



*Expanding Horizons*

CITY OF CONVERSE  
CITY ADMINISTRATION

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MINUTES  
BUILDING AND STANDARDS COMMISSION  
MAY 30, 2012 6:00 PM

Be it known that the City Council of the City of Converse met for a regular meeting at the Conference Room at 405 South Seguin Street on Wednesday, May 30, 2012 at 6:00 PM. A quorum of the following commissions may have been present: Beautification and Environmental, Charter Review, City Council, Economic Development Corporation, Parks and Recreation and Planning and Zoning.

**1. Call to Order.**

Chairman Holden called the meeting to order at 6:00 PM.

**2. Roll Call.**

Ms. LuAnn Holden, Chair  
Mr. Jim Lacarde, Vice Chair  
Mr. John Shadron, Member  
Mr. John Quintanilla, Assistant City Manager

Ms. Sydney Storment, Member  
Ms. Gloria Weers, Member  
Councilman Randy Pannell, Liaison  
Ms. Jackie Gaines, Secretary

**3. Recognition of Visitors.**

No visitors.

**4. Approve Building and Standards Minutes for February 29, 2011.**

Ms. Storment questioned the quorum clause on the header of the Minutes. The decision was made to remove the B&S Commission from the header as may have attended the meeting.

Mr. Lacarde asked why the Executive Session did not occur for a property on Pioneer Oak. Mr. Quintanilla explained that the disposition occurred before the Commission had a chance to meet. The home owner was found guilty, made a plea bargain and was assessed a \$1,500 fine. The home owner paid the fine in full.

Mr. Shadron made a motion to approve the February 29, 2012 Minutes with the corrections. Mr. Lacarde seconded the motion. The motion passed unanimously.

**5. Discussion of City of Dallas V. Stewart: Texas Supreme Court Issues New Opinion Regarding Substandard Buildings. (City Attorney)**

Mr. Quintanilla gave a report on the new opinion regarding substandard buildings that included the following:

- fines levied
- have a legal agreement for a release of future litigation
- give ample notice

**6. Discussion and Appropriate Action Regarding Residential Structures Not in Compliance with Chapter 8, Article IV, of the Code of Ordinance, City of Converse, Texas.**

**A. 7687 Upper Seguin.**

Mr. Quintanilla said Mr. Garza indicated he would attend this meeting to give a report of any progress made of the property. The pictures did not show any improvement made to the property. Mr. Quintanilla recommended to the Commission to send a letter with a time frame that would be acceptable to the Commission to one day allow the city to demolish the structure. The cost for the demolition cleanup is approximate \$4,500 for 15 roll-off containers and the man-power cost for a four-man crew for approximately three days. The City can begin work sometime in September in time for the fiscal budget to fund the project. Mr. Lacarde has concerns with the safety and liability to the city by waiting three more months and to put the plan in place with letters and notices so that way we can take action September first.

Chairman Holden asked for suggestions for a time line to meet a September 1<sup>st</sup> compliance date. Mr. Quintanilla agreed to give the home owner a drop-dead time line of the end of July and to impose a \$200 daily fine beginning August 1<sup>st</sup>. Also, offer an agreement that allows the City of Converse to enter the property to abate the conditions and to put a lien on the property. Mr. Lacarde asked to post hazard notices on the property. Mr. Quintanilla will ask for permission for a right-of-entry-and-use agreement to post the signs. Mr. Lacarde and Chairman Holden suggested only imposing a \$100 daily fine. Mr. Quintanilla stated the City may have enough funds now post signage and board up the windows.

Mr. Lacarde made a motion to make a request to the home owner the following in order: to post signage, board windows, fill septic tank then mow the weeds. Ms. Storment seconded the motion. The motion passed unanimously.

**7. Report by the City Council Representative on Council Actions.**

Councilman Pannell gave a briefing on the past City Council discussions and actions which included the financial status of the City, asked Ms. Storment to consider reappointment to the Commission and announced Mr. Shadron was approved by the City Council as a member of the Commission. The Council recognized City employees for their years of service, 8-liners are a topic of interest and the EDC attended a conference in Las Vegas, Nevada. The Charter Commission has completed the duty of reviewing the Charter. Councilman Pannell announced that he will be running for re-election for City Council Place 4.

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

Mr. Quintanilla reported that he will continue working on 7687 Upper Seguin and will get the letter out by the middle of next week to notify the family of the Commissions decisions.

**9. Next Building and Standards Meeting to be Determined.**

August 29, 2012, 6:00 PM

**10. Adjournment.**

Chairman Holden adjourned the meeting at 7:00 PM.