



Expanding Horizons

CITY OF CONVERSE
CITY ADMINISTRATION

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MINUTES
CITY OF CONVERSE
BUILDING AND STANDARDS COMMISSION
Wednesday, January 14, 2015 - 6:30 P.M.

Be it known that the Converse Building and Standards Commission met in Regular Session on Wednesday, January 14, 2015 starting at 6:30 P.M. in the Converse Conference Room #1 at 405 S. Seguin Street.

1. Call Building and Standards Commission Meeting to Order. 6:30 pm
2. Roll Call & Recognition of Visitors.

Present:

Commissioner James Lacarde, Chairman
Commissioner Richard Caton, Member
Commissioner Lloyd Littrell, Member
Commissioner Everet Taylor, Member
Commissioner Patrick O'Leary, Member
Commissioner Joseph Guastella, Alternate member
Councilwoman Renee Paschall, Liaison
Le Ann Piatt, Assistant City Manager
John Quintanilla, Director of Community Development
Zenobia West, Recording Secretary

Excused:

Commissioner Reginal Harris, Alternate member

3. Approve Building and Standards Minutes for November 24, 2014 Commission meeting.

Commissioner O'Leary made a motion to approve the minutes. Commissioner Littrell seconded the motion. The vote was unanimous. Commissioner Taylor abstained.

4. Approve Building and Standards Minutes for December 10, 2014 Commission meeting.

Commissioner Littrell made a motion to approve the minutes. Commissioner O'Leary seconded the motion. The vote was unanimous.

5. Discussion and Appropriate Action regarding structures and properties not in compliance with Chapter 8, Article IV, of the Code of Ordinances, City of Converse, Texas:

A. 607 Meadow Top

Commissioner Littrell made a motion to hand property off to the Assistant City Manager. Communicate with Ocwen and their lawyer; secure property and dispose of trash; and suspend fines until next meeting. Commissioner O'Leary seconded the motion. The vote was unanimous.

B. 9816 Meadow Hill

Commissioner Caton made a motion to allow Mr. Gay, property owner, an extension of 30 days to effectively bring significant improvement to the property. If by the next meeting we don't see improvement we initiate a penalty of \$100 per day until such time as property has been cleaned. Commissioner Caton amended his motion to state that in 30 days if no improvement has been made to property, the Commission will instruct the City to clean up the property.

Commissioner Taylor seconded the motion. The vote was unanimous.

C. 8022 Kitty Hawk

Commissioner Littrell made a motion to post the property and shut it down tomorrow.

Commissioner Littrell amended his motion to state that we accrue fines of \$500/day until evidence of completion of permanent repairs.

Commissioner Caton seconded the motion. The vote was unanimous.

D. 7406 Rocky Trail

Commissioner O'Leary made a motion to have the City: obtain a report from the attorney; contact next of kin of owner of the property; secure the doors with plywood or some substantial material to keep people from getting into the house; put a chain and lock on the gate to prevent people from have access to the swimming pool; and to share any information we find with Mr. Gusmic, realtor.

Commissioner Littrell seconded the motion. The vote was unanimous.

E. 8823 Dream Ave.

No further action on this case.

F. 202 Toepperwein

Commissioner Littrell made a motion we ask the City staff to contact owner for a viable plan to fix the holes in the roof or the City will take action to fix it and charge them. The owners will be given until the next meeting to comply.

Commissioner Caton seconded the motion. The vote was unanimous.

G. 112 North Meadow

Commissioner O'Leary made a motion that we turn this over to the City to make sure the owner keeps progressing on the property.

Commissioner O'Leary amended the motion for the City to follow up on the property and to report back when the progress has stopped or the house is completed.

Commissioner Taylor seconded the motion. The vote was unanimous.

6. City Council Liaison, Assistant City Manager & Commission Member Reports:

In consideration of Texas Attorney General Opinion AG-0668, information provided on subjects not on the agenda shall be limited to statements of specific factual information; or recitation of existing policy. Any deliberation of or decision about a subject not on the agenda shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

A. Report by the City Council Liaison.

1. Rezoning of the property in Old Cimarron Trail was approved.
2. First reading of the Trap, Neuter and Release was approved.
3. Ordinance 702, Chapter 46 Utilities was approved.
4. TxDOT will pay 90% of the cost of the right of way for the FM 1516 Expansion.

B. Reports by Director of Community Development and Assistant City Manager and Discussion of Future Agenda Items of Interest.

There will be a few new cases as well as old cases. The apartment complex off of Schaefer Rd will be invited back for a follow up for the next meeting.

7. Schedule date for next Building and Standards Commission Meeting. February 18, 2015 at 6:30 pm.

8. Adjournment. 8:15pm