

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

The Farmersville Building and Property Standards Commission met in a special called session on March 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, Chris Calverley 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) CONSIDER, DISCUSS AND ACT UPON VIOLATIONS AT 603 MAPLE STREET

Property owner Armando Rivera was not present for the meeting. Ms. Dixon informed the Commission letters were certified and regular mailed to Mr. Rivera in both English and Spanish requiring his attendance to today's meeting. Connie Lopez, Mr. Rivera's ex-wife, came on behalf of Mr. Rivera to relay any comments/concerns/requirements to Mr. Rivera. Ms. Lopez informed the Commission Mr. Rivera has been working out of town and has not been available to attend the meetings of the Commission. Weather has also been a factor. Mr. Rivera believed his permit will run out in May or June of 2015 and requested the time to the end of his permit to complete the work on the property. Mr. Rivera stated he will hire contractors to have the work completed as he is not available to do the work himself. City Secretary Edie Sims investigated the permit date which expires April 23, 2015.

Code Enforcement Officer Karen Dixon presented a power point depicting recent photos of the property located at 603 Maple. Ms. Dixon reported nothing has been done to the property since the last time the Commission met in October. Ms. Dixon is concerned the permit runs out in the latter part of April and structurally the house would need to be reconstructed from the ground up and time will not permit during one month.

Commissioner's asked when the initial issues of this property began with Ms. Dixon stating her first initial complaint was June 12, 2013. Ms. Dixon is still receiving complaints and has worked with Mr. Rivera long before bringing this issue to the Building and Property Standards Commission for resolve. Frank Delorantis stated the condition of this property did not occur in the last two years; the property has been declining for quite some time. Chris Calverley expressed concerns for safety issues for the neighborhood children. With recent rains, the damage to the roof could be considerably worse. Patti Ford expressed her concerns of Mr. Rivera's absence at these meetings. She is also concerned this issue has been ongoing for 2 years with nothing done to the property and will not do any of the work at this point.

Mr. Rivera has been offered extended number of opportunities to come to the Commission with a plan detailing how he intends to bring the structures into compliance with the current building codes. The Commission has yet to see any of these plans. City Attorney Alan Lathrom indicated the Commission could give Mr. Rivera a 30 day order to

show plans of how to rehabilitate the property or the Commission could give a 30 day order to rehabilitate or demolish the structures on the property.

Autumn Barton stated she has been hesitant to demolish a property, but there is an ongoing safety issue that must be addressed, as well as pests and vermin. Ms. Barton stated she is not inclined to bend over backwards since this property has been an issue for 2 years with nothing being done to improve the conditions of the property.

Autumn Barton motioned to give up to the remainder of the existing permit to complete all the work or attain a permit to demolish within 90 days which includes all structures on the property. Anne Hall seconded the motion. Motion carried unanimously.

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

Code Enforcement Officer Karen Dixon presented a power point depicting recent photos of the property located at 116 Woodard. A letter was certified and regular mailed to Jessica Duran. Nothing has been done to the property since the Commission last met in October 2014. Autumn Barton asked if this property is comparable to the property previously discussed with Ms. Dixon stating yes. The structure does not have wiring, no plumbing and structurally the house is not safe for habitation. Property owner Jessica Duran did not attend this meeting of the Building & Property Standards Commission. Also, Ms. Duran has not presented plans to the Commission of how she intends to bring the structures into compliance with current codes.

Ms. Dixon stated the initial search warrant was issued in February 2014 but the property owner has been corresponding with her for quite some time to get the property up to current standards.

The Commission expressed concern of safety in and around the structures since the buildings are not secure. When the back room was removed, only plastic sheeting is covering the entry area. At past meetings, the Commission has requested plans; however Ms. Duran has not responded to the request.

Chris Calverley stated it seems Ms. Duran has a little bit of work done, then stops and will not communicate. A permit was pulled November 6, 2014, however City Attorney Alan Lathrom indicated the City's permit time does not bind the Commission. Ms. Duran has failed to give regular updates and therefore the Commission could order Ms. Duran to appear with a progress report. If she fails to do so, she could be given an order to demolition all the structures on the property.

Patti Ford motioned to give Ms. Duran 30 days to attend the next meeting with a detailed plan of action to rehabilitate the house; if said plans are not in hand, the motion will continue to have all structures demolished on the property. Frank Delorantis seconded the motion. Motion carried unanimously.

(Item II – C) CONSIDER, DISCUSS AND ACT UPON VIOLATIONS AT 309 MURCHISON

Code Enforcement Officer Karen Dixon presented a power point depicting recent photos of the property located at 309 Murchison. Ms. Dixon informed the Commission the property was purchased by a Property Management Company but the address of record is still listed as Mason Smith. Ms. Dixon has made numerous attempts to discuss the issues of the property with the Property Management Company to no avail.

The condition of this property is by far better than the previously discussed properties. The main concern is the foundation which has an effect on the plumbing, electrical and structural condition of the house. The first initial complaint was received December 2014.

Ms. Dixon stated she has submitted a strongly worded letter to the Property Management Company but there has not been any interaction with them to date. Ms. Dixon stated she will attempt a phone conversation, but prefers written communications. At the original communication with the Property Management Company, a comment was made of their intention to let the property go back to the bank and not take any action to refurbish the property.

The structure is presently secured. Chris Calverley requested someone with the Property Management Company to be present at the next meeting. If no one shows up, it shows they do not care about the property or the neighborhood. The Commission concurred to confirm who the lienholder is and inform them of this condition as well.

Autumn Barton motioned to submit a letter to all parties and require attendance to the next meeting and address the situation and to follow up with a phone call. Anne Hall seconded the motion. Motion carried unanimously.

(Item III) ADJOURNMENT

The Building and Property Standards Commission adjourned at 7:06pm.

ATTEST



Anne Hall, Secretary

APPROVED



Autumn Barton, Chairman