

Councilwoman Estlinbaum asked for clarification regarding the recommendation. She asked if Mr. Gilzow was recommending to adopt the IEBC, or those that the City of Houston had.

Councilwoman Estlinbaum asked what would be the starting point for the next meeting. Mr. Gilzow stated whether the City would adopt the 2012 or the 2015 International Building Code. Councilwoman Estlinbaum stated that she was under the impression that the City would have to adopt the newest version, but that was not the case. Mrs. Jasek clarified that the City did not; however, for insurance rates, the City would need to adopt the most current or one that was within the last two years. Mrs. Jasek added that the Building Code was amended every 3 years.

Mr. Gilzow suggested that the City invest in purchasing the IBC Codes and determine which would be better. He added that at the end of the day the City would need a group of people to help with understanding the building code.

Councilman Cornman stated that he did not know why the City had not adopted the newest version of the code. He added that the City of Houston had an experienced Administrator, and that the City did not. Councilman Cornman suggested adopting the latest version, then go with Mr. Gilzow's recommendation number 3, then have the Building Inspector or group of people deal with Mr. Gilzow's recommendation number 1.

Becca Sitz was thankful for the invitation. She stated that the City needed recommendation number 3. Someone that would be willing to work with others and who would be willing to come around the glass.

Jason Childers informed everyone that he once owned the Cox Building for four years, and when he spoke with the Building Inspector it was always a different story. He added that the City needed a qualified person that would be willing to work with and help others.

Councilman Cornman wanted to clarify his statements. He stated that the City needed a qualified person, but would need clear direction to be able to accomplish tasks.

Councilwoman Estlinbaum stated that she would like to meet in 2 - 3 weeks in another workshop, to talk about the IEBC and to discuss recommendation number 3. Mrs. Jasek informed everyone that the position has been posted, and was open until filled. Councilman Cornman suggested that staff provide a recommendation on which year to adopt. Councilman Cornman suggested that Mr. Gilzow have those individuals that he was aware of that would be good for the position, go and speak with the Mayor. Councilwoman Estlinbaum suggest that they meet at the end of March and early April. Mrs. Jasek stated that she would have Bureau Veritas provide the recommendation regarding the building code. She added that the Building Inspector position had a certification that required a Plumbing Certification.

3. ITEMS / COMMENTS & MAYOR AND COUNCIL MEMBERS

SJ -GOOD AND INFORMATIVE MEETING.

4. ADJOURNMENT

AGENDA NOTICES:

Action by Council Authorized:

The City Council may vote and/or act upon any item within this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The City Attorney may appear in person, or appear in executive session by conference call in accordance with applicable state law.

Attendance By Other Elected or Appointed Officials:

It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be Agenda City Council August 8, 2013 in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

Executive Sessions Authorized:

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

This is to certify that the above notice of a Workshop Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on Friday, February 20, 2015, before 6:00 p.m. Any questions concerning the above items, please contact Mayor Mark A. Bricker at (979) 245-2137.

Rhonda Clegg
City Secretary



City Council
1901 5Th Street
Bay City, TX 77414

SCHEDULED

Meeting: 02/24/15 06:00 PM
Department: City Secretary
Category: Report
Prepared By: Rhonda Clegg
Initiator: Rhonda Clegg
Sponsors:
DOC ID: 1784

DISCUSSION ITEM (ID # 1784)

RECEIVE REPORT ON PROPOSED BUILDING ORDINANCE CHANGES.