

FARMERSVILLE BUILDING AND PROPERTY STANDARDS COMMISSION  
MEETING MINUTES  
MAY 17, 2012

The Farmersville Building and Property Standards Commission met in a regular called session on May 17, 2012 at 6:00 p.m. in the Council Chambers at City Hall with the following members present: Michael Zilk, Del Sergent, Patti Ford and Leaca Caspari. Staff members present was City Secretary Edie Sims.

CALL TO ORDER, ROLL CALL

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

DISCUSS, APPROVE OR DISAPPROVE MINUTES FROM MARCH 8, 2012

Del Sergent motioned to approve the minutes as presented with Michael Zilk seconding the motion. Motion carried unanimously.

CONSIDER, DISCUSS AND ACT UPON A VIOLATIONS OF CHAPTER 4, SECTION 4.110 OF THE CITY'S CODE OF ORDINANCES REGARDING THE PROPERTY AND STRUCTURE(S) SITUATED AT 613 MAPLE STREET, BLOCK 1, LOT 4B, GRAHAM (CFR) [FARMERSVILLE ORIGINAL], PROPERTY ID 123392 – COLLIN DEED RECORDS 20100303000204900

After opening remarks from Chairman Caspari, Patti Ford stated that this property has been in turmoil since August 2011 and it was time to make a decision. Chairman Caspari offered that if the decision was to have the structures on the property demolished, the demolition needs to be clear to bring completely to the dirt removing all forms of foundation and that all utilities be capped off.

Owners of the property were not present at the call of the meeting. Edie Sims stated that the owner, Minerva Aguilar, called the date of the meeting to state that the cost for rehabilitation of the structure was more than demolishing the structure and rebuilding on the lot. Ms. Aguilar indicated on the phone that she would like to demolish all structures on the lot and build a house with the same floor plan as the existing structure.

Chairman Caspari stated that demolition of the structure would be beneficial; however building another structure on this lot would be up to the Board of Adjustment as it is a non-conforming lot.

Michael Zilk motioned to find a nuisance and a danger existing at 613 Maple Street. The findings are that the property is substandard, including but not limited to, the foundation, the roof, the electrical condition and the plumbing condition of the structure is not safe for human habitation and therefore motioned that an order of demolition be made. Mr. Zilk continued that a copy of the report with detailed findings along with any and all pictures and video of the property be included with the order to demolish. Complete demolition should be accomplished in 30 days. Demolition will include disconnection of all electrical, water and gas from the property and include the removal of debris. The Board concurred and included that the demolition clock will begin from the date a certified return receipt letter of notification is received by the owner. Del Sergent seconded the motion. Motion carried unanimously.

Property owner Minerva Aguilar arrived at 6:14pm after the motions had been made.

DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

- No items are presented for future agendas.

ADJOURNMENT

The Building and Property Standards Commission adjourned at 6:15pm.

APPROVED

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Leaca Caspari, Chairman

ATTEST

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Patti Ford, Secretary

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