

FARMERSVILLE BUILDING AND PROPERTY STANDARDS COMMISSION
MEETING MINUTES
JULY 11, 2013

The Farmersville Building and Property Standards Commission met in a special called session on July 11, 2013 at 6:00 p.m. in the Council Chambers at City Hall with the following members present: Andrew Washam, Autumn Barton, Rafiqa Huddleston, Patti Ford and Leaca Caspari. Staff members present were Code Enforcement Officer Karen Dixon, City Attorney Alan Lathrom and City Secretary Edie Sims. Council Liaison Michael Carr was not present.

CALL TO ORDER, ROLL CALL

Chairman Leaca Caspari called the meeting to order. City Secretary Edie Sims called the roll and announced a quorum was present. Edie Sims presented the invocation and the Pledge of Allegiance.

ORGANIZAE THE BOARD BY APPOINTING CHAIRMAN, VICE CHAIRMAN AND SECRETARY

Patti Ford nominated and motioned Leaca Caspari as Chairman. Autumn Barton seconded the motion. Motion carried unanimously.

Rafiqa Huddleston nominated and motioned Autumn Barton as Vice Chairman. Patti Ford seconded the motion. Motion carried unanimously.

Autumn Barton nominated and motioned Rafiqa Huddleston as Secretary with Patti Ford 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 309 HAISLIP STREET, BLOCK 5, LOT 1, HAISLIP FOWLER REPLAT, PROPERTY ID 2526991 – COLLIN DEED RECORDS 2005-0132231

Chairman Leaca Caspari opened this topic as a Public Hearing at 6:07pm. Code Enforcement Officer Karen Dixon came before the Commission stating she has made 12 attempts to contact the property owners, including utilizing Certified Mail. With no contact being made, Ms. Dixon has presented this property to the Board for the next phase to have this property discussed.

Ron XXX with Bureau Veritas came before the Commission as he is the Housing Inspector for Bureau Veritas. Although he personally did not inspect the home, he has reviewed the previous Inspector's notes and confirmed the property is in need of demolition. Mr. XX did an inspection the date of this meeting and found the house in not inhabitable and is not a candidate for any restorations. There is a great deal of decay and mold making the structure very unsafe. The floor is sitting on the ground with no foundation to support the structure.

Ms. Dixon stated she began contacting the property owners of the condition of this structure in 2011. The owners did not respond by signing for their certified mailings. To date, the property owners have not responded to Ms. Dixon's attempts to communicate with them.

Leaca Caspari asked if there are issues with filing a lien on the property. City Attorney Alan Lathrom indicated if the property were sold at auction, the City's lien

would be a high priority; however property taxes come first, then any funds left can be applied to liens.

Autumn Barton asked what risks the structure actually poses to the community. Ms. Dixon stated an abandoned structure allows vagrants and vermin to inhabit the structure. The structure components as they exist could cause someone injury. Ms. Dixon also stated that children are naturally curious and there are a lot of children in this neighborhood. Ms. Caspari asked if the City has received input from the neighborhood with Ms. Dixon stating this is how the complaint originated. The residence has not been occupied since 2007.

Chairman Caspari closed the Public Hearing at 6:15pm. Ms. Caspari stated the Commission has several options: 1) fine the property owner – this tactic will not be helpful to the situation. 2) contact the property owner one more time and offer time to demolish or rehabilitate. 3) Offer time to develop a plan. 4) Begin demolition proceedings.

City Attorney Alan Lathrom stated it was standard to afford 30 days to obtain permits and 90 days to demolish. If the property owner takes no action, this gives the City the ability to demolish. An order must be prepared and filed with the Collin County Deed Records.

Autumn Barton motioned to offer 30 days to the property owner to obtain permits for rehabilitation and 90 days for demolition. If the property owner does not obtain a permit within 30 days, on the 31st day the City may begin the process for demolition. If the property owner does obtain permits within 30 days, the owner has 90 days to bring the property to proper standard living conditions. Ms. Barton completed her motion by adding to have the building secured as it poses a threat to the public since the structure is substandard. Patti Ford seconded the motion. Motion carried unanimously.

DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

- No items are presented for future agendas. This agenda item is to be removed from further agendas as this Board relies on cases presented by the Code Enforcement Officer for action only.

ADJOURNMENT

The Building and Property Standards Commission adjourned at 6:25pm.

APPROVED

Leaca Caspari, Chairman

ATTEST

Rafiq Huddlestone, Secretary