

FARMERSVILLE BUILDING AND PROPERTY STANDARDS COMMISSION
MEETING MINUTES
February 12, 2015

The Farmersville Building and Property Standards Commission met in a special called session on February 12, 2015 at 6:00 p.m. in the Council Chambers at City Hall with the following members present: Autumn Barton, Patti Ford, Anne Hall and Frank Delorantis. Staff members present were Code Enforcement Officer Karen Dixon, City Attorney Alan Lathrom and City Secretary Edie Sims. Council Liaison John Politz was present.

CALL TO ORDER, ROLL CALL

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) REORGANIZE THE COMMISSION BY ELECTING A CHAIRMAN

Anne Hall motioned the Chairman to remain Autumn Barton with Patti Ford seconding the motion. Motion carried unanimously.

(Item II – B) REORGANIZE THE COMMISSION BY ELECTING A VICE-CHAIRMAN

Autumn Barton motioned the Vice-Chairman to remain Patti Ford with Anne Hall seconding the motion. Motion carried unanimously.

(Item II – C) REORGANIZE THE COMMISSION BY ELECTING A SECRETARY

Autumn Barton motioned the Secretary to be Anne Hall with Patti Ford seconding the motion. Motion carried unanimously.

(Item III – A) CONSIDER, DISCUSS AND ACT UPON THE BUILDING & PROPERTY STANDARDS COMMISSION MEETING MINUTES FROM OCTOBER 9, 2014

Anne Hall motioned to approve the minutes as presented with Patti Ford seconding the motion. Motion carried unanimously.

(Item IV – A) PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT UPON OPTIONS TO RESTORE OR DEMOLISH THE STRUCTURE(S) SITUATED AT 309 MURCHISON

Chairman Barton opened the public hearing at 6:05pm as asked for those to speak in favor of the property located at 309 Murchison to come forward.

Code Enforcement Officer Karen Dixon came before the Commission to give background information to the Commission. The property has been deteriorating for some time and has been sold. The owners were going to sell the property before making any repairs and have no interest in the property. Autumn Barton questioned how long this property has been an issue with Karen Dixon stating since December 2014.

A complaint was received and the property was red tagged and posted as unsafe. The structure has holes in the floor along with other structural issues. Bureau Veritas was contacted and an inspection was accomplished to show the structure needs leveling; carport needs rebuilding; the gas and electric meters are in-tact but utilities are not on and will require; the wood is rotten under the house; steps need replacing; finally the structure is not habitable and substandard. The property owners had rented the house but due to substandard conditions, the renter allowed Karen Dixon to investigate

the property. The owners were immediately notified and have not contacted Ms. Dixon since. Nothing has been done to the house. The owner had stated at one point that they would offer free rent to allow the renters to make repairs while living in the structure.

Anne Hall questioned if the structure could be repaired and brought to a habitable state. Ms. Dixon stated the overall condition could be resolved.

With no other comments being made, Chairman Barton requested anyone to come forward to oppose the property in question. With no one coming forward, the public hearing was closed at 6:15pm.

The Commission discussed briefly the next step to having this issue resolved. Chairman Barton requested Ms. Dixon submit a strongly worded letter to the property owner to be at the next meeting and discuss actions to redeem the property before punitive action is taken. With the Commission agreeing, Anne Hall motioned to submit said letter to the property owner with one more chance to appear before the Commission with Frank Delorantis seconding the motion. Motion carried unanimously.

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

Code Enforcement Officer Karen Dixon reported the roof has not been touched as was promised. It is unknown if any work has been performed inside the structure, but it is unlikely. There have been no signs of any work being performed. There has also been no communication with the property owner. Ms. Dixon reported she is still receiving complaints regarding the property. The property owner was not present for the meeting.

Ms. Dixon stated she has made numerous attempts to contact the property owner to no avail. With Mr. Rivera, property owner, not attending the meeting, questions could not be asked why work had not been performed within the past 4 months. Mr. Rivera has not done what he said he would do. Ms. Dixon noted the property owner received 2 extra months to perform work and bring the Commission information of work thus far.

Frank Delorantis requested one more letter be submitted to the property owner. The property is repairable according to Ms. Dixon, but the work must be done to bring the structure into proper living conditions.

Autumn Barton stated with two new Commission members, it would behoove the Commission to send a letter stating work must be started within 30 days, more particularly the roof; the current permit will expire in April, but Mr. Rivera must attend the next meeting with a progress report or face possible demolition of the structures.

City Attorney Alan Lathrom indicated the Commission might consider redeveloping the record and show present day color pictures to display the current and severity of the conditions of the structures.

Autumn Barton motioned to send a very strongly worded letter to the property owner with conditions understanding the Commission will refuse renewing the building permit and must attend the next Commission meeting. Anne Hall seconded the motion. Motion carried unanimously.

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

Code Enforcement Officer Karen Dixon noted that Jessica Duran was not present for the meeting. Ms. Dixon also reported that no work had been performed on

the outside of the structure. Autumn Barton motioned to have a strongly worded letter sent to Ms. Duran and give a progress report. Anne Hall seconded the motion. Motion carried unanimously.

(Item V – C) CONSIDER, DISCUSS AND ACT UPON VIOLATIONS AT 115 N BUCKSKIN

Ignacio Duran who lives at 115 N. Buckskin was present to discuss issues at his property regarding the fence. Originally Mr. Duran was offered 6 months to repair his fence. If more time was needed, Mr. Duran was instructed to return to visit with the Commission.

Mr. Duran has worked on the fence repair but was short a few panels due to financial constrictions. Code Enforcement Officer Karen Dixon recommended offering Mr. Duran 6 more months to complete the work on the fence. Autumn Barton motioned to approve the recommendation for 6 months extension with Frank Delorantis seconding the motion. Motion carried unanimously.

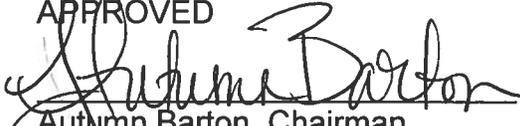
(Item VI) ADJOURNMENT

The Building and Property Standards Commission adjourned at 6:36pm.

ATTEST



Anne Hall, Secretary

APPROVED

Autumn Barton, Chairman