

FARMERSVILLE BUILDING AND PROPERTY STANDARDS
MEETING MINUTES
SEPTEMBER 15, 2011

The Farmersville Building and Property Standards met in a special called session on September 15, 2011 at 6:00 p.m. in the Council Chambers at City Hall with the following members present: Leaca Caspari, Michael Zilk, Del Sergent, Bill Nerwich and Patti Ford. Staff members present were City Manager John Moran, Police Chief Mike Sullivan, City Attorney Alan Lathrom, Code Enforcement Officer Karen Dixon and City Secretary Edie Sims. Council Liaison present was Paul Kelly.

CALL TO ORDER, ROLL CALL

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

DISCUSS, APPROVE OR DISAPPROVE MINUTES FROM SEPTEMBER 15, 2011 MEETING

Bill Nerwich motioned to approve the minutes as presented with Patti Ford seconding 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 6:02pm, Chairman Caspari opened the Public Hearing to hear information regarding 613 Maple Street. The purpose of the hearing was for Janie Torres to present plans to rehabilitate the structure and bring up to code. Police Chief Mike Sullivan came before the Commission and presented a pictorial handout to refresh the Commission of the condition of the structure. Per Chief Sullivan, no changes have taken place since a stop work order on the home was issued early August.

Janie Torres, owner of the property located at 613 Maple Street, came before the Commission asking for an 8 month reprieve to make improvements on the structure. Ms. Torres presented plans for the remodeling project that included a budget of \$9,500 and included \$178 for permits. Jose Garcia will be the remodeler. The windows will be replaced with energy efficient windows. Most of the materials have been purchased to begin the remodeling work. The electrician has not provided a plan as of yet. Ms. Torres expressed that the house will need to be leveled, then install electrical and tear out bathroom fixtures and flooring and have replaced. Ms. Torres stated she spoke with a plumber who does not believe the plumbing work will be a great deal since the plumbing will be for one bathroom and the kitchen. All plumbing will be replaced with PVC pipe. Currently the house is 3 feet above ground level.

Commissioner Patti Ford expressed concern that one month has passed and the Commission was not presented with prepared plans. Ms. Ford is concerned that the electrician was too busy to provide plans. Ms. Torres explained that if plans were not given to her by the coming weekend that she will find another electrician.

Per City Manager John Moran, the previous inspection reflects severe structural failure, the roof leaks, severe mold on the walls, gas leaks and extensive heavy wood rot. According to Ms. Torres, she has hired a remodeler to oversee all reconstruction. Ms. Torres also exclaimed that the most expense will be the electrical.

Commissioner Patti Ford expressed her concern for Ms. Torres as she does not have the funds to be taken advantage of; putting any work into this structure to still take the chance of having the structure be condemned.

Ms. Torres stated she will have all the gas lines removed and will have the house totally electric. Commissioner Bill Nerwich informed Ms. Torres to be clear of her path if she chose to move forward by insuring that all plans will lead to permit which is not an easy task. All work will

have to pass inspection or the Commission will be forced to begin proceedings for condemnation. City Attorney advised the Commission that they are only allowed to give a 90 day extension. The work can be monitored and if deemed necessary, can then extend time another 90 days.

Jessie Torres, Janie Torres brother who resides on CR 1122, stated in order to begin the work, a temporary pole would be required for power. The rotten wood can be replaced as well as the sheetrock where mold has set in. Due to the timing, winter weather will be upon us which could hinder time spent making necessary repairs.

Jodie Torres, Janie Torres' sister-in-law who resides on CR 1122, gave accolades to Janie Torres for her ability to get things done. Family health issues involving her brother have prevented Ms. Torres from having the plans in a completed state.

Chairman Caspari closed the public hearing at 6:29pm. Chairman Caspari opened this item to the Commission for further discussion. Statutorily, the board can only offer 90 days to complete the work which would also include the time needed to pull permits. The Board could give 30 days to pull the permit and 90 days to complete the work and receive a work plan of how the remainder of the work will be completed. City Attorney Alan Lathrom recommended giving 90 days and come back to the Board with a completed plan. If work is not completed, then offer another 180 days and require progress reports every 30-60 days. The key is to get the work started and spell out the rest of time needed and how to finish the remainder. Chairman Caspari confirmed that she would like for Ms. Torres to keep this house but must also consider what is in the best interest of the community. Commissioner Nerwich gave kudos to Ms. Torres for her efforts of a plan, even though not complete. City Manager John Moran stated he too is in support of Ms. Torres' efforts; however Ms. Torres committed to 30 days to have plans presented to the City for permitting.

Bill Nerwich motioned to allow the property owner of 613 Maple Street 90 days to bring the structure on the property into compliance with current City codes and cure the health and safety hazards identified in the sections and 30 days for the property owner to file for permits to perform the work and then return before the Building and Property Standards commission within 30 days of this order with a detailed plan and time schedule for the performance of the work and to keep the house vacant and properly secured from unauthorized entry at all times. Upon the property owner's return before the Commission in 30 days, the Commission will consider amending this order to expand the time allowed for completion of work and establishing a time schedule for the remaining work to be performed. Further, Mr. Nerwich motioned to direct the Building Official to inspect any work performed on the structure and report to the Commission at the 30 day time period. Del Sergent seconded the motion. Motion carried unanimously.

DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

- City Manager John Moran requested the Commission hold an orientation session as a separate meeting.

ADJOURNMENT


The Building and Property Standards Commission adjourned at 7:10pm.

APPROVED



Leaca Caspari, Chairman

ATTEST



Patti Ford, Secretary