



MINUTES
CITY OF CONVERSE, TEXAS
BUILDING & STANDARDS COMMISSION
Wednesday, March 30, 2016 – 6:30 P.M.

The Building & Standards Commission of City of Converse met in a regular meeting at City of Converse, City Hall, Conference Room, located at 405 S. Seguin Road on Tuesday, March 30, 2016 at 6:30 p.m. to discuss various items on the agenda.

1. Call Building and Standards Commission Meeting to Order.

Chairman Lacarde called the meeting to order at approximately 6:32 p.m.

2. Roll Call & Recognition of Visitors.

Present:

*Chairman Jim Lacarde
Commissioner Patrick O’Leary
Commissioner Richard Caton
Commissioner Joe Guastella
Commissioner Lloyd Littrell, arrived at 6:33 p.m.
Council Liaison, Kathy Richel
Assistant City Manager, Le Ann Piatt
Recording Secretary, Odie Martinez*

Excused:

Commissioner Everet Taylor

Visitors:

Melvin & Vicki Baumann, Janie Gale, Alfonso Solis, Medone Family.

3. Approve Building & Standards Minutes for November 24, 2015 Commission Meeting.

A correction in the minutes was addressed.

Commissioner O’Leary made a motion to approve the minutes with the correction as discussed. Commissioner Littrell seconded the motion. The vote was unanimous.

4. Update on 9060 FM 78.

A continuation of repairs is still in progress. Inspection’s pending. No action required.

5. Discussion and Appropriate Action regarding structures and properties not in compliance with Chapter 8, Buildings & Building Regulations, Section 8-1 (a) 6- International Property Maintenance of the City of Converse Code of Ordinances.

A. 507 Toepperwein

Items discussed by Mrs. Braumann

- *A contractor has been hired to maintain the grass/weeds every other week*
- *Plans to open a business for art classes*
- *Plans to hire a handyman to handle all repair's*
- *Requested an extension*

Commissioner Littrell made a motion to grant an extension of three months for repairs with no fines to apply and review the case in three months. Commissioner Guastella seconded the motion. The vote was unanimous.

B. 9802 North Meadow

A motion was discussed to send a demand letter stating a two week extension has been granted to have the property cleaned. The two weeks will begin from the date of the letter generated. Thereafter, a \$250.00 dollar fine will accrue per day. And, the city crew will secure the premises.

Commissioner Littrell made a motion to send a demand letter as discussed. Commissioner Guastella seconded the motion. The vote was unanimous.

C. 108 Ave D

Items discussed by Mr. Soliz

- *Yard has been cut and clean*
- *Started remodeling*
- *Plans to move forward and finish repairs*
- *Presented updated photos of the property*

Commissioner Caton made a motion to review the property in 90 days with updated photos. Commissioner Littrell seconded the motion. The vote was unanimous.

D. 107 South Street

A motion was discussed to research ownership and last payment made on taxes. And, bring it back at the next meeting.

Commissioner O'Leary made a motion to bring back at the next meeting with updates as discussed. Commissioner Guastella 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. City Council Liaison's Report

- *City Bond Facility Projects begin April*
- *New Finance Director, Ms. Sandy Palos*
- *Resurfacing of Toepperwein and Kitty Hawk will begin soon*
- *Expansion of FM 1516 will begin soon*
- *Audio Visuals at City Council Chambers, All commission meetings will be held at the Council Chambers using the Audio Visuals*

B. Report by Assistant City Manager's Report & Discussion of Future Agenda Items of Interest.

- *A Welcome reception for the new Police Chief is scheduled for Thursday, March 31st beginning at 6:30 p.m. held at the City Hall Conference Room.*
- *Odie working in conjunction with Officer Alvarado at Police Department for a new Code Enforcement program*

7. Set Date for Next Building and Standards Commission Meeting.

Date is still to be determined.

8. Adjournment.

Meeting adjourned at approximately 7:46 p.m.