



MINUTES

**BUILDING STANDARDS
COMMISSION MEETING
MAY 5, 2022**



- MEMBERS PRESENT:** Ralph Pumphrey - Co-Chair
Ken Whitworth
James Baker
Dean Cooke
Gerald Cantrell
- MEMBERS ABSENT:** Jesse Shuffield – Chair
- CITY STAFF:** John Montoya, Building Inspector
Larry K Byrd, Director of Planning and Development
Kathie Doyle, Deputy City Secretary
Shelby Webster, Permit Tech
Jason Pender, Fire Marshal
Lt. Rogelio Guzman, Police Department
Charles Cozbey, Planning and Development
- CITIZENS PRESENT:** E. B. Warren Borger, TX
Arturo Matiarena Borger, TX
Gustrie Guerrero Borger, TX
Chris De la Torre Borger, TX
Michelle Gray Borger, TX

CALL TO ORDER – 3:00 p.m.

1. Roll Call

The roll call was taken.

2. Pledge of Allegiance

Ralph Pumphrey led the Pledge of Allegiance.

3. Invocation

4. Questions and comments from citizens.

Citizens who have indicated their desire to speak to the Building Standards Commission will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter is on the agenda, Building Standards Commission members are prevented from acting on the subject and may respond only with statements of factual information or existing city policy; however, Building Standards Commission members may refer the person making the comment to a staff member or request city staff to place

the subject matter on the future open meeting agenda. Citizens are limited to three (3) minutes for their presentation to the Building Standards Commission.

There were no citizen comments.

CONSENT ITEMS

5. Consider and take appropriate action on the minutes of the regular meeting of April 7, 2022.

The minutes were read, and James Baker made a motion to approve the minutes as read. Gerald Cantrell seconded the motion. The motion was approved by all present.

PUBLIC HEARINGS

6. New Building Standards Cases

The Commission will hear the following cases concerning alleged violations of the City's Property Maintenance Code and may issue an order to vacate, relocate occupants, repair, demolish, or secure the premise(s); and may assess civil penalties.

a. 310 W Grand (Lot 30-31, Block 20, Isom Addition)

The owner had an interpreter to speak for him. There was a car on the property that caught fire and then caught the trailer on fire.

John Montoya explained that the electricity has been cut and there are multiple electrical violations. They will need to hire an electrician and a plumber. They are using a generator at this time. The roof is peeling back, and he will need to hire a roofer. He is the owner, and it is a rental. John explained that he will have to get all of the repairs completed before it will be removed from the agenda.

The car is still on the property, but insurance has not paid yet.

The Building Standards Commission told Mr. Matiarena that, if he would get the car moved, it would be a show of good faith.

The Building Inspector would like to meet with the contractors.

After a brief discussion Gerald Cantrell made a motion to issue an Order to review the property at the next meeting to get the car removed. James Baker made a motion to review the property in two meetings, the July meeting. Kenneth Whitworth seconded the motion. The motion was approved by all present.

- b. 301-309 E 8th Street (Lot 17-18, Block 10, Original Townsite)

The new owner did come in and talk to Shelby Webster, Permit Tech.

There has been an asbestos survey done and just waiting on abatement. The owner is working with the Planning and Development department, and it is their recommendation that this be removed from the agenda.

After a brief discussion Dean Cooke made a motion to remove this property from the agenda. James Baker seconded the motion. The motion was approved by all present.

7. **Continued Case(s) Pending Commission Action.**

The Commission will hear the following returning cases and may issue orders to vacate, relocate occupants, repair, demolish, or secure the premises, or modify a civil penalty:

- c. 800 Whittenburg (Lot 17-18, Block 9, Original Townsite)

This was on the agenda by mistake – no action needed.

- d. 500 Borger Shopping Plaza (Lot 4, Block A, Coronado Shopping Plaza Addition)

Mr. Franklin spoke to the Building Standards Commission by phone. Chris De la Torre was present

Chris explained that the section by the drive thru had been boarded up. They are planning to put a mom & pop type business in the building.

Larry Byrd explained that they still needed to paint the exposed wood. There will need to be an asbestos survey and abatement. This will require all new electrical.

After a brief discussion Dean Cooke made a motion to remove this property from the agenda. James Baker seconded the motion. The motion was approved by all present.

- e. 224 Borger Shopping Plaza (Lot I, Block A, Coronado Hills Addition)

Chris De la Torre has done the repairs. The awning has been removed and the building boarded up.

James Baker said that it is secured but not painted. The OSB is not good to use need to replace it with plywood.

Larry Byrd said he does appreciate the effort done.

After a brief discussion James Baker made a motion to review this property at the next meeting and that all painting is done and make sure all is right. Ken Whitworth seconded the motion. The motion was approved by all present.

f. 414 Borger Shopping Plaza (Lot 2, Block B, Coronado Addition)

The building is boarded up. The K-Mart south door is not boarded up. Chris De la Torre explained that he is trying to get all the doors locked. He needs to get electricity for security cameras.

The trash on the property needs to be cleaned up and weeds cut.

There is some plywood that does not fit the frames. This needs to be cut to fit better. In the back the garage door is collapsing and needs to be fixed. All of the back entry needs to be taken care of.

John said that he has spoken with Chris on how to board up the property and they are making progress.

Chris asked how long this will be on the agenda. The board explained that the building needs to be secured and the blight removed. The trees and weeds need to be cut.

After a lengthy discussion Dean Cooke made a motion to review this at the next meeting to see what progress has been made with painting, property maintenance and finish any boards that are coming off. James Baker seconded the motion. The motion was approved by all present.

g. 900 Derr (Lot 4, Block 13, Rock Creek Addition)

The new owner, E. B. Warren, explained that he had only owned the property for 45 days. He said that he would sign an Operation Facelift to have the trailer removed from the property.

After a brief discussion James Baker made a motion to remove the property from the agenda. Gerald Cantrell seconded the motion. The motion was approved by all present.

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John Montoya explained that the electricity has been cut and there are multiple electrical violations. They will need to hire an electrician and a plumber. They are using a generator at this time. The roof is peeling back, and he will need to hire a roofer.

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h. 1021 N Hedgecoke (Lot 10, Block 3, Phillips Addition)

John explained that they had made progress on cleaning up the property.

Mr. Nolasco spoke for Mr. Geerdes who is bed ridden. He explained that people come in and take advantage.

Ty Payne, Code Enforcement Officer, explained that Mr. Nolasco has made progress. Ty recommended that Mr. Geerdes be given ten (10) days to finish the clean up or have the city to step in and clean up.

The structure is substandard and a blight. Today they are getting an order to clean up the property.

It was suggested that Adult Protect Service be called to check on Mr. Geerdes. He has no water service at this time.

After a brief discussion Gerald Cantrell made a motion to Order the clean-up be finished by the next meeting. Dean Cooke seconded the motion. The motion was approved by all present.

ITEMS TO BE CONSIDERED:

8. Consider and take appropriate action to adjourn.

Dean Cooke made a motion to adjourn the meeting. Gerald Cantrell seconded the motion. Ralph Pumphrey adjourned the meeting.

Respectfully submitted,



Kathie Doyle, Deputy City Secretary