



**CITY OF FARMERSVILLE  
BUILDING & PROPERTY STANDARDS COMMISSION**

**MINUTES for  
August 25, 2016, 6:00 P.M.**

**I. PRELIMINARY MATTERS**

- Chairman Anne Hall called the meeting to order at 6:01 pm. Commissioners Diane Jackson, Frank Delorantis, and Chris Calverley were present. Tiffany Hesse was not in attendance. Chris Calverley led the prayer, and Frank Delorantis led the pledges to the flags of the United States and Texas.

**II. CONSENT AGENDA**

- A. Minutes from the Building & Property Standards Commission Meeting on June 23, 2016
- Motion to approve the minutes was made by Diane Jackson
  - 2<sup>nd</sup> to approve was made by Frank Delorantis
  - All commissioners were in favor thereby approving the minutes

**III. PUBLIC HEARING**

- A. Public hearing to consider, discuss, and act upon violations at 140, 148, and 150 South Main Street, Block D, Lots 16a, 17-18b, 18a, and 19c, City of Farmersville, Collin County, Texas
- City Manager, Ben White, addressed the Commission stating that it had been several months since the fire on the property and said that the City would like to see it cleaned up before Old Time Saturday on October 1<sup>st</sup>.
  - No one came forward to speak for or against the status of the property. The property owner was not present.
  - Code Enforcement Officer, Karen Dixon, told the Commission that cleanup had started and was told that it should be complete in four days. Ms. Dixon stated that she thought it would take longer than that and proceeded to show detailed images of the extensive damage to the property. She also indicated that she believes the property is a safety hazard to the public.

- Chris Calverley asked if a temporary fence could be put up. Ben White said that from the City's point of view, the area should definitely be secured. Mr. Calverley supports any action needed to be taken by Ms. Dixon to get the area secured by September 22<sup>nd</sup>. Frank Delorantis also agreed citing safety as his primary concern.
  - City Attorney, Alan Lathrom, advised that the Chairman continue with the public hearing prior to entertaining a motion. Chairman, Anne Hall, asked if anyone wanted to come forward after hearing the discussion. No one came forward. Ms. Hall closed the public hearing.
  - Alan Lathrom reviewed the actions that the Commission may request of the property owner, such as, putting up a security fence while demo is going on, request covering the hole/pit in the foundation, and pull demo permits if not done so already.
  - Chris Calverley reiterated that the property should be secured sooner rather than later to prevent any injury. Mr. Lathrom said there are other concerns to take into consideration as well, such as the walls and foundation, contamination of storm water, and removal of hazardous materials.
    - Motion made by Chris Calverley stating that a temporary fence with the proper signage be erected around site within 7 days and the hole/pit in the foundation be covered by September 22<sup>nd</sup>; hazardous materials, walls, and slab should be removed with the proper permits being pulled from the City.
    - 2<sup>nd</sup> to approve was made by Frank Delorantis
    - All commissioners were in favor thereby approving the motion
- B. Public hearing to consider, discuss, and act upon violations at PR 100 #15, in the W.B. Williams Survey, Abstract No. 952, Tract 109, City of Farmersville, Collin County, Texas
- No one came forward to speak for or against the status of the property. The property owner was not present.
  - Code Enforcement Officer, Karen Dixon, presented images to the Commission and stated that the structure is unsafe.
  - Chris Calverley asked if the owner had communicated with Karen at all. Ms. Dixon said that Mr. Hendricks told her he would be rebuilding the trailer. However, Mrs. Hendricks had told Karen on the morning of August 25<sup>th</sup> that the trailer would be removed from the property. Ms. Dixon informed Mrs. Hendricks that it needed to be done by September 22<sup>nd</sup>.
  - Chairman, Anne Hall, asked if there were any other comments regarding the stricter at PR 100 #15. There were not any other comments. Ms. Hall stated she agreed that the trailer needed to be demolished or moved by the next meeting.
  - City Attorney, Alan Lathrom, noted that state permits will also have to be pulled if the trailer is going to be moved because it is an oversized load. He also stated that the trailer needs to be secured.
    - Motion was made by Chris Calverley to have the trailer secured by close of business on Monday, August 29<sup>th</sup>; in the event that the property owner is unable to secure the trailer, the Farmersville PD has the authority to

secure the structure; the trailer must be moved or demolished by the 22<sup>nd</sup> of September with all required permits being pulled from the City, and if necessary, the State.

- 2<sup>nd</sup> to approve was made by Frank Delorantis
- All commissioners were in favor thereby approving the motion

**IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

A. Consider, discuss, and act upon violations at 309 Murchison Street

- Code Enforcement Officer, Karen Dixon informed the Commission that, to her knowledge, no permits for building or demolition had been pulled for the property. The property owner still has another 30 days to do so in accordance with the Order.
- No motion, no action

**V. ADJOURNMENT**

- The meeting was adjourned at 6:46 p.m.

APPROVE:

  
Chris Calverley, Secretary

ATTEST:

  
Mary Tate, Staff Liaison