

MINUTES
CITY OF CONVERSE, TEXAS
BUILDING & STANDARDS COMMISSION
Wednesday, May 4, 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 Wednesday, May 4 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 6:31 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
Assistant City Manager, Le Ann Piatt*

Excused:

*Council Liaison, Kathy Richel
Secretary, Odie Martinez*

Unexcused:

Commissioner Everet Taylor

3. Approve Building & Standards Minutes for March 30, 2016 Commission Meeting.

Commissioner Guastella made a motion to approve the Minutes of March 30, 2016 with corrections; Seconded by Commissioner Littrell. The vote was unanimous.

4. 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.

A. 8228 Lone Shadow Trail

Veronica Norm owner of the property was present at the meeting to brief the members with an update of the pool. The following items were discussed;

- *Cracks in the pool. \$5000.00 worth of damage*
- *Can’t run water pump, waiting for parts to arrive*
- *Chlorine will be placed in the pool to prevent any mosquito’s*
- *Pool Solutions maintains pool*
- *Placing the property on the market for sale*
- *City received numerous complaints*

Commissioner Guastella made a motion to have the owner keep the pool up as best as possible, have all repair paperwork submitted to the Assistant City Manager and bring the case back for an update at the next meeting; Seconded by Commissioner Littrell. The vote was unanimous.

B. 9060 FM 78, Town East Apartments

The Commissioners had concerns that the code violations still remain the same since last year (incomplete).

Commissioner Littrell made a motion that Mr. Macias (property owner) has 30 days to provide documentation of resolved code violations pertaining to the property and what the plans are for the next (6) six months. And, that Mr. Macias or a representative other than local management must be present at the next meeting. If Mr. Macias fails to comply within the 30 days a \$182k lien will be filed with the Bexar County Clerk; Commissioner Guastella seconded the motion. The vote was unanimous.

C. 107 South Street

Commissioner Littrell made a motion to table item # 4C; Seconded by Commissioner Caton. Vote was unanimous.

D. 9802 N. Meadow

Assistant City Manager Le Ann Piatt briefed the members with an update of the property.

- *The property is currently under new ownership*
- *Lawn was mowed*
- *Weight equipment and debris has been removed*
- *A cover will be placed on the pool*

Commissioner O'Leary made a motion to bring back to the next meeting with updates; Seconded by Commissioner Littrell. Vote was unanimous.

5. Update on past cases.

A. 607 Meadow Top

The City received payment for the hard cost of \$3,000 and released the Lien.

B. 7406 Rocky Trail

The current hard cost on the property is \$1,920.00 dollars, remains unpaid and an active lien is in place.

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

Council Liaison not present

B. Commission Member Reports

No report

C. Report by Assistant City Manager

Received a report on China Garden Building located on Kitty Hawk. Listed on Bexar County for Auction. The City has an active lien on the property for \$17,000.00.

D. Report & Discussion of Future Agenda Items.

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Kneupper property

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

To be determine.

8. Adjournment.

Meeting adjourned at approximately 7:54 p.m.