

STATE OF TEXAS §
COUNTY OF ANDERSON §
CITY OF PALESTINE §

The Building and Standards Commission of the City of Palestine convened in a Regular Meeting on Thursday, June 26, 2025, at 4:00 p.m., in the City Conference Room at City Hall, 504 N. Queen Street, Palestine, Texas, with the following people present: Chair Mark Henderson, Commissioners David Mettauer, George Torma, and James Giles.

Staff present: Planning Tech Susan Davis and City Manager Admin Casey DeBord.

Commissioners absent: Commissioners Kurt Herrington, Isaac Wynn, and Jason Stephens.

CALL TO ORDER

With a quorum present, Chair Mark Henderson called the meeting to order at 4:21 p.m.

PROPOSED CHANGES OF AGENDA ITEMS

None.

PUBLIC COMMENTS

None.

CONFLICT OF INTEREST DISCLOSURES

None.

DIRECTOR'S REPORT

None.

APPROVAL OF MINUTES

Building and Standards Commission Meeting Minutes for May 23, 2025, meetings for review and approval.

Commissioner Torma made a motion, seconded by Commissioner Giles, to approve minutes from May 23, 2025, with corrections. Upon vote, motion carried unanimously 4-0.

DISCUSSION AND ACTION ITEMS

1. Consider authorizing the Development Services Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed: 312 West Oak Street.

Planning Tech presented a summary of recent contact with the owner and an update on the structure. The owner was present and stated that the other side of the roof has not completely collapsed, he is attempting to keep water off the roof with sump pumps, and that he is attempting to get funding. Commissioner Torma made a motion, seconded by Commissioner Giles to approve a 90-day extension. Following discussion of the continuously deteriorating situation and after stating that the Commission will not make a motion to extend again, the motion was unanimously approved by 4-0 vote.

2. Consider authorizing the Development Services Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed: 205 W. Pine Street.

Planning Tech presented a summary including the location of the structure in a Historic District, requirements for approval by the Historic Landmark Commission, and previous contact with the owners. The owners were not in attendance. Commission Giles made a motion, seconded by Commissioner Torma to have the structure bid out for demolition. Upon vote, the motion was unanimously approved 4-0.

3. Discussion and possible action regarding the adoption of the 2021 International Building Code, 2021 International Energy Conservation Code, 2021 Existing Building Code, 2021 International Residential Code for One and Two-Family Dwellings, 2021 Mechanical Code, 2021 International Plumbing Code, 2021 International Property Maintenance Code, 2021 International Fuel Gas Code, and the 2023 National Electric Code.

Michael Olson with Bureau Veritas provided information on codes which are the minimum standards, updates every three years, the impact on the ISO rating if more than six years from the adopted code, recommended the 2021 International code including the 2021 Fire Code, but with the exception of the International Energy Conservation Code. Discussion held concerning the State adoption of the 2023 National Electric Code. Following discussion, recommendation was made to hold meetings with electrical and mechanical trades, and a separate meeting with plumbing, general contractors, and fire. Commissioner Giles made a motion, seconded by Commissioner Torma to table this item until meetings with the trades are held.

ADJOURN

With no other business to come before the Board, Commissioner Torma made a motion, seconded by Commissioner Giles, to adjourn the meeting at 5:23 p.m., meeting was adjourned.

PASSED AND APPROVED THIS 28th DAY OF AUGUST 2025.


Mark Henderson, Chairman

ATTEST:


Susan Davis, Planning Tech