

MINUTES

On February 2, 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	66	59
Frank Willburn, Vice Chair	No	66	40
George Cumming	Yes	66	38
Richard Constancio Jr.	Yes	66	45
Jim Banes	Yes	45	33
ALTERNATE MEMBER			
Ryan Huseman	No	15	5

Also in attendance were:

Johnny Scholl
Courtney White
Gwen Gonzales
Stephanie Garcia

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

This meeting of the Condemnation Appeals Commission was called to order by Chairman Roller, established a quorum at 4:03 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 January 19, 2023, meeting, seconded by Commissioner Cumming, the motion passed with a 4:0 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 March 16, 2023, at 4:00 p.m. to determine whether certain conditions of the properties located at 2031 NW 13th Avenue, 204 S Carolina Street, and 1933 S Van Buren 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 4:0 vote.

ITEM 4: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of a substandard structures located at 705 S Houston Street.

Mr. Scholl, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of two residential structures. These structures have been without water service since February 3, 2012. The Amarillo Police Department has been called out to this location 2 times since the structures became vacant. Building Safety has worked 19 cases since this property has become vacant: weeds-junk & debris, open structure, substandard structure and this Dangerous Structure case. This property is located 1/2 block from an elementary school and 2 blocks from a park. The structures remain unsecured, there is evidence of vagrant activity, they are being tagged with graffiti, and harborage of stray animals. The property has become a place of illegal dumping of tires. The property owner has contacted Building Safety asking about permitting requirements. However, Building Safety has had no recent permit applications. 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 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. Hector Manuel Medina Peredia, 1300 SE 5th Avenue, approached the podium. Ms. Stephanie Garcia approached the podium to translate for Mr. Peredia. Mr. Peredia is wanting more time. He stated he hasn't received any mail at his address. He has paid the taxes and wants to fix it up. He has already started cleaning up the property. Chairman Roller asked how much time he needs. Mr. Peredia said almost a year since there are 2 houses. Roughly 6 months for each house. Chairman Roller asked if he has a contractor. Mr. Peredia said that is what he does, construction. Commissioner Cumming asked who was going to do the plumbing and electrical. Mr. Peredia said he has friends that have licenses that can do it. The Commissioners discussed various aspects of rehabilitating the structures with Mr. Peredia. Mr. Peredia again asked for more time to gather the things needed to get permits. The Chairman admitted his information into the record. The Chairman then asked if there was anyone else who wished to speak concerning the property. There was no one present. The Chairman closed the hearing. Commissioner Banes made a motion to approve the resolution for Option III, seconded by Commissioner Constancio, the motion passed with a 4:0 vote.

ITEM 5: Resolution - Public Hearing:

This resolution was pulled from the agenda.

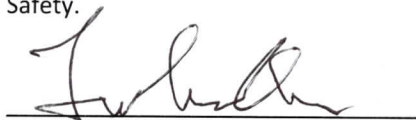
ITEM 6: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure located at 1104 SW 20th Avenue Rear (aka 1105 W Interstate 40).

Mr. Scholl, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of 3 residential structures. Only the fire damaged residential structure on the north side of the property is being considered on this Resolution. The beginning date of this case is August 16, 2021. After the Dangerous Structure case was initiated, the property was sold. This structure has been without water service since October 30, 2017; however, the other 2 residential structures have active utilities. The Amarillo Police Department has been called out to this location 7 times since there was an active water account. Building Safety has worked 4 cases since this structure has become vacant: weeds-junk & debris, open structure, and this Dangerous Structure case. This property is located 2 blocks from an elementary school and park, and this structure is adjacent to the Interstate 40 access road. There is evidence of vagrant activity. The previous owner applied for a Provisional Permit on January 14, 2022, however, it was never issued due to non-activity. The project was considered abandoned. Building Safety has had no other 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. Mr. Scholl listed the notification information. There are no 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. Roy Diaz, Diaz Improvements of Amarillo, approached the podium. He was recently asked to look into this project. He has spoken with both Weldon and Gwen. There was a delay on getting permits because the Title Company made an error on the legal description. That has been corrected. He has most of the estimates for the electrical, plumbing, roofing and he will be doing the exterior and interior. He is working on the mechanical estimate. Everything will be brought up to code. He will get it boarded up while he works on getting permits. The Chairman admitted this information into the record. The Chairman closed the hearing. Commissioner Banes made a motion to approve the resolution for Option III, seconded by Commissioner Cumming, the motion passed with a 4:0 vote.

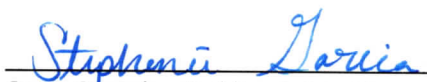
Adjournment:

Chairman Roller asked if there was any further business. There was none. Chairman Roller concluded the meeting. The meeting adjourned at 5:03 p.m. This meeting was recorded, and all comments are on file with the Department of Building Safety.



Tom Roller, Chairman

ATTEST:



Gwen Gonzales, Building Safety Manager