

FARMERSVILLE BUILDING AND PROPERTY STANDARDS COMMISSION
MEETING MINUTES
MAY 8, 2014

The Farmersville Building and Property Standards Commission met in a special called session on May 8, 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 Autumn Barton. Member absent was 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

Vice Chairman Autumn Barton 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.

(Item II – A) MINUTES FROM THE BUILDING AND PROPERTY STANDARDS COMMISSION MEETING OF JULY 11, 2013

Vice Chairman Autumn Barton motioned to approve the minutes as written with Patti Ford seconding the motion. Motion passed unanimously.

(Item II – B) MINUTES FROM THE BUILDING AND PROPERTY STANDARDS MEETING OF MARCH 13, 2014

Vice Chairman Autumn Barton motioned to approve the minutes as written with Patti Ford seconding the motion. Motion passed unanimously.

(Item III – A) PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT ON OPTIONS TO RESTORE OR DEMOLISH THE STRUCTURE(S) SITUATED AT 603 MAPLE

Vice Chairman Autumn Barton opened the public hearing at 6:06pm. Code Enforcement Officer Karen Dixon came before the Commission and informed of the multiple efforts to contact the property owner. At the last meeting, Mr. Rivera was asked to begin the process of attaining building permits to rehabilitate the house located at 603 Maple. To date, Ms. Dixon replied she was unaware if Mr. Rivera had begun the permitting process and recommended demolishing the structures on the property.

City Secretary Edie Sims informed Ms. Dixon and the Commission that Mr. Rivera had come to City Hall and did begin the building permit process. Ms. Dixon confirmed the buildings were made secure and boarded up entries as required from the last Building & Property Standard Commission Meeting.

Ms. Dixon confirmed Mr. Rivera, owner of the property, is not in town much and most communication is accomplished by posting notices on his home. Andy Washam stated he has a difficult time proceeding with demolition when Mr. Rivera has indicated and shown his intentions of rehabilitating the structures. However, Mr. Rivera was not present for the meeting which caused Mr. Washam some concern.

With no further discussion for or against the restoration or demolition of the property, Vice Chairman Autumn Barton closed the public hearing at 6:16pm.

Patti Ford expressed her desire to work with people to not lose their investment. The 30/90 rule was described by City Attorney Alan Lathrom as a possible avenue for the Commission. With a property owner conforming to the requirements and showing the Commission their intentions, the Commission may allow 30 days to pull permits and have completion of the structure in 90 days. The 30 days for permitting is considered

part of the 90 day timeframe. The property owner would be asked to return to the Commission with progress reports to ensure they are complying with the Commission's request.

Patti Ford motioned to approve Mr. Rivera 30 days to pull the permit and have the structure completed within 90 days with Rafiq Huddleston seconding the motion. Motion passed 3 to 1 with Autumn Barton opposing.

(Item III – B) PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT ON OPTIONS TO RESTORE OR DEMOLISH THE STRUCTURE(S) SITUATED AT 116 WOODARD

Prior to the public hearing, Code Enforcement Karen Dixon was asked to describe the conditions of the structures located at 116 Woodard. Ms. Dixon showed photographs of deplorable conditions of the property which included no underpinning, failed roof, lack of windows, lack of a floor, no walls, and the junk vehicles that take a large area of the property. There is also hazardous waste which needs to be addressed as well. Ms. Dixon stated she has been in communication with the property owners for quite some time. As time was allowed for permits to be attained, the property continued to sit with no attention to the dangerous conditions. Multiple times the property owner requested extensions to allow time to attain permits but permits were never discussed with personnel at City Hall nor attained.

The junk vehicles can be processed through another ordinance through the City. Autumn Barton was concerned the hazardous waste (oil) and tires could be addressed the same time as the structure.

Vice Chairman Autumn Barton opened the public hearing at 6:41pm where those asked for the restoration or demolition of the structure at 116 Woodard to come forward. With no one coming forward, Ms. Barton asked for those opposing the restoration or demolition of the structure at 116 Woodard come forward. With no one coming forward, the public hearing was closed at 6:42pm.

Due to the hazardous waste on the property and potential other hazardous issues, the Commission expressed concern of the timeline and procedures to have the property demolished. City Attorney Alan Lathrom indicated the process could take 3-4 months or longer depending on bids to have the hazardous waste removed. The house and structures would also need to be inspected for asbestos. Depending on the findings and the removal of the asbestos and hazardous waste will depend on the timeline for the demolition.

Andy Washam motioned to allow a 30 day period to pull permits for restoration or to be condemned and demolished within the 30 day period; the structure is to be boarded and signage placed as best can be done to show this structure is not safe and entry is considered dangerous; the demolition includes all structures on the property and any hazmat conditions. Patti Ford seconded the motion. Motion carried unanimously.

DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

- The Code Enforcement Officer will be presenting 115 Buckskin to the Commission at the June meeting.
- 307 S Rike Street may also be brought to the Commission.

ADJOURNMENT

The Building and Property Standards Commission adjourned at 6:53pm.

ATTEST

Rafiq Huddleston
Rafiq Huddleston, Secretary

APPROVED

Autumn Barton
Autumn Barton, Vice Chairman