



**CITY OF FARMERSVILLE  
BUILDING & PROPERTY STANDARDS COMMISSION**

**MINUTES for  
February 23, 2017, 6:00 P.M.**

**I. PRELIMINARY MATTERS**

- Anne Hall called the meeting to order at 6:00 p.m. Commissioners Diane Jackson, Tiffany Hesse, Frank Delorantis, and Chris Calverley were present. City Staff in attendance were Ben White, Karen Dixon, Sandra Green, and City Attorney, Alan Lathrom. Also in attendance was the City Council liaison, Donny Mason.
- Chris Calverley led the prayer and Anne Hall led the pledges to the flags of the United States and Texas.

**II. CONSENT AGENDA**

- A. Minutes from the Building & Property Standards Commission Meeting on December 15, 2016
- Motion to approve the minutes was made by Diane Jackson
  - 2<sup>nd</sup> to approve was made by Chris Calverley
  - All commissioners were in favor

**III. PUBLIC HEARING**

- A. Public hearing to consider, discuss, and act upon violations at 508 Neathery, Subdivision: Neathery Marble, Blk 2, Lot 4I.
- Anne Hall opened the public hearing at 6:04 p.m.
  - Code Enforcement Officer, Karen Dixon, began by stating the owner was not present but he had pulled building permits. She explained that he was told if he had not finished the house he would go before the board.
  - Chris Calverley asked how long the permit was good for.
  - Karen Dixon indicated it was for 6 months.
  - Frank Delorantis asked how close the owner was to finishing the house.
  - Karen Dixon indicated the house had to be built from the bottom up.

- The contractor working on the house showed up at the meeting while Karen Dixon was giving a PowerPoint presentation regarding the house.
- The contractor stated the house was now structurally sound.
- Chris Calverley asked when the last time work was done on the house.
- The contractor stated seven people had been working on it earlier in the day.
- Chris Calverley asked if the house was still secure.
- The contractor replied by stating it was secure, but there was no ceiling or floor in the house. He explained they are hauling out material as soon as they can.
- Frank Delorantis asked how long it would be until the house would be totally completed.
- The contractor indicated it would be well in to May.
- Karen Dixon explained the house has vastly improved.
- Tiffany Hesse asked when he would be required to call in for an inspection.
- The contractor indicated all the stuff that had been shown in the pictures was gone and he would be calling for framing and plumbing inspections in the upcoming week.
- Chris Calverley suggested the contractor come back to the next meeting with a status update.
- The contractor indicated that Karen Dixon has been out several times.
- Karen Dixon stated she would take more pictures for the next meeting and she agreed that he has made progress.
- Anne Hall closed the public hearing at 6:18 p.m.
  - Motion to come back at the next meeting for a progress report made by Frank Delorantis
  - 2<sup>nd</sup> to approve was made by Diane Jackson
  - All commissioners were in favor

B. Public hearing to consider, discuss, and act upon violations at 215 Sid Nelson, Subdivision: Neathery Marble, Blk 6, Lot 15a.

- Anne Hall opened the public hearing at 6:18 p.m.
- Karen Dixon showed a PowerPoint presentation regarding the property. She explained the owner was Ms. Cherrie Hall and she could not afford to demolish the house. A year ago Ms. Hall tried to fix the house, but it cannot be fixed at this point.
- Frank Delorantis asked if the house was a safety hazard.
- Karen Dixon replied by stating the house is too deteriorated to repair and it is a safety issue.
- Chris Calverley asked if the house was secure and Karen stated that it was. He then asked Alan Lathrom what could be done with the house.
- Alan Lathrom stated the Commission has the authority to give an order to have the house demolished. Once it was demolished grass could be planted. The owner would have 90 days to get the house demolished, but if she does not have the money to demolish it then the City could take down the structure

and impose a lien. The City would receive its costs back when the property is sold and the lien was paid off.

- Frank Delorantis asked if the City could sell the property.
- Ben White indicated the City could not, but the City would be repaid once the property sold and the lien was taken care of.
- Karen Dixon explained the house has been infested with bees.
- Ms. Cherrie Hall explained that when she wanted to get rid of the bees someone was going to charge her \$300, but she cannot afford to do that. She explained she is on a fixed income and she repairs the house she is living in now, but it is falling down too.
- Anne Hall closed the public hearing at 6:33 p.m.
  - Motion to follow the process and give property owner 30 days to pull a permit to tear down the house and re-establish vegetation made by Chris Calverley.
  - 2<sup>nd</sup> to approve was made by Tiffany Hesse
  - All commissioners were in favor

#### **IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

##### **A. Consider, discuss, and act upon 214 Woodard Street.**

- Karen Dixon explained this case was previously heard in December. The Commission had instructed the owner's daughter, Mrs. Thomas, to get the title for the property transferred into her name by contacting an attorney. Mrs. Thomas inherited the property after her parent's passed away.
- Mr. Thomas addressed the Commission and explained there was a gentleman who was coming to look at the property, but they have not heard from him and they do not know of an attorney to contact.
- Tiffany Hesse asked Mr. and Mrs. Thomas who they had been in contact with.
- Mrs. Thomas indicated they had called Mr. Felix Garcia.
- Anne Hall asked who Mr. Felix Garcia was in relation to the property.
- Mrs. Thomas stated that she had texted a gentleman that their friend, Donna Williams, said might want to buy the property. She has not heard from him yet. Then, they also contacted Felix Garcia who had purchased her brother's house, but they have not heard back from him. She explained they were going to try and get in contact with Jody Aston to see what they needed to do.
- Chris Calverley stated the Commission was trying to be fair, but they want the issue fixed. He asked Alan Lathrom what the Commission could do if there is not movement on the property.
- Alan Lathrom stated the City could require the house be brought up to code.
- Mrs. Thomas indicated that she was going to talk to the neighbor to see if he wanted to purchase it, because at one time he did want it.

- Tiffany Hesse asked if Mrs. Thomas had spoken to him yet and she stated she had not. Then she asked if the house was still secure and Mr. and Mrs. Thomas stated it was.
- Anne Hall asked Mr. and Mrs. Thomas how long they thought it would be before they would get in contact with any perspective buyers and whether they wanted to keep the house.
- Mr. and Mrs. Thomas stated they could make contact within 30 days.
- Tiffany Hesse told Mr. and Mrs. Thomas that Jody Aston had a home phone so they had to make an effort to reach out to him.
- Anne Hall suggested they look in the phone book for names of people who deal with real estate.
- Mrs. Thomas explained they only have one vehicle and her husband uses it for work so she does not get out during the day.
- Tiffany Hesse asked if they have thought about doing a for sale by owner.
- Mr. Thomas indicated they have done that before.
- Chris Calverley asked why they could not just put the property in their name since there was not lien on the property.
- Karen Dixon stated there was not a will.
- Alan Lathrom indicated they would have to file a case in the probate court to have the property placed in their name. They would not need an attorney because they could represent themselves.
  - Motion to give Mr. and Mrs. Thomas 30 days to get the process of changing title over started, make sure the home is secure, and a for sale sign be placed on the property made by Chris Calverley.
  - 2<sup>nd</sup> to approve motion was made by Tiffany Hesse
  - All Commissioners were in favor

B. Consider, discuss, and act upon violations at 309 Murchison St.

- Karen Dixon addressed the Commission and stated she had been dealing with the bank and they sold the property to Mr. Sagi Nidam. Karen explained the house had been condemned at a previous meeting and the bank never told him. She had seen people working on the house, but realized he did not pull a permit and the work on the house is already completed.
- Mr. Sagi Nidam stated that he checked with the City and he was told no permits had been pulled on the property.
- Karen Dixon explained to him that the house was condemned and found uninhabitable before he bought it and the bank failed to tell him that. She stated she sent letter after letter.
- Mr. Sagi Nidam stated he only received the letter for the current meeting.
- Karen Dixon stated that Bureau Veritas went out to the home and found it uninhabitable originally. Since then, no inspections have been done. Bureau Veritas has to go out and inspect the house before the City can close the case out.
- Chris Calverley asked if they owners were living in the house.

- Mr. Sagi Nidam explained they are renting the home to someone.
- Frank Delorantis asked if the house is completely fixed and the owner replied that it was.
- Alan Lathrom explained the property owner will have to pull permits before the City can inspect.
- Mr. Sagi Nidam asked how he needed to obtain a permit.
- Ben White stated that Mr. Nidam will pull the permits like the work has never been done. It is about having the correct paperwork and the homeowner can apply as the general contractor. Once the permit has been approved, an inspection will be called in and Bureau Veritas will conduct an inspection.
  - Motion to have owner pull permits and have an inspection within 30 days made by Frank Declarants.
  - 2<sup>nd</sup> to approve motion was made by Tiffany Hesse
  - All Commissioners were in favor

V. **ADJOURNMENT**

- The meeting was adjourned at 6:58 p.m.



APPROVE:

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Anne Hall, President

ATTEST:

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Sandra Green, City Secretary