

CITY COUNCIL/BUILDING STANDARDS COMMISSION MEETING

JULY 14, 2020 AT 5:30 P.M.

COUNCIL CHAMBER, 110 NORTH 8TH STREET

GATESVILLE, TEXAS 76528

In accordance with guidelines of the Office of the Governor, the City Council of the City of Gatesville conducted an in-person meeting while maintaining social distancing to slow the spread of the Coronavirus (COVID-19).

In order to provide a safe and healthy environment for the public attending the meeting, social distance regulations and guidelines were followed.

AN OPEN MEETING WAS HELD CONCERNING THE FOLLOWING SUBJECTS:

1) CALL TO ORDER CITY COUNCIL/BUILDING STANDARDS COMMISSION MEETING AT 5:30 P.M. THIS 14TH DAY OF JULY, 2020

PRESENT: Mayor Gary Chumley, Council Members Meredith Rainer, Greg Casey, Bill Robinette, and Randy Hitt

REGRETS: Council Member Jack Doyle

ABSENT: Council Member Robert Kent

OTHERS PRESENT: City Manager William H. Parry III, City Secretary Wendy Cole, Robert Featherston, Kory Walters, Seth Phillips, Rene Ochoa, Heather Ashley, and Brenda Kiphen

2) CALL A -----

PUBLIC HEARING

Hear comments regarding the structures located at 600 and 600-1/2 Bridge Street, Gatesville, Texas

Chairman of the Building Standards Commission/ Mayor Chumley explained the processes and procedures to the City Council – who was designated and is serving as the Building Standards Commission (BSC) for the City of Gatesville:

The Building Standards Commission will receive a report from the City Building Inspector detailing the specific deficiencies that cause the structures to be non-compliant with city codes. Following the report the owner or owners or anyone holding an interest in the property will be allowed to address the Commission detailing the scope of work required to bring the structures into compliance with codes. That scope should contain:

- What They Intend To Do To Remedy the Deficiencies;
- When the Corrections Will Be Made

State Statute and the City's Ordinance grant the owner 30 days to correct the deficiency or deficiencies- However the state statute allows up to 90 days to correct the deficiency/deficiencies if the Commission determines that it is reasonable to give more time. However, as part of the decision tonight, the extra time allowed by the Commission will be captured.

The Commission will need to answer 2 questions:

1. Do the structures in their current condition violate Building Standards?
2. If the owner(s) desires to make repairs to bring the structures into compliance, is the owner's scope of work and timeline acceptable to the Commission (I.E. an assurance the repairs will be made on the timeline the owner stipulates)? Oral testimony shall be given under oath.
3. The properties are not occupied, so the issue of vacating lawful occupants is not applicable.

The Public Hearing will be conducted and then a decision will be made. The Council/Commission were encouraged to ask any questions of the building inspector or the owner.

CITY COUNCIL/BUILDING STANDARDS COMMISSION MEETING

JULY 14, 2020

PAGE 2

City of Gatesville Inspector, Robert Featherston approached the Council and BSC Chairman Chumley asked Mr. Featherston if the notice of tonight's public hearings had

been posted, and were the owners/lienholders/mortgagees notified of tonight's public hearings?

Mr. Featherston answered yes.

Chairman Chumley then asked City Secretary Wendy Cole if a tape recording will be made of this evening's public hearings?

Ms. Cole answered yes, that it is being recorded.

City Inspector Featherston reviewed photographs (from 2018 & 2020) that were included in the council's read ahead books and reported code violations that he determined to be at 600 and 600-1/2 Bridge Street in Gatesville. The photos were all taken from the right-of-way as entrance to the property and structures were not permitted. Featherston pointed out that not much had changed in the time of the photos. There was tin added to the roof but was not permitted and also had too many layers of roofing material under the tin. Featherston addressed evidence of deterioration to the outside walls, roof, and the flooring structural system. Substandard plumbing was pointed out as well as broken windows and doors. Featherston referenced the code violations as written in the council adopted 2012 International Property Maintenance Code and discussed the conditions and responsibilities of persons for maintenance of structures and exterior property.

The owner and lienholder (3 tax relief companies) were notified by regular mail and certified mail of the property address, violations, and date & time of the Public Hearing. Chairman Chumley said that no one was present at this public hearing representing this property and there were no comments from the public.

Mayor Chumley told the Council/Building Standards Commission that having heard the report from the Building Inspector they must decide if the structures violate City building standards and since there is no plan from the owner, the Commission must decide if they want to order the owner to demolish the structures.

3) END PUBLIC HEARING AND RECONVENE REGULAR MEETING AT 5:46 P.M.

4) DISCUSSION AND POSSIBLE ACTION OF THE CITY COUNCIL/BUILDING STANDARDS COMMISSION REGARDING DEMOLITION OR REPAIR OF STRUCTURES LOCATED AT 600 AND 600-1/2 BRIDGE STREET, GATESVILLE, TEXAS

There was no further discussion by the Council/Building Standards Commission

RESOLUTION 2020- 47: Motion by Meredith Rainer, seconded by Bill Robinette, to determine that the structures located at 600 and 600-1/2 Bridge Street do violate City Building standards, all four voting "Aye", motion passed.

RESOLUTION 2020-48: Motion by Greg Casey, seconded by Randy Hitt, to order the owner of 600 and 600-1/2 Bridge Street to demolish the structures by August 13, 2020, all four voting "Aye", motion passed.

5) ADJOURN MEETING AT 5:50 P.M., THIS 14TH DAY OF JULY, 2020

ATTEST:

APPROVED:

Wendy

Cole
City Secretary

Gary M. Chumley
Mayor