

BUILDING STANDARDS COMMISSION MEETING

SEPTEMBER 8, 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 8th day of September 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: None

3) Invocation: Board Member Wyllis Ament and Pledge of Allegiance: Led by Board Member John Westbrook.

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 ALLOTED 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 minutes dated August 4, 2025.

John Westbrook motioned to approve the minutes dated August 4, 2025, seconded by Niki Foster. The motion passed unanimously 4-0-0 (Charles Ament, Yvonne Williams, and Loni Jones absent).

Charles Ament and Yvonne Williams arrived at 5:35 PM.

5) Update regarding the substandard case located at 105 N 5th Street.

Brooklyn Meza updated the Board that the structure at 105 N 5th Street has been voluntarily demolished, and the case has been closed.

6) Discussion and possible action regarding a substandard case located at 1500 Saint Louis Street.

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Brooklyn Meza explained the state of the property and the house.

Mr. Westbrook asked if there had been any response to the correspondence that was sent out. Ms. Meza stated no, all letters were returned to sender.

Chairman Johnson asked if the property taxes had been paid. Ms. Owens stated that the taxes have not been paid since 2012, \$24,900 owed.

Chairman Johnson asked about the process regarding county taxes not being paid. Mr. Hunt stated it is up to the county to foreclose on property that has back taxes owed. Ms. Owens stated that if that does occur, any money the city is owed is at the bottom of the list. County is paid first, then the school district and finally the city. If the selling price that is paid does not cover all monies owed, the remainder is required to be written off and all liens released.

Wyllis Ament explained that the process for demolishing a substandard structure is expensive and, in most cases, the city does not get reimbursed even though there is a lien on the property.

Charles Ament motioned to recommend approval to City Council for the demolition of the substandard structure located at 1500 Saint Louis Street, seconded by John Westbrook. The motion passed unanimously, 6-0-0 (Loni Jones absent).

8) Adjourn Meeting.

The meeting was adjourned at 5:51 p.m.



Teressa Johnson, Chairman