

FARMERSVILLE BUILDING AND PROPERTY STANDARDS COMMISSION
MEETING MINUTES
April 23, 2015

The Farmersville Building and Property Standards Commission met in a special called session on April 23, 2015 at 6:00 p.m. in the Council Chambers at City Hall with the following members present: Autumn Barton, Anne Hall, Chris Calverley and Frank Delorantis. Staff members present were Code Enforcement Officer Karen Dixon, filling in for City Attorney Alan Lathrom was Attorney David Ritter 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.

- Chairman Barton announced the Annual Spring Into Health Fair will be held April 25th at Farmersville Physical Therapy

(Item II – A) CONSIDER, DISCUSS AND ACT UPON, MINUTES FROM THE FEBRUARY 12, 2015 AND MARCH 12, 2015 BUILDING & PROPERTY STANDARDS COMMISSION MEETINGS

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

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

Code Enforcement Officer Karen Dixon informed the Commission that no action has been taken by the property owner. Armando Rivera came before the Commission and stated he has been working out of town and the weather has been a factor. Mr. Rivera stated he does not have the funds to hire a company to complete the project. Mr. Rivera requested an extension of 30 days to complete the work. Mr. Rivera has had a building permit through the City of Farmersville for exactly one year; however he was not clear of the final date and thought his permit expired in July. Mr. Rivera then requested the Commission to offer an extension of 3 months and if not completely restored, he will demolish the structures. Autumn Barton expressed to Mr. Rivera this has been an ongoing process for 2 years. She also informed Mr. Rivera she understands the economic concerns; however neighborhood complaints have risen as this property has become a haven for unwanted animals. Mr. Rivera again stated he will have the structures brought up to code within 3 months or he will take down all structures.

Code Enforcement Officer Karen Dixon stepped forward stating she does not believe Mr. Rivera will complete the task and recommended giving Mr. Rivera 30 days to bring up to code. If not, then by the next meeting, Mr. Rivera should have begun the demolition process. Ms. Dixon expressed her concerns regarding past promises all-the-while nothing is being completed.

Commissioner Frank Delorantis asked Mr. Rivera if he could have the work completed within 3 months. Mr. Rivera replied that the entire structure can be completed within 3 months' time. Frank Delorantis motioned to offer Mr. Rivera until July 22, 2015

to bring the entirety of the structures up to code. Mr. Delorantis, Ms. Hall and Mr. Calverley voted for while Autumn Barton voted against.

The motion was rephrased per suggestion from Attorney David Ritter for clarity. Mr. Delorantis motioned for Mr. Rivera to pull a permit within 7 days; be under construction within 14 days; the roof be completed within 30 days and the house to be completed by July 22, 2015. Mr. Rivera is also charged to have himself or a representative at each meeting to give a progress report. Anne Hall seconded the motion. Vote approved 3 to 1 with Autumn Barton opposing.

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

Code Enforcement Officer Karen Dixon informed the Commission that no work has been done and that Ms. Duran has not made any contact regarding the offenses. Ms. Duran does not sign for her certified mail.

Chris Calverley stated with no effort from the property owner, he is for moving forward with a plan of action. Autumn Barton motioned to inform the property owner of the proceedings to demolish all structures as they are a nuisance to public health. Frank Delorantis seconded the motion. Motion carried unanimously.

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

Code Enforcement Officer Karen Dixon stated she has contacted the bank that owns the property at 309 Murchison on several occasions. No contact has been established with the owner.

Attorney Jeff Moore offered to contact the bank's legal department and to confirm the lien holders of the property. With notices being processed through the Secretary of State or an attorney, we need a registered agent to work through violations with this property.

Autumn Barton motioned to proceed through attorney contacts with Frank Delorantis seconding the motion. Motion carried unanimously.

(Item IV) ADJOURNMENT

The Building and Property Standards Commission adjourned at 6:34pm.

APPROVED

ATTEST

Autumn Barton, Chairman

Anne Hall, Secretary