

FARMERSVILLE BUILDING AND PROPERTY STANDARDS  
MEETING MINUTES  
AUGUST 11, 2011

The Farmersville Building and Property Standards met in a special called session on August 11, 2011 at 6:00 p.m. in the Council Chambers at City Hall with the following members present: Leaca Caspari, Michael Zilk, Del Sergent and Patti Ford. Staff members present were City Manager John Moran, Police Chief Mike Sullivan, City Attorney Alan Lathrom, Code Enforcement Officer Karen Dixon, Lee Swain with Bureau Veritas and City Secretary Edie Sims. Council Liaison present was Paul Kelly. Absent was Bill Nerwich.

CALL TO ORDER, ROLL CALL

Edie Sims, City Secretary called the meeting to order, called the roll and announced a quorum was present.

ORGANIZE BUILDING AND PROPERTY STANDARDS COMMISSION – SELECT CHAIRMAN

City Secretary Edie Sims asked for nominations for Chairman. Del Sergent nominated and motioned for Leaca Caspari to preside as Chairman. Michael Zilk seconded the motion. Motion carried unanimously.

ORGANIZE BUILDING AND PROPERTY STANDARDS COMMISSION – SELECT VICE-CHAIRMAN

Del Sergent nominated and motioned for Michael Zilk to preside as Vice-Chairman. Patti Ford seconded the motion. Motion carried unanimously.

ORGANIZE BUILDING AND PROPERTY STANDARDS COMMISSION – SELECT SECRETARY

Del Sergent nominated and motioned for Patti Ford to preside as Secretary. Michael Zilk seconded the motion. Motion carried unanimously.

PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT UPON A PROPERTY VIOLATION OF CHAPTER 4, SECTION 4.110 AT 613 MAPLE STREET, BLOCK 1, LOT 4B, GRAHAM (CFR) [FARMERSVILLE ORIGINAL], PROPERTY ID 123392 – COLLIN DEED RECORDS 20100303000204900

At 6:04pm, Chairman Caspari opened the Public Hearing to hear information regarding 613 Maple Street. Police Chief Mike Sullivan and Lee Swain with Bureau Veritas came before the Commission and presented a power point with photos and video of the condition of the structure. Chief Sullivan also reviewed a time synopsis of events taken by Code Enforcement Karen Dixon revealing the conditions which people were living in at this address. After showing the pictorial history, City Manager John Moran requested the Commission to consider ordering the structure be secured and be requested demolition, have the lot cleared and be revegitated. Janie Torres, owner of the property, came before the Commission to express that she wishes to bring the house back to a better standard of living. Previous tenants have left the house in terrible condition. One renter was evicted and taken to court by Ms. Torres and the second renter had issues with the Police Department and CPS was called to the property. Ms. Torres stated she is a single parent with limited income, but wishes to correct the problem and then move into the house. Ms. Torres asked the Commission for time to make the repairs. Due to major structural, plumbing and electrical issues, the Commission offered Ms. Torres the opportunity to come back in 30 days with a plan to spell out the process of repairs and permitting for said repairs. At that time, the Commission will review Ms. Torres' plan and decide if the property can be rehabilitated or demolished.

City Manager John Moran stated the evidence presented describes a dangerous and serious threat to health and safety and to consider the City's request. Paul Kelly asked if demolition was required, who would pay those costs. City Manager John Moran stated the homeowner would be responsible those that expense. If the homeowner does not follow through, the City can do the work or have the work done and place a lien on the property.

Chairman Caspari closed the public hearing at 7:13pm.

With cost to fix the repairs being overwhelming and requiring the work be performed by licensed professionals, Del Sergent motioned to table the Public Hearing for 30 days and allow the owner to provide a plan for rehabilitation of the structure. Michael Zilk seconded the motion. City Attorney Alan Lathrom encouraged the Commission to require the structure be secured and plaquered with a "Stay Out" sign. Motion carried unanimously.


#### ADJOURNMENT

The Building and Property Standards Commission adjourned at 7:24pm.

APPROVED

  
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Leaca Caspari, Chairman

ATTEST

  
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Patti Ford, Secretary