



**CITY OF FARMERSVILLE  
BUILDING & PROPERTY STANDARDS COMMISSION  
MINUTES  
for  
June 22, 2017, 6:00 P.M.**

**I. PRELIMINARY MATTERS**

- Commissioner Diane Jackson called the meeting to order at 6:05 p.m. Commissioners Tiffany Hesse, James Riley, and Tracy Foltz were present. Commissioner Chris Calverley was absent. City Staff in attendance were Karen Dixon, Sandra Green, and City Attorney, Alan Lathrom. Also in attendance was Mayor Diane Piwko.
- James Riley led the prayer followed by the pledges to the United States and Texas flags.

**II. CONSENT AGENDA**

- A. Minutes from the Building & Property Standards Commission Meeting on April 27, 2017.
- Motion to approve the minutes was made by James Riley
  - 2<sup>nd</sup> to approve was made by Tiffany Hesse
  - All Commissioners were in favor

**III. PUBLIC HEARING**

- A. Public hearing to consider, discuss and act upon code violations regarding vehicles located at 213 Hill, Block 2, Lot 4 in the Rike Addition.
- The public hearing was opened at 6:07 p.m.
  - Karen Dixon stated she sent a certified letter to Mr. Hopkins to explain that his property had code violations. At a later date, he was given copies of the Code of Ordinances that pertained to his violations. After giving his notice and a copy of the Ordinance, a re-check of the property was conducted and nothing had been addressed. She indicated the van at the side was parked where there was no driveway.
  - Mr. Hopkins stated there used to be a driveway there and the curb was cut for one.

- Karen Dixon continued by showing pictures of the violations to the Commissioners. She explained he had a box van and trailer in his back yard as well. The Ordinance stated he could put a fence around his back yard or plant fast growing foliage to hide the view of the vehicles. The vehicles could also be moved from the property because he has a place to move them. In regards to the van parked on the side, the City sometimes allows citizens to park like he has since everyone needs a driveway. So, we as a City should say that is okay, tell him to put it in a driveway, or tell him to park on the street.
- Diane Jackson asked what the main issue was.
- Karen Dixon stated he has cars parked in his back yard and it is against City Ordinances.
- Diane Jackson asked if this has been an ongoing issue since 2015.
- Karen Dixon explained the issues have been going on longer than that, but they have been receiving a lot of complaints.
- Diane Jackson inquired as to whether the vehicles were operable.
- Karen Dixon stated she could not answer that and only Mr. Hopkins could.
- Diane Jackson asked if they had updated inspection stickers.
- Mr. Hopkins explained they do not have inspection stickers on them anymore, but they did have dealer tags. He stated someone took the dealer tag off and tore it into four pieces and left it on the ground.
- Karen Dixon stated she is not allowed to go into his back yard to see if he has stickers on the vehicles. The Ordinance states that if someone parks in their backyard, the vehicle cannot be seen from public view. It does not matter if the vehicle is legal or not legal, because it should not be parked in the back yard.
- Diane Jackson stated the bigger issue is neglect and that is probably going to determine what the Commission will decide to do. He knows the rules and what is expected and he is not working with the City to correct the issues.
- Karen Dixon explained Mr. Hopkins has spoken to the Chief of Police and she has mailed him the Ordinances. She could not take the Ordinances to him because his front yard is gated and he has dogs in the yard.
- Tiffany Hesse stated it seems after discussions there are more cars on the property than what was listed in the notice.
- Karen Dixon explained there use to be more vehicles but some of them had been moved. She also told the Commission the meeting had been rescheduled several times because Mr. Hopkins had personal issues arise that would not allow him to attend.
- Diane Jackson asked Alan Lathrom what legal action the Commission would be allowed to take.
- Alan Lathrom indicated the Commission could order the vehicles be moved in a timely fashion, or the property owner could put up a screening fence.
- Diane Jackson asked if they would address the vehicles in the back of the property separate from the van in the possible driveway, since they are not sure it is a driveway.

- Karen Dixon stated she would look at it that way since she has not been on his property to see if there was gravel or the makings of a driveway. The pictures were taken from the street with a zoom lens on the camera.
- Tracy Foltz inquired about the van that was parked in the side yard and asked if it had current registration.
- Karen Dixon stated at one point it did, but she is not sure if it is still current or not.
- Diane Jackson asked what Alan Lathrom considered a timely fashion would be for removing the cars.
- Alan Lathrom indicated the Commission has 90 days to address the matter that is in front of them. So, you could give the property owner 90 days to bring the property into compliance.
- Diane Jackson asked if that would time would begin now.
- Alan Lathrom said it would be 90 days from the day the order was executed by the Chairman of the Commission.
- Mr. Hopkins addressed the Commission and explained the back yard vehicles do have a fence to keep them from public view. He stated the fence had been up for over two months.
- Diane Jackson told Mr. Hopkins that when he put a fence up and made it appropriate he should have come to the City and provided pictures.
- Mr. Hopkins stated the public could not see the vehicles in the back of the property because of the trees. He explained he has fences over everything.
- Diane Jackson explained the property looked overgrown.
- Mr. Hopkins stated it was not overgrown, but it was just the way he keeps his yard. It was just the tree limbs, not any weeds that see was seeing in the pictures. He indicated he had gone to the Police department several times and they never explained it was his responsibility to tell them when he corrected the issue.
- Diane Jackson asked Mr. Hopkins if he had a record of every time he went to the Police station.
- Mr. Hopkins explained that one reason he had issues keeping bushes around was because his neighbor had cut them down. He filed a complaint at the Police department on April 30, 2015, and nothing had happened with the case yet. He explained where the van was parked a driveway had been cut. He stated that all the vehicles today have fences around them, but the van in the driveway had a dealer tag on it that made it legal. He continued by stating he was redoing his house and stored tools in one vehicle and the van is full of Civil War, WWI, and WWII papers from when he was a teacher.
- Diane Jackson stated he was at the meeting to discuss why the vehicles have not been moved from the property.
- Mr. Hopkins stated he uses them for storage.
- Tiffany Hesse asked how long it would be before he finished his house so he could place the items in the vehicles back in the house.
- Mr. Hopkins explained he would have it finished in the fall.
- Tiffany Hesse suggested pushing the case out for 30 days for Karen to access the situation again, take pictures to make sure the fence is up where it should be,

figure out about the driveway he says is there, and then come back and re-access. Also, she suggested leaving the van in the driveway and the vehicles in the backyard as two separate situations.

- Mr. Hopkins wanted to come back and hold the hearing under oath.
- Tracy Foltz asked if the fence he put up on his property was acceptable. She explained it looked like a fence panel that had been laid up against the van.
- Mr. Hopkins stated someone came and stole his poles for the fence, but he is planning on obtaining more. He stated the fence was legal.
- Karen Dixon indicated he had to receive a permit for a fence and he would have to provide drawings and show how he was going to put it up. She stated she would have to check with Paula Jackson to see if he pulled a permit for the fence, but she did not believe he had. She indicated she would take updated pictures.
  - Motion to receive updated pictures, continuing the process of the current violations, and at the next meeting set a date for the removal of the vehicles made by Diane Jackson.
- Mr. Hopkins explained that his younger daughter is dying and if he gets a call that she needs him, he would not be at the next meeting. He wanted to the Commission to understand that.
- Diane Jackson told him that he would have to get permits from the City for the fence and he would not have to be present at the meeting for them to see if progress was taking place. She explained at the next meeting the Commission would take care of the vehicles in the back yard.
- Alan Lathrom clarified they would be able to address all the issues at that meeting.
  - Motion to conclude the issues on 213 Hill St. on July 27<sup>th</sup> made by Diane Jackson.
  - 2<sup>nd</sup> made to approve made by Tiffany Hesse
  - All Commissioners were in favor
  
- The public hearing was closed with a motion from Diane Jackson at 6:45 p.m.
- 2<sup>nd</sup> made by Tiffany Hesse
- All Commissioner were in favor

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

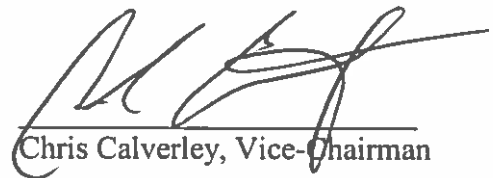
- A. Consider, discuss, and act upon violations located at 508 Neathery.
  - Karen Dixon addressed the Commission and explained the contractor did not get the inspections done like he was supposed to. She spoke to Bureau Veritas and they are wanting him to finish several items before they come out and inspect because the items are typically done together. He had scheduled an inspection in May, but no one was at the house when the inspector arrived so he failed the inspection. When it was scheduled again and the inspectors came out he stated in order for him to get an inspection done he would have to finish the plumbing and the electrical as well.
  - Diane Jackson asked how much longer it would take him to finish those items.

- The contractor stated he called in for a framing inspection, but Bureau Veritas indicated they needed to have a plumbing and electrical inspection as well. He indicated that he should have the framing and the full rough-in inspection done by next month.
- Karen Dixon wanted to make sure he had enough time to complete all the inspections that were being done.
- Diane Jackson asked the contractor if the Commission gave him 60 days did he thin he could have the inspection completed.
- The contractor indicated he could.
  - Motion to table the item until August 24<sup>th</sup> to allow contractor to pass inspections and start moving forward made by Diane Jackson
  - 2<sup>nd</sup> to approve motion was made by Tiffany Hesse
  - All Commissioners were in favor

V. **ADJOURNMENT**

- The meeting was adjourned at 6:53 p.m.
  - Motion to adjourn made by Diane Jackson
  - 2<sup>nd</sup> to approve made by Tiffany Hesse
  - All Commissioners were in favor

APPROVE:



Chris Calverley, Vice-Chairman

ATTEST:



Sandra Green, City Secretary

