

FARMERSVILLE BUILDING AND PROPERTY STANDARDS COMMISSION
MEETING MINUTES
JANUARY 30, 2012

The Farmersville Building and Property Standards Commission met in a regular called session on January 30, 2012 at 6:00 p.m. in the Council Chambers at City Hall with the following members present: Chairman Leaca Caspari, Michael Zilk, Del Sergent, Patti Ford and Bill Nerwich. Staff members present were Code Enforcement Officer Karen Dixon and City Secretary Edie Sims. Council Liaison present was Paul Kelly.

CALL TO ORDER, ROLL CALL

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

DISCUSS, APPROVE OR DISAPPROVE MINUTES FROM DECEMBER 8, 2011 MEETING

Chairman Caspari requested this item be tabled as the Board did not get to review the minutes. This item will be acted upon at their next meeting in February.

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

Chairman Caspari opened this item for discussion. Detailed plans regarding the rehabilitation of the property located at 613 Maple Street have not been presented to the City. Chairman Caspari stated that 6 months have concluded and no plans or Board requests have been completed and brought before the Building and Property Standards Commission. Code Enforcement Officer Karen Dixon stated she had concerns of the new property owner having to be committed to the requirements of the Commission and not having the same amount of time as the previous owner Janie Torres. Ms. Dixon asked the Commission if the 6 month time period to make rectification to the property was allowed to the property or to the owner. Chairman Caspari stated she asked that question of City Attorney Alan Lathrom at a previous meeting; the answer was the property.

The Commission concurred that the house needs to come down; but the new owner may have come into this project without full knowledge of the problems encumbered with this property.

Paul Kelly, Council Liaison, questioned the Commission that if the building were to be demolished, a non-conforming use will be apparent since the set back lines take in the majority of the lot for a new home to be rebuilt on the property. Bill Nerwich was concerned that the City could ultimately take possession of the property and would not be able to use the land.

The Commission exited into an Executive Session to consult with the City Attorney at 6:27pm.

The Commission returned from Executive Session at 6:29pm.

Del Sergent motioned to extend to the new owner a period of 30 days to receive information regarding plans that are expected from him for the rehabilitation of the property at 613 Maple. Mr. Sergent also included in his motion that the information sent to the new owner be provided in English as well as Spanish. Bill Nerwich seconded the motion. Motion carried unanimously.

DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

- No items were requested to be placed on future agendas.

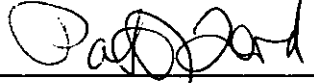
ADJOURNMENT

The Building and Property Standards Commission adjourned at 6:29pm.

APPROVED

Leaca Caspari, Chairman

ATTEST



Patti Ford, Secretary