



**CITY OF FARMERSVILLE
BUILDING & PROPERTY STANDARDS COMMISSION
MINUTES
for
November 25, 2019, 6:00 P.M.**

I. PRELIMINARY MATTERS

- Sandra Green, board liaison called the meeting to order at 6:01 p.m. Commissioners Chris Calverley, James Riley, Tracy Foltz, Tiffany Hesse, and Janice Powell were present. City Staff in attendance were Karen Dixon, Sandra Green, and City Attorney, Alan Lathrom. Also in attendance was Council Liaison, Donny Mason.
- The prayer was led by Chris Calverley followed by the pledges to the United States and Texas flags.

II. REORGANIZATION OF COMMISSION

A. Election of Chairman

- Motion to nominate Chris Calverley was made by Tiffany Hesse
- 2nd to approve was James Riley
- All Commissioners voted in favor

B. Election of Vice-Chairman

- Motion to nominate Tiffany Hesse was made by Tracy Foltz
- 2nd to approve was Chris Calverley
- All Commissioners voted in favor

C. Election of Secretary

- Motion to nominate Tracy Foltz was made by Tiffany Hesse
- 2nd to approve was Chris Calverley
- All Commissioners voted in favor

III. CONSENT AGENDA

Items in the Consent Agenda consist of non-controversial or “housekeeping” items required by law. Commission members may request prior to a motion and vote on the Consent Agenda that one or more Items be withdrawn from the Consent Agenda and considered individually. Following approval of the Consent Agenda, excepting the items requested to be removed, the Commission will consider and act on each item so withdrawn individually.

A. Minutes from the Building & Property Standards Commission Meeting on October 22, 2017.

- Minutes stand approved as submitted

IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. Consider, discuss, and act upon code violations located at 405 McKinney Street.

- Karen Dixon addressed the Commission and presented a PowerPoint that showed the contact with the owner and the pictures of the house. She indicated the owners initially were going to renovate the house, but soon realized that it would take an excessive amount of work so they decided they would demolish the home instead.
- Chris Calverley asked if the first contact was in December 2018 and asked if the owner had discussed demolishing the house.
- Karen Dixon stated she did not ask them to demolish the house. Instead she told them the city had two houses that could be torn down every year.
- Sandra Green indicated the city still has to pay for debris to be hauled off.
- Chris Calverley asked what the owners plans were for the home.
- Owner, Mr. Lamkin, stated he wants to demolish the house and build a new house.
- Chris Calverley asked if it was something they were planning on doing themselves.
- Mr. Lamkin stated he is a general contractor and planned on doing it himself. There were people living there when they bought it, but since then they have started to demolish it. He explained that once Karen Dixon had contacted them regarding the structure they had already decided to demolish the home. He stated that Karen Dixon told them the city had a program where the city would tear down two houses a year and asked if they would be interested in that program. He indicated they wanted to look in to that. He said it was presented to him that the city had the money to demolish and haul off the debris from the house.
- Chris Calverley asked Sandra Green what the program was.
- Sandra Green stated that Sanitation Solutions, the city’s trash company, allows the city two houses to tear down a year and then the city incurs the expense of hauling off the debris.
- Alan Lathrom indicated that a lien would be placed on the property for the cost that was incurred by the hauling off of the debris.

- Chris Calverley stated the lien would be placed on the property if the owner did not pay for the haul off amount.
- Alan Lathrom indicated that was correct.
- Mr. Lamkin stated there was some misunderstanding because he was told the city would tear down the house for them for free. It would alleviate an eye sore and they could build a \$250,000 house instead.
- Chris Calverley asked what the cost would be that was charged to the city. He also asked Mr. Lamkin if the house was secure.
- Mr. Lamkin stated the doors were screwed shut.
- Chris Calverley asked Mr. Lamkin how he would like to move forward at this point since there was a cost whether he demolished the house himself or if the city did it.
- Mr. Lamkin indicated he had a \$2,800 estimate to get it demolished and he thought it would be at no cost to him if the city demolished it. He stated he would like to choose the way that would be cheaper.
- Chris Calverley asked the Commission if they wanted the city to get a quote for the haul off and then come back at a future meeting.
- Tiffany Hesse explained she felt like if the owners where already going to demolish the house then maybe they would already have the means to do so. She stated she was not sure why the program was offered to them in the first place.
- Karen Dixon stated that at the time the owner's and her were discussing it she figured that we have two houses a year and why can we not use it for them.
- Tiffany Hesse pointed out that if they were planning on building a house on the property why would they not potentially have the money to demolish it.
- Karen Dixon stated that she did not think they were going to start a house right after they demolish the old house.
- Mr. Lamkin said that if the city stated they were going to start fining him if the house was not demolished within 90 days he would have it down within 90 days.
- Sandra Green asked Alan Lathrom about the legal documents and timing.
- Alan Lathrom stated the city could do things in the way of agreements that would make things faster, but there is not a per se program. He explained there was the franchise agreement with the city that stated Sanitation Solution would tear down two houses a year as a part of their franchise fee with the city. There are guidelines as to what qualifies and when it could be used. He also indicated there was cost associated with the removal of the debris. The overall cost would depend on if there was lead based paint or any asbestos because those materials require a different disposal method.
- Karen Dixon asked Sandra Green what Sanitation Solutions charges for disposal fees.
- Sandra Green stated she did not remember the exact amount for the last house they quoted, but it was well over \$1,000. She said they would go look at the house and then present a quote to the city for the costs.
- Chris Calverley stated he felt the Commission could move forward and obtain the quote for the demo through the city. He did state the city would not incur the

fees and the owner would have to pay them. He suggested bringing back the information at the next meeting in January.

- Motion to table the item until the next meeting to allow the city to obtain a quote from Sanitation Solutions and for the homeowner to bring in the costs if he were to demolish the house himself made by Chris Calverley
- 2nd to approve made by Tiffany Hesse
- All Commissioners were in favor

V. **ADJOURNMENT**

- The meeting was adjourned at 6:22 p.m.

APPROVE:

Chris Calverley, Chairman

ATTEST:

Sandra Green, City Secretary