



**MINUTES**  
**PROPERTY STANDARDS BOARD**  
**Meeting**  
**OCTOBER 28, 2021**

Council Chambers

6:30 p.m.

1945 E. Jackson Road

**Board members present:** Chair Dave Hermon, Les Folse, Jim Pipkin, Liz Fannin, Maggie Vera, Mike Whitley, Matt Garrett, and Carol Sue Muravez.

**Board members absent:** Matt McCombs

**Staff members present:** Building Official Brett King; Asst. City Attorney Kanika Juneja; Inspection Services Superintendent Ray Davis; Community Services Division Mgr. Brian Passwaters; Code Enforcement Officer Tim Roush; and Administrative Support Specialist Lydia Tormos.

**CALL MEETING TO ORDER: 6:30 PM**

1. Approval of minutes of the September 23, 2021 meeting.

**Carol Sue Muravez moved approval of the minutes as presented; second by Jim Pipkin. The motion was approved with a unanimous 8-0 vote, (McCombs absent).**

**PUBLIC HEARING**

2. PSB 2021-06: City of Carrollton staff inspected the residential structure at 2015 Statler Dr, Rollingwood Est 4 Block W lot 8 Denton County, Property ID #53897 and found it to be dangerous, substandard, dilapidated and a hazard to public health, safety, and welfare. Staff has sought a hearing before the Board to request a Notice and Order be issued requiring all code violations to be abated and to bring the structure into compliance with city codes or demolition of the structure within a specified period of time.

Chair Hermon administered the Oath to Tim Roush.

Code Enforcement Officer Tim Roush advised that the person of interest is Donald J Keisling II, son of the property owner, Donald J Keisling who passed away without a Will. He stated that the son advised staff that the matter is in probate court and that the only lien holder is the City of Carrollton. He advised that the case was originally presented to the Property Standards Board on August 26, 2021. He explained how he was able to gain contact information for the son after the original case was heard by the Board. After consideration of the learned information, staff determined the Environmental Services should prepare a new case to be heard by the Board. He stated the result of a title search conducted in October 2021, Donald J Keisling remains the only name listed as property owner. He stated that no repairs have been made to the structure and he listed the current violations. He stated the property continues to degrade and harbors rodents. Due to the current condition of the property, staff requests that the Board determine that the

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**NOTE: Board minutes are informational only and are not official until approved by Board.**

structure at 2015 Statler Drive, Carrollton is dangerous, substandard, dilapidated and a hazard to the public health, safety and welfare. Staff requests a Notice and Order for the property owner to repair the structure to bring the property into compliance with City codes within 30 days; if the property owner fails to comply within the specified time, staff request the Board to authorize the City of Carrollton to demolish the structure and attach the costs as a lien against the property.

Muravez asked about maintenance of the yard. Roush replied that he did not know who was maintaining the yard and stated he observed the neighbor running a weed-eater along the fence line of the alley.

Chair Hermon administered the Oath to Ronald J Keisling II.

Mr. Keisling stated he was currently in the Probate Court process to obtain ownership of the house and financial accounts. He stated that he has been maintaining the front yard and that he stated he is willing to repair the home but would not be able to do so in 30 days because he needs control of the accounts first. He added that it may be January 2022 before the Court completes the process. He stated he could get some material to try to board up walls that are damaged and stated that the garage door has been a problem for the past decade. He advised that he has spoken with a couple of realtors about how to approach the home but did not have a timeline or costs estimate. He stated that he is the sole heir to the property.

Matt Garrett stated he would be willing to extend the time to 60 days on the condition that the holes are patched, the rodents are gone and be made acceptable for the neighbors to live next door to it. Asst. City Attorney Kanika Juneja advised that in order to allow more time, the responsible party must articulate a plan and provide status reports.

**Garrett moved that the property located 2015 Statler Drive, Carrollton, Texas 75007, be determined as dangerous, substandard, dilapidated, unfit for human habitation and a hazard to public health; the owner has 60 days from receipt of a certified Notice and Order to clean up the property, patch the holes, get rid of the rodents, and cut the grass; the owner has 30 days to present a status update to the City. If the owner fails to do the work, the City is authorized to complete the work and place a non transferrable lien against the property in order to recover its costs. Second by Liz Fannin. The motion was approved with a unanimous 8-0 vote, (McCombs absent).**

**OTHER BUSINESS**

- a. Staff Reports: Building Official Brett King advised that the next meeting would be held on Thursday, November 18, where the Board would be considering Code amendments and a recommendation for adoption. He noted that this was Mr. Pipkin’s last meeting and thanked him for this service. He added that staff would conduct an orientation on the afternoon of the 18<sup>th</sup> for the new member and for anyone else who would like to attend. He stated that there would also be a training session conducted by the City Secretary pertaining to Open Meetings that is required for all new members and encouraged any current member to attend that session. Chair Hermon expressed his appreciation to Mr. Pipkin.

**ADJOURNMENT**

Jim Pipkin moved to adjourn; second by Carol Sue Muravez. The meeting was adjourned at 6:55 p.m.

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Chairperson

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Secretary