

NOTICE
THIS NOTICE IS POSTED IN COMPLIANCE WITH THE OPEN MEETING ACT
(TEX. GOV'T CODE CHAPTER 551, SEC. 551.041)

AGENDA
BUILDING STANDARDS COMMISSION MEETING
5:30 P.M
GATESVILLE CITY COUNCIL CHAMBERS
110 NORTH 8TH STREET, GATESVILLE, TEXAS 76528
JANUARY 5, 2026

An Open Meeting will be held concerning the following subjects:

1. Call to Order
2. Quorum check
3. Invocation and Pledge of Allegiance

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.

CONSENT AGENDA:

4. All consent agenda items are considered routine by the City Council and will be enacted by a single motion. There will be no separate discussion of these items unless a Councilmember requests an item to be removed and considered separately.
 - a. Discussion and possible action regarding minutes dated September 8, 2025.
 - b. Discussion and possible action regarding minutes dated October 6, 2025.

REGULAR AGENDA:

5. Discussion and possible action regarding a substandard case located at 411 S 7th Street.
6. Adjourn Meeting

I hereby attest that the above agenda was posted on this the 30th of December, 2025 by 5:00 p.m. on the official City of Gatesville website, www.gatesvilletx.com and the official bulletin boards at the

Gatesville City Hall, 803 E. Main Street and Gatesville Council Chambers, 110 N. 8th Street, Gatesville, Texas.

Holly Owens

Holly Owens, T.R.M.C.
City Secretary

The City of Gatesville council chambers are wheelchair accessible and accessible parking spaces are available at the back entrance of City Hall. Requests for accommodations or interpretive services must be made 24 hours prior to this meeting. Please contact the city secretary's office at 254-865-8951 or FAX 254-865-8320, or email howens@gatesvilletx.com for further information.

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 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 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).

Charels 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 Sstreet.

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

BUILDING STANDARDS COMMISSION MEETING

OCTOBER 6, 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 5:35 P.M. this 6th day of October 2025.

2) Quorum Check:

Commission Present: Vice Chairman John Westbrook and Commissioners: Wyllis Ament, Loni Jones, and Yvonne Williams.

City Staff Present: City Secretary Holly Owens

Others: Thomas Haury and Gatesville Messenger

4) Discussion and possible action regarding minutes dated September 8, 2025.

No action was taken.

5) Update regarding the substandard case(s) located at:

- a. 108 N 14th Street
- b. 1500 Saint Louis Street

No update was given, and no action was taken.

6) Discussion and possible action regarding a substandard case located at 215 Spindletop Drive.

The owner of the property, Thomas Haury with JT Teal Property Group LLC came forward and presented a written timeline with what work needed to be done to make necessary repairs.

Ms. Owens stated she is in a unique position to monitor both the code enforcement side and the building permit side of the house and at any time if there is no progress, the case can be brought back to the Commission for review.

Yvonne Williams motioned to grant an extension to JT Teal Property LLC to make repairs to the structure located at 215 Spindletop Drive, seconded by Loni Jones. The motion passed unanimously, 4-0-0. (Johnson, C Ament, and Foster absent)

8) Adjourn Meeting.

The meeting was **adjourned at 5:49 p.m.**

John Westbrook, Vice-Chairman



**BUILDING STANDARDS COMMISSION
MEMORANDUM FOR RESOLUTION RECOMMENDATION TO CITY COUNCIL**

To: Building Standards Commission

From: Holly Owens

Agenda Item: Discussion and possible action regarding a substandard case located at 411 S 7th Street.

Information:

The structure located at 411 S 7th Street meets the definition of a substandard building according to *Sec. 10-163. – Substandard buildings defined.*

Sec. 10-166. – Pre-hearing notices; identification of owner, lienholder, and mortgagee requires the following steps:

- appropriate notification to all owners of record,
- notice placed on front door of structure
- file a notice with the Coryell County Clerk

This property currently has 12 liens filed on the property dating back to 2014 with a total amount due \$1,678.00 not including the 10% annual interest. Property taxes have not been paid since 2012 with a total amount due \$26,388.01.

The requested demolition is for all structures located on the property which include:

- Main structure – 1,524 sq. ft. built in 1940
 - 2 open porches – 182 sq. ft.
 - 1 Storage – 600 sq. ft.

Financial Impact:

\$6,000- \$10,000

Staff Recommendation:

The staff's recommendation is to approve the demolition of the substandard structure located at 411 S 7th St. and instruct staff to seek the Council's approval.

Motion:

Motion to recommend approval to City Council for the demolition of the substandard structure located at 411 S 7th St.

Attachments:

- Letter to owner
- Public notice filed with Coryell County Clerk
- Pictures