

**FARMERSVILLE BUILDING AND PROPERTY STANDARDS COMMISSION  
MEETING MINUTES  
NOVEMBER 3, 2011**

The Farmersville Building and Property Standards Commission met in a regular called session on November 3, 2011 at 6:18 p.m. in the Council Chambers at City Hall with the following members present: Leaca Caspari, Del Sergent, Patti Ford and Bill Nerwich. Staff members present were City Attorney Alan Lathrom, Police Chief Mike Sullivan, Code Enforcement Officer Karen Dixon and City Secretary Edie Sims. Council Liaison present was Paul Kelly.

**CALL TO ORDER, ROLL CALL**

City Secretary Edie Sims 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 OCTOBER 13, 2011 MEETING**

City Attorney Alan Lathrom indicated some additions and corrections to the minutes as follows:

1. The phrase "Building and Property Standards" should be changed to read "Building and Property Standards Commission" in the heading and the first line of the minutes.
2. The second sentence of the first paragraph regarding the property and structures situated at 613 Maple Street should be revised to read as follows: "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."
3. Following the third sentence of the first paragraph regarding the property and structures situated at 613 Maple Street, the following language should be inserted regarding the testimony provided to the Commission by Joshua Campbell:

"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 that Ms. Torres asked Mr. Campbell if he would like to buy the property instead, which conversation led to his appearance before the Commission."
4. At the end of the second paragraph regarding the property and structures situated at 613 Maple Street, the following language should be inserted:

"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."

Del Sergent motioned to approve the minutes with amendments as presented by City Attorney Alan Lathrom. Patti Ford 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 with information being relayed to the Commission that James Campbell will not be making purchase of the property and structures located at 613 Maple Street. With this information, the Commission consulted City Attorney Alan Lathrom who indicated that property owner Janie Torres will have completed the 90 day time allotment in December to either present rehabilitation plans with time charts and financials for the rehabilitation or plans for demolition of all structures on the lot.

Bill Nerwich motioned to have staff contact Ms. Torres, as she was not present for the meeting, and inform her that she must report to the Building & Property Standards Commission at the next meeting on December 8, 2011 with her complete plans for rehabilitation of the structures and have submitted to the City for permits or plans for the demolition of the structures. Her choices are to bring the structures up to code or take all structures down. Del Sergent seconded the motion.

Chairman Caspari asked for further discussion and requested clarification by the City Attorney. Ms. Torres was given the limit of the statute to answer to the Building & Property Standards Commission. If Ms. Torres needs to bring a complete set of plans and establish that the building will be brought up to code, which feasibility cannot be done in the next 30 days. Mr. Lathrom also stated that this request has been made several times to Ms. Torres but nothing has been brought to the Commission to meet these requirements. Ms. Torres needs to bring plans that are very detailed and include a GANTT chart, a time line chart.

Commission exited to Executive Session in accordance with Texas Local Government Code §551.071 to consult with the City Attorney at 6:28pm.

The Commission resumed Regular Session at 6:44pm with no action taken from Executive Session.

Bill Nerwich reminded the Commission that none of the parameters set for Ms. Torres have been met. Ms. Torres also needs to be informed that a lien can and will be placed against the property if the City has to do any of the demolition and cleanup of the property.

A motion and second are on the table. The Commission voted with the motion carried unanimously.

DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

- No items were requested to be placed on future agendas.


ADJOURNMENT

The Building and Property Standards Commission adjourned at 6:50pm.

APPROVED

  
Leaca Caspari, Chairman

ATTEST

  
Patti Ford, Secretary