

FARMERSVILLE BUILDING AND PROPERTY STANDARDS COMMISSION
MEETING MINUTES
JUNE 12, 2014

The Farmersville Building and Property Standards Commission met in a special called session on June 12, 2014 at 6:00 p.m. in the Council Chambers at City Hall with the following members present: Autumn Barton, Andrew Washam, Rafiqa Huddleston, Patti Ford and Anne Hall. Staff members present were Code Enforcement Officer Karen Dixon, City Attorney Alan Lathrom and City Secretary Edie Sims. Council Liaison John Politz 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.

Vice Chairman Autumn Barton announced the Audie Murphy Day event to be held June 21st.

(Item II) REORGANIZATION OF THE COMMISSION INCLUDING ELECTION OF CHAIRMAN, VICE CHAIRMAN AND SECRETARY

Vice Chairman Autumn Barton opened the nominations for Chairman. Anne Hall nominated and motioned Autumn Barton as Chairman with Patti Ford seconded the motion. Motion passed unanimously.

Chairman Autumn Barton opened the nominations for Vice Chairman. Autumn Barton nominated and motioned Patti Ford as Vice Chairman with Rafiqa Huddleston seconding the motion. Motion passed unanimously.

Chairman Autumn Barton opened the nominations for Secretary. Autumn Barton nominated and motioned Andy Washam as Secretary with Rafiqa Huddleston seconding the motion. Motion passed unanimously.

(Item III – A) MINUTES FROM THE BUILDING AND PROPERTY STANDARDS MEETING OF MAY 8, 2014

Andy Washam motioned to approve the minutes as written with Patti Ford seconding the motion. Motion passed unanimously.

(Item IV – A) CONDUCT A PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT ON OPTIONS TO RESTORE OR DEMOLISH THE STRUCTURE(S) SITUATED AT 115 BUCKSKIN

Chairman Autumn Barton opened the public hearing at 6:06pm. Code Enforcement Officer Karen Dixon came before the Commission and informed the Commission of the multiple efforts to contact the property owner and have the fence repaired. The fence is a continued hazard and has been an issue since January 2014. Ms. Dixon showed photographs of a fence that is in very poor condition. Presently, the other option is to remove the fence in its entirety but that will bring on another set of violation issues as the fence protects the vision of old cars. Mr. Ignacio Duran has been given citations for the same violation and has paid the tickets, yet nothing has been done to rectify the problem.

The fence is not conformed to height; various parts of the fence have different heights which do not conform to the City's Ordinance. There are also portions of the fence that are held up by various types of metal. Other areas are rotten. Andy

Washam questioned the length of the fence. Ms. Dixon stated the fence was not measured, but surrounds the property. She believes one stretch of fence is approximately 50' long. Ms. Dixon expressed all pictures presented to the Commission were taken from the street. Autumn Barton questioned if any of the fence was salvageable and have the entirety brought up to code specifications and if Mr. Duran was given a copy of the Code to understand what the requirements are. Ms. Dixon replied she did not give a copy of the Code to Mr. Duran; however we verbally explained the requirements.

Numerous extensions were given by Ms. Dixon yet still nothing has been accomplished. Ms. Dixon stated she debated the decision to give Mr. Duran a ticket or bring him before the Building and Property Standards Commission. Mr. Duran has been cited twice in the past.

Maria Duran, Ignacio Duran's daughter, came to speak in behalf of her father and to assist with translating. Ms. Duran stated her father has been recently working on the fence and purchased new materials including posts. Ms. Duran questioned Karen Dixon's comment regarding metal objects holding up the fence when the fence covers the contents behind the fence. She would not have been able to see what is in the back yard unless she came onto the property.

Ms. Duran translated for Mr. Duran who stated he has post holes ready and one corner of the house is finished. He is working towards the back of the house. In response to the various heights, Mr. Duran stated he came to City Hall and what heights were allowed. He was told he could have 6' on the sides and 8' in the back. Andy Washam stated the pictures depicted various types of materials being used including metal and wood which he could see being an issue since all the material is not consistent. Mr. Duran stated he will paint the metal to match the same color as the remainder of the fence. Mr. Duran asked how long the Commission would allow him to finish the work and stated he could have completed in four weeks. The Commission concurred the fence needs to be all the same material and Mr. Duran stated he understood the material requirement.

The Public Hearing was closed at 6:25pm by Chairman Barton. Ms. Barton stated she felt the four week timeframe was satisfactory and would like to work with Mr. Duran. Karen Dixon stated she recommended the Commission offer Mr. Duran two months due to past history working with Mr. Duran.

Autumn Barton stated she was open to extend the time to two months but she wanted to make sure Mr. Duran was given a copy of the Code and was concerned that he was not properly informed. Anne Hall stated she agreed with the extension since the fence has been an issue since January.

City Attorney Alan Lathrom offered the options to the Commission to include granting 60 days to perform the work; if the work is not completed within 60 days, then the fence must be removed and not replacing a dilapidated structure. The Commission can require Mr. Duran to come back and show he has complied with the order. The Commission can request Mr. Duran return in 30 days to show progress and that he is nearing completion. The motion can be modified to complete in the timeframe required and if not, then the order can be to have the fence removed. Andy Washam asked if a permit was required with the response being no.

Patti Ford motioned to allow Mr. Duran 60 days to repair the fence to Code specifications and report back in 30 days with a progress report. Andy Washam seconded the motion. Motion carried unanimously.

(Item V – A) CONSIDER, DISCUSS AND ACT UPON VIOLATIONS AT 603 MAPLE STREET

City Secretary Edie Sims reported to the Commission that a permit by Armondo Rivera has been attained and the plans have been reviewed by Bureau Veritas. Mr. Rivera was not at the meeting.

(Item V – B) CONSIDER, DISCUSS AND ACT UPON VIOLATIONS AT 116 WOODARD

Jessica Duran came before the Commission who lives at 116 Woodard. Ms. Duran stated the violations have not been addressed since they did not know whether the structure would need to be demolished or fixed. Ms. Duran stated she knows the house is not in good condition and not livable. The yard is being cleaned. Ms. Duran again stated she did not know what was being asked to do. Ms. Duran's brother-in-law wants to rebuild. Andy Washam expressed concern the house is secured and no one has access into the structure. From the past meeting where this address was discussed, the structure does not have a complete method to be secured as areas of the floor are missing and someone, including a child, could go under the house and up into the structure.

Autumn Barton brought up the shed, which it too needed to be addressed. Ms. Duran remained constant that she wanted direction on what needed to be done to her property. The notices from Ms. Dixon are sent to her mother in Garland. The notices need to be sent to 113 N. Buckskin.

Karen Dixon pointed out the structure does not have plumbing, the floor is missing and the overall structure is uninhabitable. City Attorney Alan Lathrom indicated the Commission issued 30 days from the initial public hearing to pull a permit with 90 days to repair. An extension can be given to bring a plan with a timeline for rehabilitation. 60 days are left from the initial order.

Andy Washam stated his concern the property owner was not informed and was not at the original meeting this issue was discussed. City Attorney Alan Lathrom stated the property owner must have a plan to bring all issues into compliance and meet the satisfaction of the Commission. The funding will come from the property owner to have these items met. Andy Washam questioned the hazardous materials and if that issue has been resolved. Karen Dixon reported it was oil only and believes that has been resolved. Karen Dixon referred to the original violations and what it would take to bring the structure up to code. Ms. Duran stated she needed time for a plan and understood this is not financially easy.

Andy Washam reinstated his concern that the structure needed securing and needed confirmation of the structure being secured. He is willing to be lenient with action taken by the property owner. Alan Lathrom indicated the Commission could modify their motion and give time for a plan to be developed and presented.

Rafiq Huddleston encouraged Ms. Duran to come back in 30 days with a financial plan to rehabilitate the structure. Patti Ford stated Ms. Duran will need to pull permits. Ms. Ford expressed to Ms. Duran the electrical and plumbing work must be performed by licensed trades.

Autumn Barton motioned to give a 30 day extension to establish a plan of action in detail to rehabilitate or demolish and give a guesstimate to begin and complete the

project, securing the site and replacing the previous motion as stated with Anne Hall seconding the motion. Motion carried unanimously.

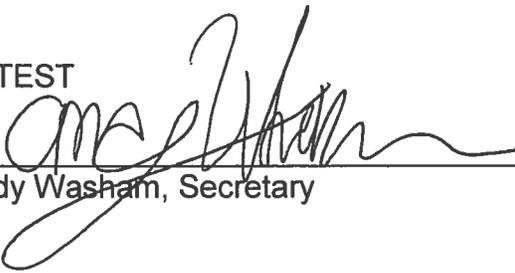
DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

- Anne Hall requested 307 S Rike Street be brought to the Commission.
- Andy Washam requested more details including direction photo is looking toward and where photo is taken from to better navigate through the photos.

ADJOURNMENT

The Building and Property Standards Commission adjourned at 6:55pm with a motion from Patti Ford and seconded by Rafiq Huddleston.

ATTEST



Andy Washam, Secretary

APPROVED



Autumn Barton, Chairman