

CITY OF CONVERSE
BUILDING AND STANDARDS COMMISSION
MINUTES OF MARCH 2, 2011
6:30 PM

The Building and Standards Commission of the City Of Converse met in a regular meeting at the City Hall Conference Room, 405 South Seguin Street on Wednesday, March 2, 2011 at 6:30 PM to discuss various items on the agenda. The following were present:

Ms. Gloria Weers, Chair Person	Mr. Carlos Baca, Member
Mr. Jim Lacarde, Member	Ms. Sydney Storment, Member
Mr. Randy Pannell, Council Liaison	Mr. John Quintanilla, Interim City Manager
Ms. Penny Hieronymus, City Secretary	

1. Call Building and Standards Commission Meeting to Order

At approximately 6:30 PM, Chair Weers called the meeting to order.

All members are present with the exception of Ms. LuAnn Holden, who had an excused absence.

2. Recognition of Visitors

Visitors: MPT John Shadron, Mr. Richard Weers, Mr. Enrique Luis, Council member Grant Lopez & Mr. John Mendoza.

3. Action to Approve Building and Standards Minutes for January 27, 2011

Member Storment made a motion to approve agenda item #3. Member Baca seconded the motion. Passed unanimously.

4. Discussion and Appropriate Action Regarding Various Structures Not in Compliance with Chapter 8, Article IV, of the Code of Ordinances, City of Converse, Texas

A. 308 Kneupper

Mr. Quintanilla reported:

- We followed the procedures (mailed letter & notice posted in the Herald Newspaper)
- Presented photos & there has been no change in the condition of the property

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- Recommends we secure a contractor to remove the items from the back yard at the owner's expense & put a lien on the property to be filed with the Bexar County Court House
- Will have 10 days to respond or we proceed with the recommendation
- This person told him that she was a single mom on a fixed income & can't comply with our letter
- She is not present meeting
- Discussed the tractor that had belonged to her dad

Member Baca made a motion to proceed with the City's recommendations & authorize the City to secure a demolition contractor to remove & abate the back yard. Member Lacarde seconded the motion. Passed unanimously.

Council member Pannell would like this item on the next CC agenda for discussion.

B. 407 Toepperwein

Mr. Quintanilla reported:

- Owned by Ms. Nell Hamilton, she has contacted a demolition contractor who has pulled a permit with the COC for demolition
- Have to resolve the quantity of asbestos containing materials & how to best abate this
- Recommends we take the same action as 203 & 205 South Seguin; we post a notice on the homes & they have 30 days to demolish this structure beginning tomorrow (April 3, 2011)

Member Lacarde made a motion to proceed with the City's recommendations. Member Storment seconded the motion. Passed unanimously.

C. 503 Toepperwein

Mr. Quintanilla reported:

- Owned by Ms. Nell Hamilton, she has pulled a permit with the COC for demolition
- Recommends we take the same action as agenda item #4 B; 30 days to demolish beginning tomorrow April 3, 2011
- Can be fined up to \$2,000 a day penalty fee

Member Lacarde made a motion to move forward with the above recommendations. Member Storment seconded the motion. Passed unanimously.

D. 505 Toepperwein

Mr. Quintanilla reported:

- Owned by Mr. Luis, who is present tonight – he is trying to sell the property & has been in touch with Mr. Quintanilla
- He met with one of the potential buyers & notified them that if they bought the house they would demolish it & build a new home, this doesn't work because it is Zoned Commercial & not Residential, the City would not issue a building permit for a home on that address
- We could do the same thing as agenda items #4 B & #4 C or the COC could demolish the building
- Mr. Luis is going to have difficulty selling this property unless it is for a Commercial establishment
- Mr. Luis can't afford to have it knocked down
- Lot is 68 x 120
- Home is a hazard

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- We could encourage him to market the property as Commercial property
- It would cost about \$5,000 or \$6,000 to demolish
- Property value is about \$14,000
- Once the home is demolished, it would make it easier to sell the property

Mr. Quintanilla stated the City could demolish the home, we place a lien against the property, when the property is sold the lien would be paid to the City

Member Lacarde made a motion to hire a demolition contractor, demolish the structure, place a lien against the property without the administrative fees upon the approval of the CC. Member Storment seconded the motion. Passed unanimously.

This will be placed on the CC meeting on March 15, 2011 at 7 PM at the Council Chambers.

5. Report by the City Council Representative on Council Action

Council member Pannell reported:

- This is not an easy Commission; proud to be the liaison
- He is off Tuesdays & Wednesdays & does not want to miss a meeting, so we are changing the meeting night either to Tuesdays or Wednesdays
- CC has taken certain actions & wants to continue
- B&S needs to be busy & they have a tool to move forward
- CC discussed water rights
- Hired a new City Manager, Ms. Shawna Dowell & highly rated throughout this community
- 50th Year Anniversary on April 9; good Committee working hard
- Thanked B&S for what they do
- Thanked Mr. Quintanilla as Interim City Manager

6. Report by the City Staff on Future Building and Standards Actions

Mr. Quintanilla reported:

- Has a couple of addresses that we are going to start going through the motions by contacting the owners & sending out letters, he will get more information
(home in bad condition with roof damage by a hail storm in the Copperfield Subdivision) – Mr. Williams has spoken to her a couple of times

7. Next Building and Standards Commission Meeting to be Determined

The next meeting will be late March or early April, definitely within the next 90 days.

8. Adjournment

At approximately 7:11 PM, Chair Weers adjourned the meeting.