

FARMERSVILLE BUILDING & PROPERTY STANDARDS COMMISSION
AGENDA ~ May 8, 2014
6:00 P.M. City Hall

I. PRELIMINARY MATTERS

- Call to Order, Roll call, Prayer and Pledge of Allegiance
- Welcome guests and visitors
- Announcements relating to items of public interest: Announcements regarding local or regional civic and charitable events, staff recognition, commendation of citizens, traffic issues, upcoming meetings, awards, acknowledgement of meeting attendees, birthdays, and condolences.

II. CONSENT AGENDA

Items in the Consent Agenda consist of non-controversial or "housekeeping" items required by law. Commission members may request prior to a motion and vote on the Consent Agenda that one or more Items be withdrawn from the Consent Agenda and considered individually. Following approval of the Consent Agenda, excepting the items requested to be removed, the Commission will consider and act on each item so withdrawn individually.

- A. Minutes from the Building & Property Standards Commission Meeting of July 11, 2013.
- B. Minutes from the Building & Property Standards Commission Meeting of March 13, 2014.

III. PUBLIC HEARING

- A. Conduct a Public Hearing to Consider, Discuss and Act on Options to Restore or Demolish the Structure(s) Situated at 603 Maple.
- B. Conduct a Public Hearing to Consider, Discuss and Act on Options to Restore or Demolish the Structure(s) situated at 116 Woodard Street.

IV. DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

V. ADJOURNMENT

Dated this the 2nd day of May, 2014.



Leaca Caspari, Chairman

No action may be taken on comments received under "Recognition of Visitors". The Commission may vote and/or act upon each of the items listed in the Agenda.

The Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Section 551.071 (Consultation with Attorney).

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at 972/782-6151 or FAX 972/782-6604 for further information.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the front window of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted on May 2, 2014, by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

A handwritten signature in blue ink, appearing to read "Edie Sims".

Edie Sims, City Secretary



TO: Building & Property Standards Commission

FROM: Edie Sims, City Secretary

DATE: May 8, 2014

SUBJECT: CONSENT AGENDA – Consider, discuss and act upon approving minutes from the July 11, 2013 Building & Property Standards Commission Meetings

- Minutes are attached for review

ACTION: Approve or disapprove minutes as presented

FARMERSVILLE BUILDING AND PROPERTY STANDARDS COMMISSION
MEETING MINUTES
JULY 11, 2013

The Farmersville Building and Property Standards Commission met in a special called session on July 11, 2013 at 6:00 p.m. in the Council Chambers at City Hall with the following members present: Andrew Washam, Autumn Barton, Rafiq Huddleston, Patti Ford and Leaca Caspari. Staff members present were Code Enforcement Officer Karen Dixon, City Attorney Alan Lathrom and City Secretary Edie Sims. Council Liaison Michael Carr was not present.

CALL TO ORDER, ROLL CALL

Chairman Leaca Caspari called the meeting to order. City Secretary Edie Sims called the roll and announced a quorum was present. Edie Sims presented the invocation and the Pledge of Allegiance.

ORGANIZAE THE BOARD BY APPOINTING CHAIRMAN, VICE CHAIRMAN AND SECRETARY

Patti Ford nominated and motioned Leaca Caspari as Chairman. Autumn Barton seconded the motion. Motion carried unanimously.

Rafiq Huddleston nominated and motioned Autumn Barton as Vice Chairman. Patti Ford seconded the motion. Motion carried unanimously.

Autumn Barton nominated and motioned Rafiq Huddleston as Secretary with Patti Ford seconding 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 309 HAISLIP STREET, BLOCK 5, LOT 1, HAISLIP FOWLER REPLAT, PROPERTY ID 2526991 – COLLIN DEED RECORDS 2005-0132231

Chairman Leaca Caspari opened this topic as a Public Hearing at 6:07pm. Code Enforcement Officer Karen Dixon came before the Commission stating she has made 12 attempts to contact the property owners, including utilizing Certified Mail. With no contact being made, Ms. Dixon has presented this property to the Board for the next phase to have this property discussed.

Ron Rimmer with Bureau Veritas came before the Commission as he is the Housing Inspector for Bureau Veritas. Although he personally did not inspect the home, he has reviewed the previous Inspector's notes and confirmed the property is in need of demolition. Mr. Rimmer performed a follow-up inspection the date of this meeting and found the house in not inhabitable and is not a candidate for any restorations. There is a great deal of decay and mold making the structure very unsafe. The floor is sitting on the ground with no foundation to support the structure.

Ms. Dixon stated she began contacting the property owners of the condition of this structure in 2011. The owners did not respond by signing for their certified mailings. To date, the property owners have not responded to Ms. Dixon's attempts to communicate with them.

Leaca Caspari asked if there are issues with filing a lien on the property. City Attorney Alan Lathrom indicated if the property were sold at auction, the City's lien

would be a high priority; however property taxes come first, then any funds left can be applied to liens.

Autumn Barton asked what risks the structure actually poses to the community. Ms. Dixon stated an abandoned structure allows vagrants and vermin to inhabit the structure. The structure components as they exist could cause someone injury. Ms. Dixon also stated that children are naturally curious and there are a lot of children in this neighborhood. Ms. Caspari asked if the City has received input from the neighborhood with Ms. Dixon stating this is how the complaint originated. The residence has not been occupied since 2007.

Chairman Caspari closed the Public Hearing at 6:15pm. Ms. Caspari stated the Commission has several options: 1) fine the property owner – this tactic will not be helpful to the situation; 2) contact the property owner one more time and offer time to demolish or rehabilitate; or 3) Offer time to develop a plan. 4) Begin demolition proceedings.

City Attorney Alan Lathrom stated it was standard to afford 30 days to obtain permits and 90 days to demolish. If the property owner takes no action, this gives the City the ability to demolish. An order must be prepared and filed with the Collin County Deed Records.

Autumn Barton motioned to offer 30 days to the property owner to obtain permits for rehabilitation and 90 days for demolition. If the property owner does not obtain a permit within 30 days, on the 31st day the City may begin the process for demolition. If the property owner does obtain permits within 30 days, the owner has 90 days to bring the property to proper standard living conditions. Ms. Barton completed her motion by adding to have the building secured as it poses a threat to the public since the structure is substandard. Patti Ford seconded the motion. Motion carried unanimously.

DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

- No items are presented for future agendas. This agenda item is to be removed from further agendas as this Board relies on cases presented by the Code Enforcement Officer for action only.

ADJOURNMENT

The Building and Property Standards Commission adjourned at 6:25pm.

APPROVED

Leaca Caspari, Chairman

ATTEST

Rafiq Huddlestone, Secretary



TO: Building & Property Standards Commission
FROM: Edie Sims, City Secretary
DATE: May 8, 2014
SUBJECT: CONSENT AGENDA – Consider, discuss and act upon approving minutes from the March 13, 2014 Building & Property Standards Commission Meetings

- Minutes are attached for review

ACTION: Approve or disapprove minutes as presented

FARMERSVILLE BUILDING AND PROPERTY STANDARDS COMMISSION
MEETING MINUTES
MARCH 13, 2014

The Farmersville Building and Property Standards Commission met in a special called session on March 13, 2014 at 6:00 p.m. in the Council Chambers at City Hall with the following members present: Andrew Washam, Rafiq Huddleston, Patti Ford and Chairman Leaca Caspari. Member absent was Autumn Barton. Staff members present were Code Enforcement Officer Karen Dixon, City Attorney Alan Lathrom and City Secretary Edie Sims. Council Liaison Michael Carr was not present.

CALL TO ORDER, ROLL CALL

Chairman Leaca Caspari called the meeting to order. City Secretary Edie Sims called the roll and announced a quorum was present. Edie Sims presented the invocation and the Pledge of Allegiance.

PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT UPON A PROPERTY VIOLATION OF CHAPTER 4, SECTION 4.110 AT 603 MAPLE STREET, BLOCK 1, LOT 1A, GRAHAM (CFR) [FARMERSVILLE ORIGINAL], PROPERTY ID 1233347 – COLLIN DEED RECORDS 00-0042592/4656-1160

Chairman Leaca Caspari opened the Public Hearing at 6:03pm. Chairman Caspari requested Code Enforcement Officer Karen Dixon to offer information regarding the property. Ms. Dixon stated she has attempted contact with the property owner for several months. With no reply or response from the property owner, a Search Warrant was attained and an inspection of the structure was made. Upon final inspection, the structure was noted to have exposed electrical wiring at the meter base; broken windows, exposed electrical at the south end of the house; rotten siding; damaged roof that is falling in; no power; no plumbing; foundation is not secure. The Building Inspector stated the house is not habitable. Ms. Dixon also informed the Commission of large amounts of debris on the property.

The property owner lives next door to the property in question. Numerous attempts were made to communicate with the property owner. Three extensions were offered to the owner to communicate with Ms. Dixon. A Final Notice was issued and two more extensions were offered before bringing this issue before the Building and Property Standards Commission.

Property owner Armando Rivera, residing at 607 Maple, came forth stating he works out of town during the week and is only available on the weekends. He stated he plans to repair the home. During his absence, he sent his son to ask permitting questions at City Hall. He understood no permits were required. Mr. Rivera has the materials to repair the structure and wants to make the house habitable. Mr. Rivera stated he would need three (3) months to complete and would prefer starting the first of next month. His current job will be completed by the end of March and he will then be available to focus on the property at 603 Maple.

Chairman Caspari asked for anyone else to speak for or against this property. With no one else coming forward, Chairman Caspari closed the Public Hearing at 6:15pm.

CONSIDER, DISCUSS AND ACT UPON APPROVING MINUTES FROM THE JULY 11, 2013 BUILDING & PROPERTY STANDARDS COMMISSION MEETING

This item was tabled as the minutes were not in the packet.

CONSIDER, DISCUSS AND ACT UPON VIOLATIONS OF CHAPTER 4, SECTION 4.110 OF THE CITY'S CODE OF ORDINANCES REGARDING THE PROPERTY AND STRUCTURE(S) SITUATED AT 603 MAPLE, BLOCK 1, LOT 1A, GRAHAM (CFR), PROPERTY ID 1233347 – COLLIN DEED RECORDS VOLUME/PAGE 00-0042592/4656-1160

Chairman Caspari opened the discussion with the Commission stating she felt it was good to work with the property owners and reminding the Commission of the ultimate goal to have these structures habitable or removed for the betterment of Farmersville.

Since Mr. Rivera has expressed his desire to rehabilitate the property, the Commission will need to set a time table and make sure Mr. Rivera understands the Commission's expectations. Chairman Caspari suggested Mr. Rivera acquire all permitting requirements through Ms. Jackson at City Hall and have a permit and progress report in a month's time.

Karen Dixon requested the house be secured by having the doors and windows secured from entry and to be allowed to check weekly that work is progressing when the permit is allowed. Rafiq Huddleston disagreed stating having the Code Enforcement Officer present will make the workers uncomfortable and thereby not doing as good a job. Checking on the property every two weeks would be sufficient.

City Attorney Alan Lathrom suggested the Commission offer 30 days to pull a permit and bring the plans and time schedule back to the Commission. This information will be informative for the Commission to then state the length of time to complete the job.

Chairman Caspari received concurrence to have the property posted for no admittance and have the doors and windows sealed and no work is to be performed until permits have been issued.

Andy Washam motioned to allow the property owner to secure the property immediately by locking all doors and windows and posting notice on the property as no admittance; within 14 days meet with the City regarding permits; within 30 days obtain necessary permits for the repair of the structure; and appear before the Board at its April meeting with a plan for the repair and rehabilitation of the property with Patti Ford seconding the motion. Motion carried unanimously.

DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

- The Code Enforcement Officer will be presenting 116 Woodard to the Commission at the April meeting.

ADJOURNMENT

The Building and Property Standards Commission adjourned at 6:33pm.

APPROVED

ATTEST

Leaca Caspari, Chairman

Rafiq Huddleston, Secretary



TO: Building & Property Standards Commission
FROM: Edie Sims, City Secretary
DATE: May 8, 2014
SUBJECT: Conduct a Public Hearing to Consider, Discuss and Act on Options to Restore or Demolish the Structure(s) Situated at 603 Maple.

- Information of the case is attached

ACTION:

- a) Open the Public Hearing and call the time.**
- b) Ask for anyone to come forward and speak who is FOR the property regarding the violations**
- c) Ask for anyone to come forward and speak who OPPOSE the property regarding the violations**
- d) Close the Public Hearing and call the time.**
- e) Commission to discuss the matter and make recommendation regarding the property violations**

Order of Process for: 603 Maple

Date	Activity	To	Information/Comments
06/10/2013	Incident Report		Complaint received regarding code issues
06/14/2013	Notice of Violation	Armando Rivera	mailed letter informing of code violations
08/05/2013	Notice of Violation	Armando Rivera	certified mail notifying of violations
11/14/2013	Incident Report		
01/22/2014	Search Warrant		Code Officer obtained search warrant to inspect the inside of stated property
01/24/2014	Certified Letter	Armando Rivera	mailed letter informing of code violations and meeting of B&PS
01/28/2014	Letter	Armando Rivera	Informed of inspection, informed detailed code violations; informed of meeting with Building & Property Standards Commission



INSPECTION REPORT

PROJECT ADDRESS & CITY 603 Maple Farmersville		PROJECT NUMBER
SUBDIVISION/PROJECT NAME		CLIENT

BUILDING	Status	PLUMBING	Status	ELECTRICAL	Status	MECHANICAL	Status	ENERGY	Status
<input type="checkbox"/> Form Survey		<input type="checkbox"/> Rough		<input type="checkbox"/> T-Pole		<input type="checkbox"/> Rough		<input type="checkbox"/> Pre-Insulation	
<input type="checkbox"/> Pier / Footing		<input type="checkbox"/> Water Service		<input type="checkbox"/> Underground		<input type="checkbox"/> Fireplace		<input type="checkbox"/> Insulation	
<input type="checkbox"/> Foundation		<input type="checkbox"/> Yard Sewer		<input type="checkbox"/> Rough		<input type="checkbox"/> Type I Duct		<input type="checkbox"/> Duct	
<input type="checkbox"/> Flatwork		<input type="checkbox"/> Gas Underground		<input type="checkbox"/> Const. Meter		<input type="checkbox"/> Type I Hood		<input type="checkbox"/> Electric	
<input type="checkbox"/> Framing		<input type="checkbox"/> Gas Rough		<input type="checkbox"/> Final		<input type="checkbox"/> Type II Duct		<input type="checkbox"/> Plumbing	
<input type="checkbox"/> Veneer / Wall Tie		<input type="checkbox"/> Top Out		<input type="checkbox"/> Pool Belly Bond		<input type="checkbox"/> Type II Hood		<input type="checkbox"/> Final	
<input type="checkbox"/> Term. Letter		<input type="checkbox"/> Gas Final / Release		<input type="checkbox"/> Pool Deck Bond		<input type="checkbox"/> Final		<input type="checkbox"/> Above Ceiling	
<input type="checkbox"/> ROW Tag		<input type="checkbox"/> Final		<input type="checkbox"/> Above Ceiling		<input type="checkbox"/> Above Ceiling		<input type="checkbox"/>	
<input type="checkbox"/> Final		<input type="checkbox"/> Grease Trap		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> Pool Final		<input type="checkbox"/> Pool P-Trap		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> CO		<input type="checkbox"/> Backflow		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	

Status: P = Pass / PP = Partial Pass / F = Failed (reinspection required) / NA = Not Applicable / C = Cancelled

COMMENTS

① Exposed electrical @ meter base

② Broken Windows

③ Exposed electrical south end of house @ ext.

④ Rotten siding

⑤ Damaged roof @ garage (Falling in) + house

⑥ No power, No Plumbing

⑦ Foundation not secure

⑧ House is not ~~habitable~~ habitable

PERMIT NUMBER	INSPECTOR <i>ALM</i>	INSPECTOR'S PHONE 469-853-2256	DATE 1/23/14
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BVNA REPRESENTS THAT THE SERVICES, FINDINGS, RECOMMENDATIONS AND/OR ADVICE PROVIDED TO CLIENT WILL BE PREPARED, PERFORMED, AND RENDERED IN ACCORDANCE WITH PROCEDURES, PROTOCOLS AND PRACTICES ORDINARILY EXERCISED BY PROFESSIONALS IN BVNA'S PROFESSION FOR USE IN SIMILAR ASSIGNMENTS, AND PREPARED UNDER SIMILAR CONDITIONS AT THE SAME TIME AND LOCALITY. CLIENT ACKNOWLEDGES AND AGREES THAT BVNA HAS MADE NO OTHER IMPLIED OR EXPRESSED REPRESENTATION, WARRANTY OR CONDITION WITH RESPECT TO THE SERVICES, FINDINGS, RECOMMENDATIONS OR ADVICE TO BE PROVIDED BY BVNA PURSUANT TO THIS AGREEMENT.

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INSPECTION REQUEST
TOLL FREE: (877) 837-8775
FAX (877) 837-8859

PLEASE KEEP THIS REPORT IN THE PERMIT PACKET



FARMERSVILLE POLICE DEPARTMENT

134 North Washington Street
Farmersville, Texas 75442
972-782-6141
Fax 972-782-7693
28 JANUARY 2014

SUBSTANDARD PROPERTY INSPECTION REPORT AND NOTICE OF HEARING

ARMANDO RIVERA
607 MAPLE
FARMERSVILLE TX 75442

VIOLATION ADDRESS: 603 MAPLE
PROPERTY ID: R-1056-001-001A-1
LEGAL DESCRIPTION GRAHAM (CFR)
Subdivision: GRAHAM
Lot: BLK 1, LOT 1A

Dear Sir or Madam,

On January 23, 2014, an inspection of the primary structure at 603 Maple Street was conducted by the City of Farmersville's code enforcement officer, Karen Dixon, and building inspector Charles Merritt. The following items demonstrates that the structure at 603 Maple Street is a nuisance under the City of Farmersville Code of Ordinances, Chapter 14, Division 10, Section 14-269 Adoption of International Property Maintenance Code, 2006 Edition, Section 108 Unsafe Structures and Equipment 108.1.1 Unsafe Structures and Section 304 Exterior Structure, 304.4 Structural Members, 304.6 Exterior Walls. Therefore, the aforementioned structure does not meet the minimum standards for compliance with the City of Farmersville Ordinance. This situation may be cause for the Building Standards Commission of the City of Farmersville, Texas to declare the building substandard and order the building repaired and/or demolished. The following is a list of conditions in or of the structure at 603 Maple Street which are in violation of the City of Farmersville Code of Ordinances, Chapter 10, Division 10, Section 14-269.

1. Exposed Electrical at meter base.
2. Broken Windows
3. Exposed electrical south end of house
4. Extensive wood rot on siding, sills and girders.
5. Damaged roof on garage (falling in).
6. Damaged roof on house
7. Foundation is not secure
8. Ceilings have fallen or been taken down exposing ceiling joist and rafters.

9. Floors are unlevel through out the house.
10. Home has trash and other debris scattered through out.
11. Plumbing, electrical and mechanical systems are not to code.
12. Home is not fit for human habitation.
13. Home is not secured and is a danger to health and safety of the public.

While additional violations may be present on the Property, the above listed conditions constitute a violation of the following provisions of the International Property Maintenance Code:

Section 108 Unsafe Structures and Equipment

108.1.1 Unsafe Structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Section 304 Exterior Structure

304.4 Structural members. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.6 Exterior Walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.


The City's building inspector has determined that the building is in need of immediate repair due to the danger of collapse. Therefore, A PUBLIC HEARING HAS BEEN SCHEDULED before the Building and Standards Commission to determine if the building at 603 Maple Street constitutes a nuisance and is in violation of the City's minimum standards for maintenance. The hearing is Scheduled for February 27, 2014, a date at least ten (10) days after this Notice. The hearing will be held at the City of Farmersville City Hall, 205 S. Main, Farmersville, Texas 75442 at 6:00 p.m. During the hearing, you may present evidence on issues relevant to the determination of the condition of the building at 603 Maple Street.

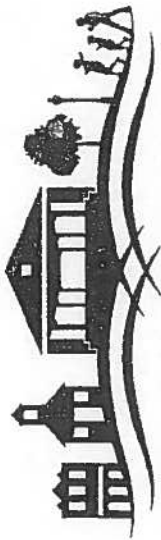
The City will vacate secure, remove, repair, or demolish the building and/or relocate the occupants of the building, at your expense, if the action ordered by the Building Standards Commission is not completed within the required time,

Failure to comply with this notice and order will result in further action by the City, including the abatement of said nuisance and the costs associated with the same, as provided for by Ordinance.

Thank you for your immediate attention to this matter. If you have any questions please contact me at (972) 782-6141.

Sincerely,


Karen Dixon
Public Service Officer
City of Farmersville



FARMERSVILLE POLICE DEPARTMENT

134 North Washington Street
Farmersville, Texas 75442



7013 1710 0000 0338 5883

Armando Rivera
607 Maple
Farmersville tx 75442

REGISTERED MAIL
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Armando Rivera
607 Maple
Farmersville TX
75442

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

7013 1710 0000 0338 5883

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

FARMERSVILLE POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	FARMERSVILLE POLICE DEPT	Location	603 MAPLE FARMERSVILLE TEXAS 75442
Case #	00001-13		
File #			
Description			
Incident Status	ACTIVE	From Date/Time	11/14/2013 00:00
		To Date/Time	
		Report Date	11/14/2013 00:00
Reporting Officer	DIXON, K	Initial Rep. Date	11/14/2013 00:00

Entered By DIXON, K

Officer DIXON, K

Supervisor

FARMERSVILLE POLICE DEPARTMENT

Incident # 00001-13

DIXON, K

ON OR AROUND 6/10/13 REPORTING OFFICER RECEIVED A COMPLAINT ABOUT 603 MAPLE, FARMERSVILLE, COLLIN COUNTY, TEXAS ABOUT CODE VIOLATIONS AT STATED ADDRESS. ON OR ABOUT 6/12/2013 REPORTING OFFICER WENT TO 603 MAPLE, TO LOOK INTO THE COMPLAINT. THE HOUSE WAS VACANT. IT WAS NOTED THAT THE GARAGE ROOF WAS CAVING IN, THE HOUSE HAD BROKEN WINDOWS AND THE SKIRTING NEEDED REPAIRS. A LETTER WAS MAILED TO THE OWNER, ARMANDO RIVERA WHO RESIDES AT 607 MAPLE ABOUT THE VIOLATIONS. REPORTING OFFICER EXTENDED THE VIOLATIONS ON 7/2/2013, 7/16/2013 AND 7/30/2013. NOTHING HAD BEEN FIXED AND REPORTING OFFICER DID NOT HEAR FROM THE OWNER. ON 8/5/2013 A FINAL NOTICE WAS MAILED TO OWNER. THE LETTER WAS SENT CERTIFIED MAIL AND SIGNED FOR ON 8/6/2013. THE VIOLATIONS WERE AGAIN EXTENDED ON 8/15/13, 8/26/13 AND 9/6/13. ON 9/6/13 REPORTING OFFICER HAD NEITHER HEARD FROM OR BEEN CONTACTED BY THE OWNER CONCERNING THE VIOLATIONS. PICTURES WERE TAKEN AND NUMEROUS OTHER ITEMS WERE NOTED, I.E., ROOF ON HOUSE NEEDS REPAIRS, SIDE DOOR OF HOUSE IS NOT SECURED, WINDOWS ARE BROKEN, SIDING IS IN DISREPAIR, EAVES ON HOUSE NEED REPAIRING, THERE ARE HOLES IN HOUSE. REPORTING OFFICER HAS DECIDED THIS PROPERTY NEEDS TO GO BEFORE THE PROPERTY MANAGEMENT BOARD.

FARMERSVILLE POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Supplement

Agency	FARMERSVILLE POLICE DEPT	Location	603 MAPLE FARMERSVILLE TEXAS 75442
Case #	00001-13 (1)		
File #			
Description	SEARCH WARRENT		
Incident Status	ACTIVE	From Date/Time	11/14/2013 00:00
		To Date/Time	
		Report Date	01/23/2014 00:00
Reporting Officer	DIXON, K	Initial Rep. Date	11/14/2013 00:00

Entered By DIXON, K

Officer DIXON, K

Supervisor

FARMERSVILLE POLICE DEPARTMENT

Incident # 00001-13 (1)

DIXON, K

ON 1/22/2014 REPORTING OFFICER OBTAINED A SEARCH WARRANT FOR 603 MAPLE FROM JUDGE DOUGLAS. ON 1/23/14 REPORTING OFFICER EXECUTED THE SEARCH WARRANT WITH SGT ALFORD, AND ALLEN FROM BUREAU VERITAS AT 10:04 A..M. PICTURES WERE TAKEN AND A REPORT WAS OBTAINED STATING THE HOUSE WAS NOT HABITABLE.

FARMERSVILLE POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Supplement

Agency	FARMERSVILLE POLICE DEPT	Location	603 MAPLE FARMERSVILLE TEXAS 75442
Case #	00001-13 (2)		
File #			
Description	SUBSTANDARD PROPERTY INSPECTION REPORT AND NOTICE OF HEARING		
Incident Status	ACTIVE	From Date/Time	11/14/2013 00:00
		To Date/Time	
		Report Date	01/24/2014 00:00
Reporting Officer	DIXON, K	Initial Rep. Date	11/14/2013 00:00

Entered By DIXON, K

Officer DIXON, K

Supervisor

FARMERSVILLE POLICE DEPARTMENT

Incident # 00001-13 (2)

DIXON, K

ON 1/24/2014 REPORTING OFFICER PREPARED AND CERTIFIED MAILED SUBSTAND
PROPERTY INSPECTION REPORT AND NOTICE OF HEARING TO MR RIVERA. A HEARING HAS
BEEN SET UP FOR 2/27/14 AT 6 P.M.

FARMERSVILLE POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Supplement

Agency	FARMERSVILLE POLICE DEPT	Location	603 MAPLE FARMERSVILLE TEXAS 75442
Case #	00001-13 (3)		
File #			
Description	ADDITIONAL INFORMATION		
Incident Status	ACTIVE	From Date/Time	11/14/2013 00:00
		To Date/Time	
		Report Date	01/24/2014 00:00
Reporting Officer	DIXON, K	Initial Rep. Date	11/14/2013 00:00

Entered By DIXON, K

Officer DIXON, K

Supervisor

FARMERSVILLE POLICE DEPARTMENT

Incident # 00001-13 (3)

DIXON, K

ON 1/24/2014 REPORTING OFFICER WANTED TO ADD ADDITIONAL INFORMATION. FROM 6/12/2014 UNTIL 1/23/2014 REPORTING OFFICER HAS TRIED TO MAKE FACE TO FACE CONTACT WITH THE OWNER OF 603 MAPLE. REPORTING OFFICER HAS KNOCKED ON THE DOOR NUMEROUS TIMES. PRIOR TO EXECUTING THE SEARCH WARRANT THE REPORTING OFFICER ATTEMPTED TO MAKE CONTACT WITH THE OWNER. EVEN WHEN THE OWNER WAS HOME THEY DID NOT ANSWER THE DOOR. ON 9/14/2013 REPORTING OFFICER DECIDED TO TAKE THE PROPERTY BEFORE THE BOARD.

IN HOPES THAT THE OWNER WOULD MAKE CONTACT WITH ME OR START FIXING THE PROPERTY I DID NOT START TAKING ACTION UNTIL 1/22/14 WHEN THE SEARCH WARRANT AFFIDAVIT WAS WRITTEN UP AND OBTAINED.



Tommy Gilbert



FARMERSVILLE

POLICE DEPARTMENT

FARMERSVILLE, TEXAS 75442
Office: (972) 782-6141 Fax: (972) 782-7693

5 AUGUST 2013

8.15.13
extend

8.26.13
extend

ARMANDO RIVERA
607 MAPLE
FARMERSVILLE TX 75442

RE: Notice of Violation of Farmersville City Ordinance

9-6-13 - Prep for Prop Bd

Property Location: 603 MAPLE (FINAL NOTICE BEFORE GOING TO PROPERTY MANAGEMENT BOARD)

You are hereby notified that you are in violation of the above referenced Farmersville City Ordinance.

GARAGE ROOD CAVING IN, BROKEN WINDOWS, SIDING NEEDS REPAIRS

Violation De: unsanitary m brush or other objectionable, unsightly or must be maintained in good renair

U.S. Postal Service CERTIFIED MAIL™ RECEIPT (Domestic Mail Only)	
For delivery information: OFFICIAL	
SENDER: COMPLETE THIS SECTION	
<input type="checkbox"/> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. <input type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.	
1. Article Addressed to: Armando Rivera 607 Maple Farmersville TX 75442	
2. Article Number (Transfer from service label) 7010 2780 0000 9578 4143	
PS Form 3811, February 2004	
COMPLETE THIS SECTION ON DELIVERY	
A. Signature X <u>Elsa Rivera</u> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
B. Received by (Printed Name) C. Date of Delivery 8/6/13	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
PS Form 3800, August 2005	

If you have any questions, please call

Regards,

Kd
K. DIXON

PUBLIC SERVICE OFFICER



FARMERSVILLE

POLICE DEPARTMENT

FARMERSVILLE, TEXAS 75442
Office: (972) 782-6141 Fax: (972) 782-7693

14 JUNE 2013

ARMANDO RIVERA
607 MAPLE
FARMERSVILLE TX 75442

7-30-13
Send Final
Notice

7-2-13
extend
7-16-13
extend

RE: Notice of Violation of Farmersville City Ordinance

Property Location: 603 MAPLE

You are hereby notified that you are in violation of the above referenced Farmersville City Ordinance.

GARAGE ROOF CAVING IN, BROKEN WINDOWS, SIDING NEEDS REPAIR

Violation Description: Failure to keep property free of weeds, rubbish, brush or other objectionable, unsightly or unsanitary matter. Fences must be maintained in good repair. House must be maintained in good repair.

You must comply with the requirements of the Ordinance within ten (10) days after receiving this notice of violation. If you do not comply the city will:

1. Refer the property to the Municipal Court; or
2. Do the work and make the improvements required and charge the expenses to the owner of the property;
or
3. Pay for the work to be done or improvements made and charge the expenses to the owner of the property;
and
4. File a lien against the property.

Be advised that if you, the owner of the above noted property, commit another violation of the same kind or nature on or before the first anniversary of the date of this notice, then the City of Farmersville, without further notice, may correct the violation at the owner's expense, assess the expense against the property and file additional liens.

If you have any questions, please contact the Farmersville Police Department at 972-782-6141.

Regards,

KD
K. DIXON

PUBLIC SERVICE OFFICER

garage Caving in, Broken windows,
Siding

Property Search

Property ID: 1233347 - Tax Year: 2013
General Information

Property ID	1233347
Property Status	Active
Geographic ID	R-1056-001-001A-1
Property Type	Real
Property Address	603 Maple St Farmersville, TX 75442
Total Land Area	n/a
Total Improvement Main Area	1,148 sq. ft.
Abstract/Subdivision	Graham (Cfr)
Primary State Code	A (Residential Single Family)
Legal Description	Graham (Cfr), Blk 1, Lot 1a

Owner Information

Owner ID	448612
Owner Name(s)	Rivera Armando
Exemptions	None
Percent Ownership	100.00%
Mailing Address	603 Maple 210 Windom St Farmersville, TX 75442-1638

2013 Value Information

Improvement Homesite Value	\$14,883
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	\$14,883
Land Homesite Value	\$19,000
Land Non-Homesite Value	\$0
Land Agricultural Market Value	\$0
Total Land Market Value	\$19,000
Total Market Value	\$33,883
Agricultural Use Loss	\$0
Total Appraised Value	\$33,883
Homestead Cap Loss	\$0
Total Assessed Value	\$33,883

Entities & Exemptions

Taxing Entity	Exemptions	Amount	Taxable Value	Tax Rate	Tax Ceiling	Collected By
CFC (Farmersville City)		(-) \$0	\$33,883	0.697500 (2012 Rate)	-	Collin County Tax Office
GCN (Collin County)		(-) \$0	\$33,883	0.240000 (2012 Rate)	-	Collin County Tax Office
JCN (Collin College)		(-) \$0	\$33,883	0.086299 (2012 Rate)	-	Collin County Tax Office
SFC (Farmersville ISD)		(-) \$0	\$33,883	1.370000 (2012 Rate)	-	Collin County Tax Office

Improvements

Improvement #1	Residential		
State Code	A (Residential Single Family)		
Homesite	Yes		
Market Value	\$14,883		
Total Main Area	1,148 sq. ft.		
Detail #	Type	Year Built	Sq. Ft.
1	MA - Main Area	1965	1,148
2	CP - Covered Porch/patio	1965	120
3	AG - Attached Garage	1965	399

Land Segments

Land Segment #1	Residential Single Family		
State Code	A (Residential Single Family)		
Homesite	Yes		
Market Value	\$19,000		
Ag Use Value	n/a		
Land Size	n/a		

Value History

Year	Improvement	Land	Market	Ag Loss	Appraised	HS Cap Loss	Assessed
2013	\$14,883	\$19,000	\$33,883	\$0	\$33,883	\$0	\$33,883
2012	\$15,529	\$15,000	\$30,529	\$0	\$30,529	\$0	\$30,529
2011	\$16,663	\$15,000	\$31,663	\$0	\$31,663	\$0	\$31,663
2010	\$18,519	\$15,000	\$33,519	\$0	\$33,519	\$0	\$33,519
2009	\$19,206	\$15,000	\$34,206	\$0	\$34,206	\$0	\$34,206

Deed History

Deed Date	Seller	Buyer	Instr #	Volume/Page
04/27/2000	Cass Richard B	Rivera Armando		00-0042592/4656-1160
03/09/2000	Cass Audrey Patterson	Cass Richard B		0-0023598/4622-1382
	** N/a **	Cass Audrey Patterson		

AFFIDAVIT FOR ADMINISTRATIVE SEARCH WARRANT

THE STATE OF TEXAS §

§

COUNTY OF COLLIN §

CAME UNTO me this day, Karen Dixon, a person known to me and upon oath swears as follows:

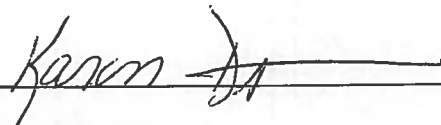
My name is Karen Dixon. I am over the age of 18, of sound mind, have personal knowledge of the facts asserted below, and am competent to testify to those fact

1. I am currently a Code Enforcement Officer for the City of Farmersville, Texas and have responsibility for code enforcement with the corporate City limits of the City of Farmersville, Collin County, Texas.
2. The property is located within the corporate City limits of the City of Farmersville, Collin County, Texas
3. The property's legal description is: Graham (CFR) Block 1, Lot 1a, in the City of Farmersville, Texas. Geographic ID: R-1056-001-001A-1. It is further described as 603 Maple Street (hereinafter "Property"). It is a single family dwelling, with a white wood exterior color.
4. Based upon information and belief, the Property is owned by Armando Rivera, 607 Maple Street, Farmersville, TX 75442-1638, who has not provided the City with permission to perform an inspection.
5. Based upon this Affiant's personal knowledge and belief, Affiant observed, on or about August 30, 2011, what appears to be a dilapidated structure. This condition appears to violate provisions of the Codes adopted by the City of Farmersville, Texas, which were observed as follows: (1) Section 115.1 *International Building Code* – property has existing structural deficiencies that are unsafe, unsanitary or deficient that are dangerous to human life or the public welfare; and (2) Section 108.1 *International Property Maintenance Code* Structure unsafe for human Occupancy.

6. Based upon this Affiant's personal observation of the structure and Property, it appears that the structure has not been maintained in a safe and sanitary condition.

7. Based upon this Affiant's personal information and belief, the structure is unoccupied.

Wherefore, Affiant asks for the issuance of a Warrant, pursuant to Article 18.05 of the Texas Code of Criminal Procedures, which will authorize her and other inspectors and Building Officials, accompanied by Peace Officers, to enter and inspect the structure identified and described herein to determine the presence of any fire or health hazard and unsafe building condition or a violation of any Fire, Health, or Building Regulation, Statue, or Ordinance.

_____

AFFIANT

Subscribed and Sworn to Before me by said Affiant on this _____.

Magistrate
Collin County



TO: Building & Property Standards Commission
FROM: Edie Sims, City Secretary
DATE: May 8, 2014
SUBJECT: Conduct a Public Hearing to Consider, Discuss and Act on Options to Restore or Demolish the Structure(s) Situated at 116 Woodard.

- Information of the case is attached

ACTION:

- f) Open the Public Hearing and call the time.
- g) Ask for anyone to come forward and speak who is FOR the property regarding the violations
- h) Ask for anyone to come forward and speak who OPPOSE the property regarding the violations
- i) Close the Public Hearing and call the time.
- j) Commission to discuss the matter and make recommendation regarding the property violations

Order of Process for: 116 Woodard

Date	Activity	To	Information/Comments
06/05/2013	Inspection		Code Enforcement Officer inspection property
06/05/2013	Letter	Jessica Duran	Notice of violation
08/15/2013	Letter	Jessica Duran	Notice of violation
02/20/2014	Search Warrant		Attained search warrant and had Bureau Veritas inspect property
02/28/2014	Letter	Jessica Duran	informed property owner of violations and hearing date for B&PS



**BUREAU
VERITAS**

INSPECTION REPORT

PROJECT ADDRESS & CITY 116 Woodard Farmersville		PROJECT NUMBER
SUBDIVISION/PROJECT NAME		CLIENT

BUILDING	Status	PLUMBING	Status	ELECTRICAL	Status	MECHANICAL	Status	ENERGY	Status
<input type="checkbox"/> Form Survey		<input type="checkbox"/> Rough		<input type="checkbox"/> T-Pole		<input type="checkbox"/> Rough		<input type="checkbox"/> Pre-Insulation	
<input type="checkbox"/> Pier / Footing		<input type="checkbox"/> Water Service		<input type="checkbox"/> Underground		<input type="checkbox"/> Fireplace		<input type="checkbox"/> Insulation	
<input type="checkbox"/> Foundation		<input type="checkbox"/> Yard Sewer		<input type="checkbox"/> Rough		<input type="checkbox"/> Type I Duct		<input type="checkbox"/> Duct	
<input type="checkbox"/> Flatwork		<input type="checkbox"/> Gas Underground		<input type="checkbox"/> Const. Meter		<input type="checkbox"/> Type I Hood		<input type="checkbox"/> Electric	
<input type="checkbox"/> Framing		<input type="checkbox"/> Gas Rough		<input type="checkbox"/> Final		<input type="checkbox"/> Type II Duct		<input type="checkbox"/> Plumbing	
<input type="checkbox"/> Veneer / Wall Tie		<input type="checkbox"/> Top Out		<input type="checkbox"/> Pool Belly Bond		<input type="checkbox"/> Type II Hood		<input type="checkbox"/> Final	
<input type="checkbox"/> Term. Letter		<input type="checkbox"/> Gas Final / Release		<input type="checkbox"/> Pool Deck Bond		<input type="checkbox"/> Final		<input type="checkbox"/> Above Ceiling	
<input type="checkbox"/> ROW Tag		<input type="checkbox"/> Final		<input type="checkbox"/> Above Ceiling		<input type="checkbox"/> Above Ceiling		<input type="checkbox"/>	
<input type="checkbox"/> Final		<input type="checkbox"/> Grease Trap		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> Pool Final		<input type="checkbox"/> Pool P-Trap		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> CO		<input type="checkbox"/> Backflow		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	

Status: P = Pass / PP = Partial Pass / F = Failed (reinspection required) / NA = Not Applicable / C = Cancelled

COMMENTS

- ① exposed romex @ Front porch
- ② Rotten siding
- ③ Roof needs repair
- ④ Broke windows
- ⑤ Flooring + Framing removed
- ⑥ Structural Wall Framing removed
- ⑦ No plumbing
- ⑧ house is not inhabitable

PERMIT NUMBER	INSPECTOR <i>Alan [Signature]</i>	INSPECTOR'S PHONE 469-853-2251	DATE 2/20/14
---------------	--------------------------------------	--	------------------------

BVNA REPRESENTS THAT THE SERVICES, FINDINGS, RECOMMENDATIONS AND/OR ADVICE PROVIDED TO CLIENT WILL BE PREPARED, PERFORMED, AND RENDERED IN ACCORDANCE WITH PROCEDURES, PROTOCOLS AND PRACTICES ORDINARILY EXERCISED BY PROFESSIONALS IN BVNA'S PROFESSION FOR USE IN SIMILAR ASSIGNMENTS, AND PREPARED UNDER SIMILAR CONDITIONS AT THE SAME TIME AND LOCALITY. CLIENT ACKNOWLEDGES AND AGREES THAT BVNA HAS MADE NO OTHER IMPLIED OR EXPRESSED REPRESENTATION, WARRANTY OR CONDITION WITH RESPECT TO THE SERVICES, FINDINGS, RECOMMENDATIONS OR ADVICE TO BE PROVIDED BY BVNA PURSUANT TO THIS AGREEMENT.

THIS REPORT IS SOLELY FOR THE USE AND BENEFIT OF THE CLIENT. BVNA IS NOT LIABLE TO THE CLIENT OR ANY THIRD PARTY FOR THE THIRD PARTY'S RELIANCE ON OR USE OF THIS REPORT. INSPECTIONS ARE BASED SOLELY ON VISUAL OBSERVATION(S) AND ASSESSMENT(S) OF THE CONDITION OF THE PROPERTY OR SPECIFIED ITEMS AT THE TIME OF INSPECTION. FURTHER, BVNA IS NOT LIABLE TO THE CLIENT OR ANY THIRD PARTY FOR ANY DAMAGE OR CLAIM ARISING FROM UNDISCLOSED AND/OR UNKNOWN DANGEROUS CONDITIONS EXISTING AT THE SITE BEFORE BVNA ENTERED THE PROJECT SITE, OR ARISING OUT OF MISREPRESENTATIONS BY CLIENT CONCERNING CONDITIONS AT THE SITE OR SPECIFIED ITEM.

INSPECTION REQUEST
TOLL FREE: (877) 837-8775
FAX (877) 837-8859

PLEASE KEEP THIS REPORT IN THE PERMIT PACKET



TO: Building & Property Standards Commission

FROM: Edie Sims, City Secretary

DATE: April 17, 2014

SUBJECT: Consider, discuss and act upon violations of Chapter 4, Section 4.110 of the City's Code of Ordinances regarding the property and structure(s) situated at 603 Maple, Block 1, Lot 1a, Graham (Cfr), Property ID 1233347 – Collin Deed Records Volume/Page 00-0042592/4656-1160

- As of the time the packet was prepared, no permits have been attained by owner.

ACTION: Commission to act as deemed necessary.

FARMERSVILLE POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	FARMERSVILLE POLICE DEPT	Location	116 WOODARD STREET FARMERSVILLE TEXAS 75442
Case #	0003-14		
File #			
Description	CITY ORDINANCE VIOLATIONS		
Incident Status	ACTIVE	From Date/Time	01/29/2014 00:00
		To Date/Time	
		Report Date	01/29/2014 00:00
Reporting Officer	DIXON, K	Initial Rep. Date	01/29/2014 00:00

Entered By DIXON, K

Officer DIXON, K

Supervisor

FARMERSVILLE POLICE DEPARTMENT

Incident # 0003-14

DIXON, K

ON OR ABOUT 6/5/13 REPORTING OFFICER INSPECTED 116 WOODARD ST, FARMERSVILLE, COLLIN COUNTY, TX FOR CITY ORDINANCE VIOLATIONS. THE FOLLOWING VIOLATIONS WERE NOTED: BROKEN WINDOWS, SKIRTING MISSING, HOLES ON BACK AND SIDES OF HOUSE, ROOF SAGGING, PORCH SAGGING; HOUSE WAS IN SERIOUS DISREPAIR. REPORTING OFFICER SENT A CERTIFIED LETTER TO THE HOME OWNER, JESSICA DURAN. THE HOUSE WAS RE-INSPECTED ON 6/11/13 AND EXTENDED 10 DAYS. REPORTING OFFICER RECEIVED A CALL FROM THE OWNER AND THE OWNER STATED THEY WERE GOING TO WORK ON THE HOUSE. REPORTING OFFICER ASKED HOW MUCH TIME THEY WOULD NEED AND THE OWNER REPLIED 2 MONTHS. REPORTING OFFICER GRANTED A 2 MONTH EXTENSION. ON OR ABOUT 8/15/13 REPORTING OFFICER AGAIN DID A RECHECK ON THE HOUSE AND NOTHING HAD BEEN DONE TO IMPROVE THE CONDITION. ANOTHER CERTIFIED LETTER WAS SENT STATING THE VIOLATIONS. THE LETTER STATED THIS WAS THERE FINAL NOTICE BEFORE GOING TO THE PROPERTY MANAGEMENT BOARD, THE OWNERS WERE GIVEN EXTENSIONS ON 8/26/13, 9/6/13 AND 9/18/13. REPORTING OFFICER ONCE AGAIN DID A RECHECK ON THE HOUSE DECEMBER 2013 AND NOTHING HAD BEEN DONE. ON 1/27/14 REPORTING OFFICER TOOK PICTURES OF THE PROPERTY. PICTURES ARE IN CASE FILE. REPORTING OFFICER WILL GET AN AFFIDAVIT FOR A SEARCH WARRANT PREPARED.

FARMERSVILLE POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Supplement

Agency	FARMERSVILLE POLICE DEPT	Location	116 WOODARD STREET FARMERSVILLE TEXAS 75442
Case #	0003-14 (1)		
File #			
Description	CITY ORDINANCE VIOLATIONS		
Incident Status	ACTIVE	From Date/Time	01/29/2014 00:00
		To Date/Time	
		Report Date	02/26/2014 00:00
Reporting Officer	DIXON, K	Initial Rep. Date	01/29/2014 00:00

Entered By DIXON, K

Officer DIXON, K

Supervisor

FARMERSVILLE POLICE DEPARTMENT

Incident # 0003-14 (1)

DIXON, K

ON 2/20/2014 AT 9:03 A.M. A SERCH WARRANT WAS CONDUCTED ON 116 WOODARD ST, FARMERSVILLE, COLLIN COUNTY, TEXAS. THE SEARCH WAS CONDUCTED BY REPORTING, SGT ALFORD AND ALAN MERRIT OF BUREAU VERITAS. NUMEROUS VIOLATIONS WERE FOUND AND THE HOUSE WAS FOUND NOT HABITABLE BY THE INSPECTOR. A COPY OF THE INSPECTORS REPORT IS IN THE FILE.

ON 2/21/2014 REPORTING OFFICER RECEIVED A PHONE CALL FROM THE OWNER, JESSICA DURAN STATING SHE WAS TOLD THAT POLICE WERE AT HER HOUSE. I EXPLAINED THAT A SEARCH WARRANT HAD BEEN OBTAINED AND EXECUTED ON HER PROPERTY BECAUSE OF IT'S CONDITION. I ALSO EXPLAINED SHE WAS GIVEN AMPLE TIME TO PULL PERMITS AND MAKE REPAIRS. MS DURAN WAS ALSO TOLD THAT A DATE WOULD BE SET UP FOR A HEARING BEFORE THE PROPERTY MANAGEMENT. I ALSO EXPLAINED THAT I TOLD HER IN THE LETTER THAT THIS WAS A FINAL NOTICE PRIOR TO GOING TO THE PROPERTRY MANAGEMENT BOARD.

A DATE OF 17 APRIL 2014 AT 6P.M. HAS BEEN SET UP FOR THE PROPERTY MANAGEMENT BOARD.

FARMERSVILLE POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Supplement

Agency	FARMERSVILLE POLICE DEPT	Location	116 WOODARD STREET
Case #	0003-14 (2)		FARMERSVILLE TEXAS 75442
File #			
Description	CITY ORDINANCE VIOLATIONS		
Incident Status	ACTIVE	From Date/Time	01/29/2014 00:00
		To Date/Time	
		Report Date	02/28/2014 00:00
Reporting Officer	DIXON, K	Initial Rep. Date	01/29/2014 00:00

Entered By DIXON, K

Officer DIXON, K

Supervisor

FARMERSVILLE POLICE DEPARTMENT

Incident # 0003-14 (2)

DIXON, K

ON OR ABOUT 2/28/14 REPORTING OFFICER SENT JESSICA DURAN, 302 AUSTIN, FARMERSVILLE, COLLIN COUNTY, TX A SUBSTANDARD PROPERTY INSPECTION REPORT AND NOTICE OF HEARING. THE HEARING HAS BEEN SET FOR 4/17/14 AT 6P.M. THE LETTER WAS SENT CERTIFIED MAIL.



FARMERSVILLE, TEXAS 75442
Office: (972) 782-6141 Fax: (972) 782-7693

JESSICA DURAN
202 WOODARD
FARMERSVILLE TX 75442

RE: Notice of Violation of Farmersville City Ordinance

9-18-13 Prop Manage Board

Property Location: 116 WOODARD (FINAL NOTICE BEFOR GOING TO PROPERTY MANAGEMENT BOARD)

You are hereby notified that you are in violation of the above referenced Farmersville City Ordinance.

BROKEN WINDOWS, SKIRTING MISSING, HOLE IN HOUSE, ROOD AND PORCH IN DISREPAIR. HOUSE IS IN SERIOUS DISREPAIR.

Violation Description: Failure to keep property free of weeds, rubbish, brush or other objectionable, unsightly or unsanitary conditions. Property must be maintained in good repair. House must be maintained in good repair.

7013 1710 0000 0338 6729

e within ten (10) days after receiving this notice of violation. If

You have ten (10) days after receiving this notice of violation. If you do not respond within this time frame, we will assume that you are waiving your right to a hearing.

PS Form 3800, August 2005

See Reverse for Instructions

Be
or
co
If

Regards,

Kd
K. DIXON

Sent To _____
Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Total Postage & Fees \$ _____

(Endo)
Rest
(Endo)

FOI

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jessica Duran
202 Woodard
Farmersville TX
75442

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X OSCM ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

7013 1710 0000 0338 6729

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

Regards,

Kd
K. DIXON

PUBLIC SERVICE OFFICER



FARMERSVILLE

POLICE DEPARTMENT

FARMERSVILLE, TEXAS 75442
Office: (972) 782-6141 Fax: (972) 782-7693

5 JUNE 2013

6.14.13
extend

JESSICA DURAN
202 WOODARD
FARMERSVILLE TX 75442

given 60 days

RE: Notice of Violation of Farmersville City Ordinance

Property Location: 116 WOODARD

You are hereby notified that you are in violation of the above referenced Farmersville City Ordinance.

BROKEN WINDOWS, SKIRTING MISSING, HOLES ON BACK AND SIDES OF HOUSE, ROOF SAGGING AND PORCH SAGGING
HOUSE IS IN SERIOUS DISREPAIR. PLEASE CALL ME

Violation Description: Failure to keep property free of weeds, rubbish, brush or other objectionable, unsightly or unsanitary matter. 1 7010 2780 0000 9578 3870 must be maintained in good repair.

You must comply with this notice within 60 days after receiving this notice of violation. If you do not comply the following actions will be taken:

1. Refer the matter to the City of Farmersville for enforcement.
2. Do the work required by the ordinance.
3. Pay for the cost of the work required by the ordinance.
4. File a lien against the property.

Be advised that if you do not comply with this notice or before the first and second notices are served, the City of Farmersville may correct the violation at your expense.

If you have any questions, please call the City of Farmersville at 972-782-6141.

Regards,

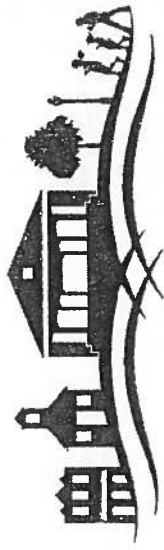
K. DIXON
PUBLIC SERVICE OFFICER

PS Form 3800, August 2006
See Reverse for Instructions
Sent to _____
Street, Apt. No.,
or PO Box No. _____
City, State, ZIP+4 _____

Total Postage & Fees	\$
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
OFFICIAL USE



FARMERSVILLE POLICE DEPARTMENT

134 North Washington Street
Farmersville, Texas 75442



7013 1710 0000 0338 6729

JESSICA DURAN

202 WOODARD

FARMERSVILLE TX 75442

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. HOLD DOWN TO THE RIGHT.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jessica Duran
202 Woodward
Farmersville TX
75442

COMPLETE THIS SECTION ON DELIVERY

- A. Signature **X** ☐ Agent ☐ Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7013 1710 0000 0338 6729

PS Form 3811, February 2004

Domestic Return Receipt



FARMERSVILLE POLICE DEPARTMENT

134 North Washington Street
Farmersville, Texas 75442
972-782-6141
Fax 972-782-7693
28 February 2014

SUBSTANDARD PROPERTY INSPECTION REPORT AND NOTICE OF HEARING

JESSICA DURAN
302 AUSTIN ST
FARMERSVILLE TX 75442

VIOLATION ADDRESS: 116 WOODARD
PROPERTY ID: 1246798
LEGAL DESCRIPTION: WOODARD
Subdivision: WOODARD
Lot: BLK 6, LOT 3b

Dear Sir or Madam,

On February 20, 2014, an inspection of the primary structure at 116 Woodard Street was conducted by the City of Farmersville's code enforcement officer, Karen Dixon, and building inspector Alan Merrit. The following items demonstrates that the structure at 116 Woodard Street is a nuisance under the City of Farmersville Code of Ordinances, Chapter 14, Division 10, Section 14-269 Adoption of International Property Maintenance Code, 2006 Edition, Section 108 Unsafe Structures and Equipment 108.1.1 Unsafe Structures and Section 304 Exterior Structure, 304.4 Structural Members, 304.6 Exterior Walls. Therefore, the aforementioned structure does not meet the minimum standards for compliance with the City of Farmersville Ordinance. This situation may be cause for the Building Standards Commission of the City of Farmersville, Texas to declare the building substandard and order the building repaired and/or demolished. The following is a list of conditions in or of the structure at 116 Woodard Street which are in violation of the City of Farmersville Code of Ordinances, Chapter 10, Division 10, Section 14-269.

1. Exposed romex at front porch.
2. Extensive wood rot on siding, sills and girders.
3. Entry porch roof need repairs..
4. Broken Windows
5. Roof and shingles are in poor condition.
6. Flooring and framing removed.
7. Structural wall framing removed.

7013 1710 0000 0338 6507

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Street, Apt. No.; or PO Box No. <u>302 Austin</u>	
City, State, ZIP+4 <u>Farmersville TX 75442</u>	

U.S. Form 3800, August 2006 See Reverse for Instructions

8. House has no plumbing.
9. Homes has trash and other debris scattered throughout
10. Home is not fit for human habitation.
11. Home is not secured and is a danger to health and safety of public.

While additional violations may be present on the Property, the above listed conditions constitute a violation of the following provisions of the International Property Maintenance Code:

Section 108 Unsafe Structures and Equipment

108.1.1 Unsafe Structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Section 304 Exterior Structure

304.4 Structural members. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.6 Exterior Walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

The City's building inspector has determined that the building is in need of immediate repair due to the danger of collapse. Therefore, A PUBLIC HEARING HAS BEEN SCHEDULED before the Building and Standards Commission to determine if the building at 116 Woodard Street constitutes a nuisance and is in violation of the City's minimum standards for maintenance. The hearing is Scheduled for April 17, 2014, a date at least ten (10) days after this Notice. The hearing will be held at the City of Farmersville City Hall, 205 S. Main, Farmersville, Texas 75442 at 6:00 p.m. During the hearing, you may present evidence on issues relevant to the determination of the condition of the building at 116 Woodard.

The City will vacate secure, remove, repair, or demolish the building and/or relocate the occupants of the building, at your expense, if the action ordered by the Building Standards Commission is not completed within the required time,

Failure to comply with this notice and order will result in further action by the City, including the abatement of said nuisance and the costs associated with the same, as provided for by Ordinance.

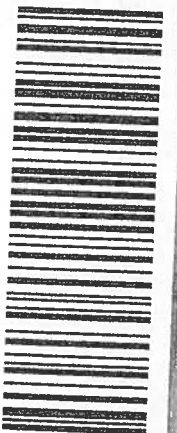
Thank you for your immediate attention to this matter. If you have any questions please contact me at (972) 782-6141.

Sincerely,


Karen Dixon
Public Service Officer
City of Farmersville



FARMERSVILLE POLICE DEPARTMENT
134 North Washington Street
Farmersville, Texas 75442



7013 1710 0000 0338 6507

Jessica Duran
302 Austin
Farmersville TX 75442

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DO NOT WRITE IN THESE SPACES
DO NOT WRITE IN THESE SPACES

SENDER: COMPLETE THIS SECTION

- ☐ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- ☐ Print your name and address on the reverse so that we can return the card to you.
- ☐ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jessica Duran
302 Austin
Farmersville TX 75442

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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- ☒ Certified Mail
- ☐ Registered
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- ☐ Return Receipt for Merchandise
- ☐ C.O.D.


4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label) 7013 1710 0000 0338 6507

Property Search

Property ID: 1246798 - Tax Year: 2014

General Information

Property ID 1246798
Property Status Active
Geographic ID R-1068-006-003B-1
Property Type Real
Property Address 116 Woodard St
Farmersville, TX 75442
Total Land Area n/a
Total Improvement Main Area 1,164 sq. ft.
Abstract/Subdivision  Woodard
Primary State Code A (Residential Single Family)
Legal Description Woodard , Blk 6, Lot 3b

Owner Information

Owner ID 736216
Owner Name(s)  DURAN JESSICA
Exemptions None
Percent Ownership 100.00%
Mailing Address 202 Woodard St
Farmersville, TX 75442-1731

2014 Value Information

Value information for Property ID 1246798 in the 2014 tax year is unavailable. Value information for prior years may be available in the Value History section below.

Entities & Exemptions

Taxing Entity	Exemptions	Amount	Taxable Value	Tax Rate	Tax Ceiling	Collected By
CFC (Farmersville City)		-	-	0.697500 (2013 Rate)	-	Collin County Tax Office
GCN (Collin County)		-	-	0.237500 (2013 Rate)	-	Collin County Tax Office
JCN (Collin College)		-	-	0.083643 (2013 Rate)	-	Collin County Tax Office
SFC (Farmersville ISD)		-	-	1.400000 (2013 Rate)	-	Collin County Tax Office

Improvements

Improvement #1 Residential
State Code A (Residential Single Family)
Homesite Yes
Market Value n/a
Total Main Area 1,164 sq. ft.

Detail #	Type	Year Built	Sq. Ft.
1	MA - Main Area	1930	1,164
2	CP - Covered Porch/patio	1930	192

Land Segments

Land Segment #1 Residential Single Family
State Code A (Residential Single Family)
Homesite Yes
Market Value n/a
Ag Use Value n/a
Land Size n/a

Value History

Ag Loss

2/28/2014

Collin CAD - Property Search

Year	Improvement	Land	Market		Appraised	HS Cap Loss	Assessed
2013	\$3,802	\$23,000	\$26,802	\$0	\$26,802	\$0	\$26,802
2012	\$9,503	\$10,000	\$19,503	\$0	\$19,503	\$0	\$19,503
2011	\$9,599	\$10,000	\$19,599	\$0	\$19,599	\$0	\$19,599
2010	\$34,204	\$10,000	\$44,204	\$0	\$44,204	\$0	\$44,204
2009	\$34,722	\$10,000	\$44,722	\$0	\$44,722	\$0	\$44,722

Deed History

Deed Date	Seller	Buyer	Instr #	Volume/Page
02/08/2008	DURAN JOSE F ETUX	DURAN JESSICA	20080220000199650	
08/24/1989	FOSHEE BERT	DURAN JOSE F ETUX		3135/540
	** n/a **	FOSHEE BERT		

AFFIDAVIT FOR ADMINISTRATIVE SEARCH WARRANT

THE STATE OF TEXAS §

§

COUNTY OF COLLIN §

CAME UNTO me this day, Karen Dixon, a person known to me and upon oath swears as follows:

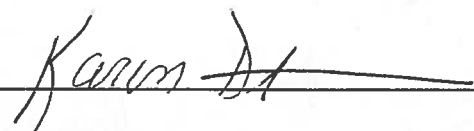
My name is Karen Dixon. I am over the age of 18, of sound mind, have personal knowledge of the facts asserted below, and am competent to testify to those fact

1. I am currently a Code Enforcement Officer for the City of Farmersville, Texas and have responsibility for code enforcement with the corporate City limits of the City of Farmersville, Collin County, Texas.
2. The property is located within the corporate City limits of the City of Farmersville, Collin County, Texas
3. The property's legal description is: Woodard, Blk 6, Lot 3b, in the City of Farmersville, Texas. It is further described as 116 Woodard Street (hereinafter "Property"). It is a single family dwelling, with a white and blue wood exterior color.
4. Based upon information and belief, the Property is owned by Jessica Duran, 302 Austin Street, Farmersville, TX 75422-1731, who has not provided the City with permission to perform an inspection.
5. Based upon this Affiant's personal knowledge and belief, Affiant observed, on or about 27 January 2014, what appears to be a dilapidated structure. This condition appears to violate provisions of the Codes adopted by the City of Farmersville, Texas, which were observed as follows: (1) Section 115.1 *International Building Code* – property has existing structural deficiencies that are unsafe, unsanitary or deficient that are dangerous to human life or the public welfare; and (2) Section 108.1 *International Property Maintenance Code* Structure unsafe for human Occupancy.

6. Based upon this Affiant's personal observation of the structure and Property, it appears that the structure has not been maintained in a safe and sanitary condition.

7. Based upon this Affiant's personal information and belief, the structure is unoccupied.

Wherefore, Affiant asks for the issuance of a Warrant, pursuant to Article 18.05 of the Texas Code of Criminal Procedures, which will authorize her and other inspectors and Building Officials, accompanied by Peace Officers, to enter and inspect the structure identified and described herein to determine the presence of any fire or health hazard and unsafe building condition or a violation of any Fire, Health, or Building Regulation, Statue, or Ordinance.



AFFIANT

Subscribed and Sworn to Before me by said Affiant on this February 19, 2014.


Magistrate
Collin County



SEARCH WARRANT FOR FIRE, HEALTH, AND CODE INSPECTIONS
(ART. 18.05, C.C.P.)

TO ANY PEACE OFFICER OF THE STATE OF TEXAS – GREETINGS:

THE STATE OF TEXAS to any Fire Marshal, Health Officer, or Code Enforcement Official (of the State of Texas) (of Collin County, Texas) (of the City of Farmersville, Collin County, Texas), who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Farmersville, Texas:

WHEREAS, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a (Fire Marshal) (Health Officer) (Code Enforcement Official) under the laws of the State of Texas and did therefore this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

NOW THEREFORE, you are hereby commanded to enter upon and search the suspected place and premises described in said affidavit and to their determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the City of Farmersville, Texas or the State of Texas, and in particular, to determine the presence of unsafe and unsanitary conditions

in violation of said regulation, statute, or ordinance, and if you find that for which you are directed to search you will seize the same and declare same to be held in the custody and control of the court in accordance with Article 18.05, Code of Criminal Procedure, until further notice of the court.

Herein fail not, but have you then and there execute this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

ISSUED at 1:17 o'clock (a.m.) (p.m.), on this 19 day of February, 20 14 to
certify which witness my hand and seal this day.



[Signature]
Judge, (City) Municipal Court

OFFICER'S RETURN

Came to hand the 20 day of February, 20 14, at 0903 o'clock (a.m.) (p.m.) and executed on the 20
day of Feb, 2014, at 0903 o'clock (a.m.) (p.m.) by Karen Dixon, Alan Merritt, Brian Alfred

[Signature]
(Fire Marshal) (Health Officer) (Code Enforcement Official)