

FARMERSVILLE BUILDING AND PROPERTY STANDARDS COMMISSION
MEETING MINUTES
October 29, 2015

The Farmersville Building and Property Standards Commission met in a regularly called session on October 29, 2015 at 6:00 p.m. in the Council Chambers at City Hall with the following members present: Autumn Barton, Anne Hall, Chris Calverley, Frank Delorantis and Diane Jackson. Staff members present were Code Enforcement Officer Karen Dixon, Code Enforcement Officer Cameron Brooks, 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. Autumn Barton presented the invocation and the Pledge of Allegiance.

(Item II) CONSENT AGENDA – CONSIDER, DISCUSS AND ACT UPON MINUTES FROM THE BUILDING & PROPERTY STANDARDS COMMISSION MEETING ON AUGUST 27, 2015

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

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

Karen Dixon, Code Enforcement Officer, came before the Commission stating she has been in constant communications with Mr. Armando Rivera regarding the mentioned property. Mr. Rivera was present and stated he should be done with the electrical next week. The last thing he needs to complete will be the siding. Due to the weather it will take at least one more month. Ms. Dixon stated the restoration is coming along beautifully and requested the Commission consider extending the date of completion to 60 days due to weather conditions.

The Commission discussed the issue and due to weather and the upcoming holidays offered Mr. Rivera a completion date of January 28, 2016.

The Commission discussed when the next meeting would be held, and it was decided due to the Thanksgiving Holiday to hold a meeting on November 19th. Anne Hall motioned to extend Mr. Rivera's completion date to January 28, 2016 and he will not need to return to the Commission until that time. Frank Delorantis seconded the motion. Motion carried unanimously.

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

Code Enforcement Officer Karen Dixon stated Ms. Jessica Duran, owner of the property, has indeed demolished the house but the Order required all structures on the property to be demolished. Ms. Duran still has debris on the property from the house demolition. She is having small loads removed during the free dumping at the landfill the first of each month so the removal of debris is very slow. The landfill will only allow so many loads per visit. Upon a recent visit, Ms. Dixon told Ms. Duran she felt it would take 2 dumpsters to have all the debris removed. Ms. Dixon also requested Ms. Duran to install at minimal an orange mesh fence around the debris but she has not complied. According to the original Order, the demolition and cleanup was to be completed by today.

Chairman Barton questioned what options were available to the Commission. City Attorney Alan Lathrom indicated there is a broad range at the Commission's discretion.

The Commission could offer more time to haul off the debris; by letter, remind the property owner of the other structures that are to be demolished; by stating the property owner has had sufficient time, Order the demolition of remaining structures and removal of debris with a stated date. After the property owner receives the next order, they have 30 days to appeal.

Chairman Barton stated she felt the Commission has tried to work with the property owner. Chris Calverley stated he felt the Commission has worked with the property owner more than they should have. An order was discussed by the Commission and the Commission concurred this was the best method of action. The Commission also discussed the date of completion was decided December 11, 2015 was sufficient time to have the property properly cleaned.

Anne Hall motioned to order the demolition of all structures on the property at 116 Woodard and complete cleanup of all debris by December 11th. Frank Delorantis seconded the motion. Motion carried unanimously.

(Item III – C) DISCUSS AND SCHEDULE MEETING DATES FOR NOVEMBER AND DECEMBER 2015

In light of the discussions, the Commission decided a meeting is not necessary for November; however a meeting is necessary to conduct business in December. The next meeting date acceptable to the Commission is December 17, 2015.

(Item IV) ADJOURNMENT

The Building and Property Standards Commission adjourned at 6:13pm.

APPROVED

ATTEST

Autumn Barton, Chairman

Chris Calverley, Secretary