

MINUTES

On March 16, 2023, the Condemnation Appeals Commission met at 4:00 p.m. for a Regular meeting at City Hall, 601 S Buchanan St., in the City Council Chambers.

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD SINCE APPOINTMENT	NO. OF MEETINGS ATTENDED
Tom Roller, Chair	Yes	69	62
Frank Willburn, Vice Chair	No	69	42
George Cumming	No	69	40
Richard Constancio Jr.	Yes	69	46
Jim Banes	Yes	49	35
ALTERNATE MEMBER			
Ryan Huseman	Yes	18	6

Also in attendance were:

Johnny Scholl
Courtney White
Gwen Gonzales

BUILDING OFFICIAL, CITY OF AMARILLO
ASSISTANT CITY ATTORNEY II, CITY OF AMARILLO
BUILDING SAFETY MANAGER, CITY OF AMARILLO

This meeting of the Condemnation Appeals Commission was called to order by Chairman Roller, established a quorum at 4:00 p.m.

ITEM 1: Public Comments:

The Chairman, Commissioner Roller opened the floor for any public comments to speak to any item on the agenda that does not have a public hearing.

ITEM 2: Minutes:

Commissioner Banes made a motion to approve the minutes of the March 2, 2023, meeting, seconded by Commissioner Constancio, the motion passed with a 3:0 vote.

ITEM 3: Resolution-Calling a Public Hearing to determine whether certain conditions described herein constitute a Public Nuisance at the locations stated:

This resolution sets the date and time for a public hearing on May 4, 2023, at 4:00 p.m. to determine whether certain conditions of the properties located at 303 SW 45th Avenue, and 3228 N Vernon Street, constitute dangerous structures and/or a public nuisance, and whether to order the removal of such. A copy of this resolution will be mailed to all interested parties providing ten (10) days' notice of public hearing. Commissioner Constancio made a motion to approve the resolution, seconded by Commissioner Banes, the motion passed with a 3:0 vote.

ITEM 4: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of an accumulation of solid waste located at 2031 NW 13th Avenue.

Mr. Scholl, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a residential structure, an accessory structure, and an accumulation of solid waste. Only the solid waste accumulation is being considered. This structure has an active water service and is occupied. The Amarillo Police Department has been called out to this location 28 time since the start of this Solid Waste Condemnation case. Building Safety has worked 4 cases in the last 2 years: weeds-junk & debris, open structure, and this solid waste accumulation case. This property is located 1/2 block from an elementary school and 4 blocks from a major thoroughfare: Amarillo Boulevard. The solid waste accumulation has been significantly cleaned up, however, there is still an amount of trash and debris in the back yard that needs to be abated. Building Safety has had no recent permit activity. This property is an attractive nuisance, represents a hazard to the neighborhood, blight on the area and an unsafe environment. The Building Official's recommendation is to clean up the property, Item V. Mr. Scholl listed the notification information. There are no taxes due and there is nothing owed to the City for any prior mowing and cleanup jobs. The Commissioners then had the opportunity to ask Mr. Scholl any questions. The Chairman asked if there was anyone present with a legal interest in the property.

Deborah Crain, 703 S Fairmont Street, approached the podium. Ms. Crain submitted pictures to the Commission. She said she is cleaning it and is dedicated to clean it. She's cleaned the front yard and is working on the back yard. Ms. Crain said she should be able to finish within 30 to 60 days. Chairman Roller asked what would happen if option v was selected and only 10 days was given. Ms. Gonzales said that a notice would be mailed next week. Ms. Crain has been in touch with us and once she receives the notice, if she continues to keep us informed, Ms. Gonzales would not schedule a inspection until 30 days. Ms. Crain said that she would continue working on this. The Chairman admitted her information into the record. The Chairman asked if there was anyone else who wished to speak concerning the property. There was no one. The Chairman closed the hearing. Commissioner Constancio made a motion to approve the resolution for Option V, seconded by Commissioner Banes, the motion passed with a 3:0 vote.

ITEM 5: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures and an accumulation of solid waste located at 204 S Carolina Street.

Mr. Scholl, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a residential structure, a storm shelter, and an accumulation of solid waste. This structure was involved in a fire on June 16, 2022. This structure has been without water service since December 5, 2019. The Amarillo Police Department has been called out to this location 14 time since the structure became vacant. Building Safety has worked 6 cases since this structure has become vacant: weeds-junk & debris, junk vehicles, and this dangerous structure case. This property is located 1/2 block from an elementary school, 4 blocks from a private school, and 2 blocks from a city park. The structures remains unsecured, and there is evidence of vagrant activity, and harborage of stray animals. Building Safety has had no recent permit activity. This property is an attractive nuisance, represents a hazard to the neighborhood, blight on the area and an unsafe environment. The Building Official's recommendation is demolition; Item II & V. Mr. Scholl listed the notification information. There are taxes due and currently, there is money owed to the City for prior mowing and cleanup jobs. The Commissioners then had the opportunity to ask Mr. Scholl any questions. The Chairman asked if there was anyone present with a legal interest in the property. There was no one. The Chairman asked if there was anyone else who wished to speak concerning the property. There was no one. The Chairman closed the hearing. Commissioner Constancio made a motion to approve the resolution for Option II & V, seconded by Commissioner Banes, the motion passed with a 3:0 vote.

ITEM 6: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures located at 1933 S Van Buren Street.

Mr. Scholl, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a residential structure, a storm shelter, and an accessory structure. This residential structure was involved in a fire on February 21, 2021. The beginning date of this file was August 22, 2021. After the dangerous structure case was initiated, the property sold to C & C Remod LLC. This structure has been without water service since August 17, 2021. The Amarillo Police Department has not been called out to this location since the structure became vacant. Building Safety has worked 7 cases since the fire date: weeds-junk & debris, junk vehicles, open structure, substandard structure and this dangerous structure case. This property is located 6 blocks from an elementary school and park, and it is 1 block from a major thoroughfare, Interstate 40. The structures remain unsecured, and there is evidence of vagrant activity, an open storm cellar has been identified and the structures are being tagged with graffiti. On January 27, 2022, C & C Remod LLC applied for a Provisional Permit, however, due to a lack of activity, (no payment), the permit application was closed on April 18, 2022, and not issued. Building Safety has had no other recent permit activity, however, the residence has been gutted and some remodeling has started without permits. This property is an attractive nuisance, represents a hazard to the neighborhood, blight on the area and an unsafe environment. The Building Official's recommendation is demolition; Item II. Mr. Scholl listed the notification information. There are no taxes due, however, there is money owed to the City for a prior mowing and cleanup job. The Commissioners then had the opportunity to ask Mr. Scholl any questions. The Chairman asked if there was anyone present with a legal interest in the property. There was no one. The Chairman asked if there was anyone else who wished to speak concerning the property. Rush Hudson, 1931 S Van Buren Street, approached the podium. Mr. Hudson discussed the fire and issues having a fire damaged property next to his property. Mr. Hudson said that there were no other houses on the block like this one. The Chairman admitted his information into the record. The Chairman closed the hearing. Commissioner Constancio made a motion to approve the resolution for Option II, seconded by Commissioner Banes, the motion passed with a 3:0 vote.

Adjournment:

Chairman Roller asked if there was any further business. There was none. Chairman Roller concluded the meeting. The meeting adjourned at 4:48 p.m. This meeting was recorded, and all comments are on file with the Department of Building Safety.

A handwritten signature in black ink, appearing to read 'T. Roller', is written over a horizontal line.

Tom Roller, Chairman

ATTEST:

A handwritten signature in blue ink, appearing to read 'Gwen Gonzales', is written over a horizontal line.

Gwen Gonzales, Building Safety Manager