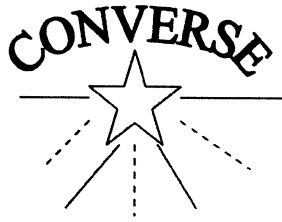

Expanding Horizons

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MINUTES
CITY OF CONVERSE
BUILDING AND STANDARDS COMMISSION
Wednesday, June 26, 2013- 6:30 P.m.

The Building and Standards Commission of the City of Converse met in a regular meeting at the City Hall Conference Room located at 405 S. Seguin Street on Wednesday, June 26, 2013 at 6:30 p.m. to discuss various items on the agenda.

1. Call Building and Standards Commission Meeting to Order.

At approximately 6:34 p.m. Chairman Lacarde called the Building and Standards Commission meeting to order.

2. Roll Call & Recognition of Visitors.

Members Present:
James Lacarde, Chairman, *Present*
Joan Lindgren, *Vice Chairman*
Richard Caton, Member, *Present*
John Shadron, Member, *Absent/excused*
Lloyd Littrell, Member, *Absent/excused*
Sydney Storment, Member, *Present*
Councilman Steve Brown, Liaison
Felix Arambula, City Attorney
John Quintanilla, Assistant City Manager
Odie Martinez, Recording Secretary

Visitors:
City Manager Shawna Burkhart, Jon Lindgren, Earl Ten-Penny, Robin Benbrook, Armando Garcia, Paul & Paula Johnson, Rosemary De Backer, Chris & Christopher Wallehzin, Kevin & Joan Hagely, Officer Code Compliance Mark Alvarado

3. Citizens to be Heard

None

4. Approve Building and Standards Minutes for May 29, 2013.

Vice Chair Lindgren stated there were corrections needed. The following corrections are:
1st correction, item #3, Citizens to be Heard, the word *see* should read: *sell*
2nd correction, Item #7 states there was *no motion taken.* The members stated they did vote on this item.
3rd correction requested by Member Caton, Item #6 the name *Canton* is misspelled. Correct spelling is *Caton.*
Minutes approved with said corrections.

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

A. 208 Avenue "A"
B. 209 Kneupper
C. 301 North Street
D. 303 North Street

Vice Chair Lindgren had some concerns with the letter that was sent to the property owner not stating the violation of the ordinance.
Mr. Ten-Penny owner of the properties briefly updated the members with status of the properties. City of Converse Code Compliance Officer Mark Alvarado, briefly explained to the members the improvement of the properties.
Ms. Benbrook a resident of Converse also stated the property is 100% better and hopes it continues.
Mrs. Paula Johnson a San Antonio resident stated she sent a letter to Mr. Ten-Penny requesting to purchase two of the properties.
Councilman Brown suggested to bring this item back in six months and will then determine the next step.
City Attorney Felix Arumbula agreed with Councilman Brown's implication and that a vote would need to take action to bring back in six months.
The property will be monitored for the next six months. This will determine if the item will be brought back in six months.
After a long discussion of the properties a motion took action.
Member Storment made a motion to bring item #5A-5D back in six months with said; Seconded by Member Caton. Motion passed unanimously.

E. 7687 Upper Seguin

Assistant City Manager stated Bexar County is planning to auction the property August 6th.
City Attorney Felix Arambula stated according to Bexar County the property will be sold in auction August 6th.
According to Mr. Garza a resident of San Antonio and one of the property owners of said land stated a payment plan was on schedule with Bexar County and a meeting was gathered between himself and two other family members. An agreement was discussed on how the property was to be maintained and they had no intentions to sell the property due to no underground sewer or pipes or to that matter. The property is not livable.
City Attorney Arambula responded to Mr. Garza to please follow up with a response that he received from Donna Stein (Lawyer) stating that the property was up for auction.
Chairman Lacarde stated no action is required for this item.

6. Report by City Council Liaison on Council Actions.

June 4th meeting

- Two Budget Amendments
- Accepted final infrastructure for Rolling Creek unit 4

- Approved ordinance amendments, Utilities Water, Sewer & Sewer impact fees, Parks & Recreation fee
- Special Meeting for Approval of Re-financed Municipal Bond Series 2013
- Judson Plat for Elementary School
- FEMA Grant for $217,000.00 (Air Breathing Equipment)

7. Report by City Staff on Future Building and Standards Actions.

Assistant City Manager stated he walked the Ten-Penny property, he was very impressed.

Councilman Liaison Brown asked City Attorney Arambula if it was necessary for the commission to vote on minutes. City Attorney, Arambula responded, according to the city ordinance Open Meetings Act it is required and all other commissions of the city do vote on minutes. However, without the Roberts Rules Book he cannot determine what is necessary. This is the only commission that does not vote on minutes. Chairman Lacarde responded that at one point voting did take action until a previous member stated that according to the Roberts Rules book it was not necessary to vote. However, starting at the next meeting, action will take place to vote on minutes.

8. Next Building and Standards Commission Meeting to be Determined.

Chairman Lacarde stated at this time we do not have a meeting scheduled. He will be notified by Mr. Quintanilla and the Secretary will notify the commission.
Liaison Brown briefly addressed to the members that we currently do not have a City Secretary.

9. Adjournment

Meeting adjourned at approximately 7:26 p.m.