

BUILDING STANDARDS COMMISSION MEETING

AUGUST 4, 2025

5:30 P.M.

COUNCIL CHAMBERS, 110 NORTH 8TH STREET,

GATESVILLE, TEXAS 76528

AN OPEN MEETING WAS HELD CONCERNING THE FOLLOWING SUBJECTS:

1) Call to order the Regular Building Standards Commission Meeting at 5:30 P.M. this 4<sup>th</sup> day of August 2025.

2) Quorum Check:

Commission Present: Chairman Teresa Johnson, Vice Chairman John Westbrook and Commissioners: Wyllis Ament, Charles Ament, Niki Foster, and Yvonne Williams.

City Staff Present: City Manager Brad Hunt, City Secretary Holly Owens, Building Official Miguel Gamez, and Code Enforcement Brooklyn Meza.

Others: Warren Ginther and Martha McCoy

3) Invocation: Board Member Westbrook and Pledge of Allegiance; Led by Board Member Yvonne Williams.

CITIZENS/PUBLIC COMMENTS FORUM: INDIVIDUALS WISHING TO ADDRESS THE GATESVILLE BUILDING STANDARDS COMMISSION MAY DO SO DURING THIS SEGMENT. IF YOU INTEND TO COMMENT ON A SPECIFIC AGENDA ITEM, PLEASE INDICATE THE ITEM(S) ON THE SIGN IN SHEET BEFORE THE MEETING. EACH SPEAKER IS ALLOTTED A MAXIMUM OF 3 MINUTES FOR THEIR REMARKS, AND SPEAKERS ARE EXPECTED TO CONDUCT THEMSELVES IN A RESPECTFUL MANNER. IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS ACT, THE CITY OF GATESVILLE BUILDING STANDARDS COMMISSION CANNOT DELIBERATE OR ACT ON ITEMS NOT LISTED ON THE MEETING AGENDA.

There were no public/citizen comments.

4) Discussion and possible action regarding a substandard case located at 102 E Main Street.

Ms. Owens stated this case was closed and will need to be re-filed. The owner of the property became deceased a day before the hearing. The law requires the case to be closed and re-opened once the property moves through probate and an heir is named as the new owner. No action was taken.

5) Discussion and possible action regarding a substandard case located at 105 N 5<sup>th</sup> Street.

Warren Ginther, the property owner, came forward to request additional time. A permit was obtained in early June and is working to secure some help.

Board Member Foster stated Mr. Ginther obtained a permit for demolition and the Commission should honor that and give Mr. Ginther an extension.

The Commission agreed to give Mr. Ginther 30 days to make some progress. However, the Commission stated Mr. Ginther will need to come back on September 8<sup>th</sup> to the next meeting scheduled to prove progress has been made.

**Charles Ament made a motion to extend Mr. Ginther 30 days and move the case located at 105 N 5<sup>th</sup> Street to September 8, 2025, meeting, seconded by John Westbrook. The motion passed unanimously, 6-0-0 (*Jones absent*).**

**6) Discussion and possible action regarding a substandard case located at 108 N 14<sup>th</sup> Street.**

Martha McCoy, the property owner, came forward requesting additional time to be able to remove items from the house and to get bids for demolishing the house. Ms. McCoy agreed the house needed to be demolished but cannot afford it at this time.

Board Member Williams expressed concern that Ms. McCoy is physically unable to remove any items from the house because the house is unstable. Ms. McCoy agreed but again requested more time to get the help she needed.

Board Member Westbrook asked Ms. McCoy when the last time she entered the house located on 14<sup>th</sup> Street. Ms. McCoy stated it had been at least a year. Westbrook stated it was time to remove the items and demolish the house.

Brooklyn Meza came forward to explain to the Commission that the house is falling apart and could crumble at any time, it is also filled with stray animals and is a fire hazard. The quote received to demolish the structure also included removing the items from the house. The contractor agreed with Staff to work with Ms. McCoy to go through the items in the house so that they would not be fully discarded.

**Yvonne Williams motioned to recommend approval to City Council the demolition of the substandard structure located at 108 N 14<sup>th</sup> Street and instruct Staff to seek the Council's approval, seconded by Niki Foster. The motion passed unanimously, 6-0-0 (*Jones absent*).**

**7) Discussion and possible action regarding a substandard case located at 606 Bridge Street.**

Ms. Owens stated the owner of the property obtained a demolition permit and demolished the structure over the weekend. This case is closed. No action was taken.

**8) Adjourn Meeting.**

The meeting was adjourned at 6:20 p.m.



Teressa Johnson, Chairman