

FARMERSVILLE BUILDING AND PROPERTY STANDARDS COMMISSION  
MEETING MINUTES  
MARCH 13, 2014

The Farmersville Building and Property Standards Commission met in a special called session on March 13, 2014 at 6:00 p.m. in the Council Chambers at City Hall with the following members present: Andrew Washam, Rafiq Huddleston, Patti Ford and Chairman Leaca Caspari. Member absent was Autumn Barton. 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.

PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT UPON A PROPERTY VIOLATION OF CHAPTER 4, SECTION 4.110 AT 603 MAPLE STREET, BLOCK 1, LOT 1A, GRAHAM (CFR) [FARMERSVILLE ORIGINAL], PROPERTY ID 1233347 – COLLIN DEED RECORDS 00-0042592/4656-1160

Chairman Leaca Caspari opened the Public Hearing at 6:03pm. Chairman Caspari requested Code Enforcement Officer Karen Dixon to offer information regarding the property. Ms. Dixon stated she has attempted contact with the property owner for several months. With no reply or response from the property owner, a Search Warrant was attained and an inspection of the structure was made. Upon final inspection, the structure was noted to have exposed electrical wiring at the meter base; broken windows, exposed electrical at the south end of the house; rotten siding; damaged roof that is falling in; no power; no plumbing; foundation is not secure. The Building Inspector stated the house is not habitable. Ms. Dixon also informed the Commission of large amounts of debris on the property.

The property owner lives next door to the property in question. Numerous attempts were made to communicate with the property owner. Three extensions were offered to the owner to communicate with Ms. Dixon. A Final Notice was issued and two more extensions were offered before bringing this issue before the Building and Property Standards Commission.

Property owner Armando Rivera, residing at 607 Maple, came forth stating he works out of town during the week and is only available on the weekends. He stated he plans to repair the home. During his absence, he sent his son to ask permitting questions at City Hall. He understood no permits were required. Mr. Rivera has the materials to repair the structure and wants to make the house habitable. Mr. Rivera stated he would need three (3) months to complete and would prefer starting the first of next month. His current job will be completed by the end of March and he will then be available to focus on the property at 603 Maple.

Chairman Caspari asked for anyone else to speak for or against this property. With no one else coming forward, Chairman Caspari closed the Public Hearing at 6:15pm.

CONSIDER, DISCUSS AND ACT UPON APPROVING MINUTES FROM THE JULY 11, 2013 BUILDING & PROPERTY STANDARDS COMMISSION MEETING

This item was tabled as the minutes were not in the packet.

CONSIDER, DISCUSS AND ACT UPON VIOLATIONS OF CHAPTER 4, SECTION 4.110 OF THE CITY'S CODE OF ORDINANCES REGARDING THE PROPERTY AND STRUCTURE(S) SITUATED AT 603 MAPLE, BLOCK 1, LOT 1A, GRAHAM (CFR), PROPERTY ID 1233347 – COLLIN DEED RECORDS VOLUME/PAGE 00-0042592/4656-1160

Chairman Caspari opened the discussion with the Commission stating she felt it was good to work with the property owners and reminding the Commission of the ultimate goal to have these structures habitable or removed for the betterment of Farmersville.

Since Mr. Rivera has expressed his desire to rehabilitate the property, the Commission will need to set a time table and make sure Mr. Rivera understands the Commission's expectations. Chairman Caspari suggested Mr. Rivera acquire all permitting requirements through Ms. Jackson at City Hall and have a permit and progress report in a month's time.

Karen Dixon requested the house be secured by having the doors and windows secured from entry and to be allowed to check weekly that work is progressing when the permit is allowed. Rafiqa Huddleston disagreed stating having the Code Enforcement Officer present will make the workers uncomfortable and thereby not doing as good a job. Checking on the property every two weeks would be sufficient.

City Attorney Alan Lathrom suggested the Commission offer 30 days to pull a permit and bring the plans and time schedule back to the Commission. This information will be informative for the Commission to then state the length of time to complete the job.

Chairman Caspari received concurrence to have the property posted for no admittance and have the doors and windows sealed and no work is to be performed until permits have been issued.

Andy Washam motioned to allow the property owner to secure the property immediately by locking all doors and windows and posting notice on the property as no admittance; within 14 days meet with the City regarding permits; within 30 days obtain necessary permits for the repair of the structure; and appear before the Board at its April meeting with a plan for the repair and rehabilitation of the property with Patti Ford seconding the motion. Motion carried unanimously.

DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

- The Code Enforcement Officer will be presenting 116 Woodard to the Commission at the April meeting.

ADJOURNMENT

The Building and Property Standards Commission adjourned at 6:33pm.

APPROVED

ATTEST

\_\_\_\_\_  
Leaca Caspari, Chairman

\_\_\_\_\_  
Rafiqa Huddleston, Secretary