

Building Standards Commission
November 15, 2016

Board Members Present

Joe Milkes, Acting Vice Chairman
Richard Kelley
Shawn Brown
Mark Lewis
Dawn Wolverton

Board Members Absent

Art Stone, Chairman
Earl Dedman

Staff

Jennifer Knox-Walker, Assistant City Attorney
Timothy Dunn, Assistant City Attorney
Selso Mata, Building Official
Scott Lussier, Property Standards Manager,
Lisa McAlister, Property Standards Specialist
Jason Ruffing, Property Standards Specialist
Pamela Farahmand, Property Standards Specialist
Diana Casady, Sr. Administrative Assistant

Acting Vice Chairman Joe Milkes called the meeting to order at 4:05 p.m., Tuesday November 15, 2016 in the Senator Florence Shapiro Council Chambers of the Municipal Center. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Acting Vice Chairman Milkes admitted all documents and testimony given into the official Building Standards record.

- 1. Public comments: There was no public comment.**
- 2. Approval of Minutes from October 18, 2016.**

Commission Member Richard Kelley made a motion to approve the minutes from October 18, 2016. Commission Member Dawn Wolverton seconded the motion. The Board voted 5/0 in favor of approving the minutes from October 18, 2016.

- 3. Discussion and possible action regarding the release of the Commission's Final Orders issued for the property located at the address listed below. Due to the property's compliance, City staff is seeking release of the Final Orders.**

2101 Westlake Drive – Owner David L. Lyons

Staff asked to remove this item from the agenda and bring back to the next Building Standards Commission meeting.

4. Discussion and possible action regarding the following property's continued non-compliance with the minimum standards required by Chapter 6, Building and Building Regulations, of the City of Plano Code of Ordinances, and consideration of whether to provide further opportunity for the property to come into compliance or to execute final orders for the property.

1621 Lucas Terrace – Owner Clarence Denson

Lisa McAlister, Property Standards Specialist testified on the condition of the property at 1621 Lucas Terrace. Ms. McAlister gave a history on the condition of the property, and that the property has not been in compliance since on or before March 18, 2016. Ms. McAlister answered questions from the Commission.

Ms. McAlister further testified the staff recommendation was to issue Final Orders and give the property owner thirty (30) days to bring the property into compliance, and if the owner fails to bring the property into compliance, the City of Plano is ordered to enter the property to make the repairs and place a lien against the property for charges incurred.

No one else was present to speak on this item. The floor was closed to public comment. After discussion, Commission member Richard Kelley made the motion to approve staff recommendation and issue Final Orders for 1621 Lucas Terrace. Commission member Dawn Wolverton seconded the motion. The Commission voted 5/0 in favor of the motion.

5. Discussion and possible action regarding the following property's continued non-compliance with the minimum standards required by Chapter 6, Building and Building Regulations, of the City of Plano Code of Ordinances, and consideration of whether to provide further opportunity for the property to come into compliance or to execute final orders for the property.

2380 E. Park Blvd – Owner Lincoln Panthers, LLC

Pamela Farahmand, Property Standards Specialist testified on the condition of the property (fence/screening wall) at 2380 E. Park Blvd. Ms. Farahmand gave a history on the condition of the property, and that the property has not been in compliance since on or before May 15, 2014. Ms. Farahmand answered questions from the Commission.

Ms. Farahmand further testified the staff recommendation was to issue Final Orders and give the property owner thirty (30) days to bring the property (fence/screening wall) into compliance, and if the owner fails to bring the property (fence/screening wall) into compliance, the City of Plano will assess civil penalties.

Timothy Dunn, Assistant City Attorney testified that he wanted to clarify what Ms. Farahmand said about the Collin County CAD not reflecting the property transfer, so they relied on current deed records for ownership. Mr. Dunn further testified as far as he is aware, all owners were notified of this meeting.

No one else was present to speak on this item. The floor was closed to public comment. After discussion Commission member Richard Kelley made the motion to approve staff recommendation with civil penalties in the amount of one thousand dollars (\$1000.00) per day for each day the fence/screening wall remains non-compliant and issue Final Orders for 2380 E. Park Blvd. Commission member Dawn Wolverton seconded the motion. The Commission voted 5/0 in favor of the motion.

6. Discussion and possible action regarding the following property's continued non-compliance with the minimum standards required by Chapter 6, Building and Building Regulations, of the City

of Plano Code of Ordinances, and consideration of whether to provide further opportunity for the property to come into compliance or to execute final orders for the property.

1206 F Avenue – Owner Brenda P. Dunbar

Jason Ruffing, Property Standards Specialist testified on the condition of the property at 1206 F Avenue, Mr. Ruffing gave a history on the condition of the property, and that the property has not been in compliance since on or before July 30, 2015. Mr. Ruffing answered questions from the Commission.

Mr. Ruffing further testified the staff recommendation was to issue Final Orders and give the property owner thirty (30) days to bring the property into compliance, and if the owner fails to bring the property into compliance, the City of Plano is ordered to enter onto the property and demolish the structure(s) and place a lien on the property for charges incurred.

Timothy Dunn, Assistant City Attorney testified City staff is aware the property is in foreclosure and notice was forwarded to council for the Bank. Mr. Dunn further testified council is here to address the Commission.

Jennifer Chacko, council for Wells Fargo and US Bank, testified that this property is in foreclosure. Ms. Chacko stated she understood there was a lot of damage. Ms. Chacko testified that she spoke to her clients today and she presented before and after photos of the repairs they have made so far and asked that the pictures be made part of the record. Ms. Chacko further testified that Wells Fargo would like to bring the home into compliance and sell it; however, they do not own it yet since it is in foreclosure. According to Ms. Chacko, it will take them from three (3) to (6) months to complete the foreclosure process. Ms. Chacko stated Wells Fargo has put six thousand dollars (\$6000.00) towards repairs so far. The Commission asked if Wells Fargo intends to bring the property back into compliance. Ms. Chacko responded she believed they did. Ms. Chacko offered to get a definitive answer from her client and report back to the Commission at the next hearing.

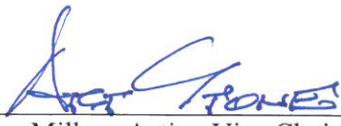
The floor was closed to public comment. After discussion Commission member Mark Lewis made the motion to table this item until the next Building Standards Commission meeting. Commission member Richard Kelley seconded the motion. The Commission voted 5/0 in favor of the motion.

7. Items for future agendas.

There will be a meeting on December 20, 2016 to discuss the following;

- Appointment of Vice Chairman
- Release of Final Orders for 2101 Westlake Drive (Staff removed from November 15, 2016 agenda)
- Substandard Case at 1206 F Avenue (Tabled November 15, 2016)
- A new substandard case for consideration

The Public Hearing adjourned at 5:03 p.m.


FOR: Joe Milkes, Acting Vice Chairman