

FARMERSVILLE BUILDING AND PROPERTY STANDARDS COMMISSION
MEETING MINUTES
OCTOBER 13, 2011

The Farmersville Building and Property Standards Commission met in a regular called session on October 13, 2011 at 6:00 p.m. in the Council Chambers at City Hall with the following members present: Leaca Caspari, Michael Ziik, Del Sergent, and Bill Nerwich. Patti Ford was absent. Staff members present were City Manager John Moran, City Attorney Alan Lathrom, Code Enforcement Officer Karen Dixon and Staff Recorder Paula Jackson. Council Liaison present was Paul Kelly.

CALL TO ORDER, ROLL CALL

Paula Jackson, Staff Recorder called the meeting to order, called the roll and announced a quorum was present. Paul Kelly presented the prayer and pledge.

DISCUSS, APPROVE OR DISAPPROVE MINUTES FROM SEPTEMBER 15, 2011 MEETING

Bill Nerwich motioned to approve the minutes with a type change on page two from complains to compliance. Del Sergent seconded the motion. Motion carried unanimously.

CONSIDER, DISCUSS AND ACT UPON A VIOLATIONS OF CHAPTER 4, SECTION 4.110 OF THE CITY'S CODE OF ORDINANCES REGARDING THE PROPERTY AND STRUCTURE(S) SITUATED AT 613 MAPLE STREET, BLOCK 1, LOT 4B, GRAHAM (CFR) [FARMERSVILLE ORIGINAL], PROPERTY ID 123392 – COLLIN DEED RECORDS 20100303000204900

Chairman Caspari opened this item for discussion regarding a letter submitted from Janie Torres. The Commission was informed that the property has not been inspected since the last meeting in September. The Commission was informed that the property has not been inspected, no applications for permits have been submitted and no permits have been issued for repairs to the property and structures at 613 Maple Street since the Commission's last meeting in September 2011. Joshua Campbell came before the Commission to advise that he had plans of purchasing the property at 613 Maple Street and after purchase plans to demolish the existing structures and rebuild. Mr. Campbell explained to the Commission that he is a licensed contractor and that Ms. Torres contacted Mr. Campbell to provide her with a quote to rehabilitate the current structure on the property at 613 Maple Street. Mr. Campbell told the Commission that he examined the structure, explained to the Commission what his inspection revealed regarding the state of the structure on the property, and that Mr. Campbell told Ms. Torres it would cost more to rehabilitate the structure than the structure was worth. Mr. Campbell also stated that following his inspection and his disclosure to Ms. Torres that the cost to repair and rehabilitate the structure exceeded the value of the property. Ms. Torres asked Mr. Campbell if he would like to buy the property instead, which conversation led to his appearance before the Commission. Mr. Campbell informed the Commission that he would know at the end of October whether the purchase would go through or not. City Attorney Alan Lathrom was asked what options the Commission had at this time. The response was that Ms. Torres was given 90 days and only 30 days have passed. Therefore, 60 days are still accountable for Ms. Torres to return to the Commission with plans for the property.

City Manager John Moran requested the Commission consider meeting on November 3rd allowing Mr. Campbell and Ms. Torres the opportunity to resolve the purchase/selling of the property which should be by the end of October. A motion was made and seconded to continue the hearing regarding the property and structure(s) situated at 613 Maple Street until November 3, 2011 and to require the property owner, Ms. Torres, or any purchaser of the property and structures at 613 Maple Street to appear before the Commission on November 3, 2011 with a plan for the rehabilitation or demolition of the property and structures at 613 Maple Street and requiring that the property and structures be kept properly secured in the interim. The motion was approved unanimously by the Commission.

DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

- City Manager John Moran advised that after the first of the year, there will be several properties that will be coming to the Commission for review.

ADJOURNMENT


The Building and Property Standards Commission adjourned at 6:42pm.

APPROVED



Leaca Caspari, Chairman

ATTEST



Patti Ford, Secretary