

**CITY OF BRENHAM
BUILDING AND STANDARDS COMMISSION MINUTES**

November 20, 2025

The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription.

A regular meeting of the Building and Standards Commission (BSC) was held on November 20, 2025, at 4:00 P.M. in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Marshall Bevers
Walt Edmunds
Richard Morris

Commissioners absent:

Arlen Thielemann, Chair

Staff present:

Stephanie Doland, Director of Development Services
Allen Jacobs, Building Official
David Doelitsch, Assistant Building Official
David Moore, Building Inspector
Steven Loving, Fire Marshal
Cary Bovey, City Attorney
Megan Mainer, Assistant City Manager
Kim Hodde, Planning Technician

Citizens/others present:

Jason Vestuto

Media present:

None

1. Call Meeting to Order

Stephanie Doland, Development Services Director, called the meeting to order at 4:06 p.m. with a quorum of three (3) Commissioners present.

A motion was made by Commissioner Bevers and seconded by Commissioner Morris to appoint Walt Edmunds as Acting Chair for this meeting. The motion carried unanimously.

2. Public Comments and Receipt of Petitions

There were no public comments and/or receipt of petitions.

3. Reports and Announcements

- Allen Jacobs, Building Official, gave the Board an update on the status of various substandard building cases that are currently in process. For 2024-2025, nine (9) substandard buildings were identified. Staff has worked with the property owners to get voluntary compliance; however, three of the cases have been brought before the Building and Standards Commission – 703 W. Main Street, 1306 and 1308 Bridge Street. The status/dispositions are as follows:
 - Four (4) structures have been demolished.
 - One (1) pending heirship/ownership documents
 - Two (2) were resolved with repairs being completed
 - Two (2) are in progress with staff working with the owners for resolution with one of the cases being the incomplete construction of the Taqueria on Stone Hill Drive.

For 2025-2026, nine (9) additional properties have been identified. The following action has been taken

- Eight (8) property owners have received the initial property notices.
- Seven (7) of the property owners have been in communication with staff.
- One (1) owner is about to start partial demolition (S. Blue Bell Road).

Staff anticipates several demolitions next year including a structure on S. Market Street, a manufactured home on US Hwy 290 W, and the former Brenham Rest Home building. Another property on the N. side of E. Alamo Street has been identified. Staff has contacted the present owner who indicated that there is a contract for sale on the property and the plans are to remodel the structure for a residence. Staff will continue to monitor the properties of concern and actively pursue any properties that need attention.

- Stephanie Doland, Development Services Director, informed the Board that with Matthew Metzger moving out of Brenham there is a vacancy on the Board. She stated that Mark McAlexander, a local surveyor, is being recommended to fill the vacancy along with Jake Carlile, a local developer, who is being recommended for appointment as an alternate. The City Council will consider these recommendations in December for appointment being in January 2026.

4. Discuss and Possibly Act Upon Approval of the Minutes from the August 21, 2025, Building and Standards Commission meeting.

Acting Chairman Edmunds asked for any corrections or additions to the minutes. A motion was made by Commissioner Morris and seconded by Commissioner Bevers to approve the minutes from August 21, 2025, Building and Standards Commission meeting, as presented.

Acting Chairman Edmunds called for a vote. The motion passed with the Commissioners voting as follows:

Bevers	Yes
Edmunds	Yes
Morris	Yes
Thielemann	Absent

5. Discuss and Possibly Act Upon Case Number 2025-01 regarding a request for an extension of time and associated matters related to the property located at 703 W. Main Street and further described as Lot 15 A of the West Main Street Addition aka DB Williams, Lot 3.

Acting Chairman Edmunds administered the Oath of Office to persons who may be speaking on this item, including Allen Jacobs, Building Official, Stephanie Doland, Development Services Director, and Jason Vestuto, potential heir in Case Number 2025-01.

Allen Jacobs presented an update on Substandard Building Case No. 2025-01. He stated that this is for 703 W. Main Street. The Building and Standards Commission met on May 15, 2025, and gave three months for Mr. Jason Vestuto to finalize heirship of the property and to abate the substandard conditions. At the August 21, 2025, meeting, the Building and Standards Commission granted an extension of 90-days since the heirship determination case is taking longer than anticipated to complete. The heirship case was moved from Washington County to Polk County. On November 12, 2025, the Polk County Probate Court ruled that Mr. Jason Vestuto is the sole heir. Mr. Vestuto is waiting for the certified heirship judgment documents so that the property can be conveyed to him. Mr. Vestuto has since paid the final lien amounts to the City of Brenham and Perdue Brandon and is awaiting the release of liens to be filed and recorded with the Washington County Courthouse.

During this interim time, the potential heir/owner, Jason Vestuto, has been monitoring and maintaining the property. No complaints have been received since the last BSC meeting. Staff initially recommended an extension of sixty (60) days for the property to be conveyed to Mr. Vestuto and the substandard conditions to be abated; however, due to the upcoming holidays, Mr. Vestuto has requested an extension of ninety (90) days to complete the abatement. Staff is agreeable to and recommends a 90-day extension (after the property has been conveyed to Mr. Vestuto) of time to complete the abatement.

Mr. Jason Vestuto, potential heir/owner of the property, stated the following are the next steps in the process:

- Record heirship judgement in Washington County Records.
- Deliver certified release of liens to Perdue Brandon.
- Received certified release of judgment from Perdue Brandon and record it in Washington County Records.
- Prepare a new deed with the title company to transfer the property ownership to Jason Vestuto and record it in Washington County records.
- Obtain loan for demolition of structures or sell the property to cash buyer committed to demolition with the City ordered timeline.
- Pay any outstanding property taxes.
- Hire a contractor for demolition and pull permits.
- Schedule the demolition.

Commissioner Morris asked Mr. Vestuto if he felt confident that a contractor would be able to complete the demolition by the 90-day time frame. Mr. Vestuto replied that he had not contacted a demolition contractor yet, but he would do that as soon as possible. City Staff stated that a list of demolition contractors could be provided but no recommendation could be made.

A motion was made by Commissioner Morris and seconded by Commissioner Bevers to grant an extension of time for an additional ninety (90) days after the property has been conveyed to Mr. Jason Vestuto for permits to be issued, demolition of the main structure and the two accessory structures, and for the property to be cleaned up.

Acting Chairman Edmunds called for a vote. The motion passed with the Commissioners voting as follows:

Bevers	Yes
Edmunds	Yes
Morris	Yes
Thielemann	Absent

6. Adjourn

A motion was made by Commissioner Bevers and seconded by Commissioner Morris to adjourn the meeting at 4:32 pm. The motion carried unanimously.

The City of Brenham appreciates the participation of our citizens, and the role of the Building and Standards Commissioners in this decision-making process.

Certification of Meeting Minutes:

Richard Morris
Building & Standards Commission

Richard Morris
Acting Chair

October 1, 2026
Meeting Date

Kim Hodde
Attest

Kim Hodde
Staff Secretary

October 1, 2026
Meeting Date