

MINUTES

On April 6, 2023, the Condemnation Appeals Commission met at 3:30 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	70	63
Frank Willburn, Vice Chair	Yes	70	43
George Cumming	Yes	70	41
Richard Constancio Jr.	No	70	46
Jim Banas	No	70	35
ALTERNATE MEMBER			
Ryan Huseman	No	19	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 3:33 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 Cumming made a motion to approve the minutes of the March 16, 2023, meeting, seconded by Commissioner Willburn, 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 18, 2023, at 4:00 p.m. to determine whether certain conditions of the properties located at 4209 SE 15th Avenue, 3405 Hancock Street, and 617 N Pierce Street (aka 312 NE 7th Avenue and 316 NE 7th Avenue), 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 Willburn made a motion to approve the resolution, seconded by Commissioner Cumming, 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 substandard structures and an accumulation of solid waste located at 3000 Curtis Drive.

Mr. Scholl, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a duplex, an accessory structure, and an accumulation of solid waste. This structure has been without water service since October 2019. The Amarillo Police Department has been called out to this location 5 times since the property became vacant. Building Safety has worked 5 cases since this property became vacant: weeds-junk & debris, open structure, and this dangerous structure case. This property is located 3 blocks from an elementary school and 4 blocks from a middle school. The structures have extensive vagrant activity and harborage of stray animals. Access to the interior was not gained at the time of inspection because of the unsafe condition due to multiple vagrants being observed. There are several extension cords running from the structure to adjacent properties. The solid waste accumulation has previously been cleaned up by Building Safety, however, this property has become a place for illegal dumping. Building Safety often receives complaints from citizens about the solid waste and vagrant activity at this location. 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 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. Mary Campbell, 2035 Parker Street, approached the podium. Ms. Campbell stated her aunt was Frances Bartelt and she left her the duplex. Ms. Campbell admitted to not keeping up with the property. She asked for an extension to fix it. Leslie Campbell, 2035 Parker, daughter of Mary Campbell spoke. She use to live at the location and had made some repairs. She asked for more time to fix it. They have an affidavit of heirship. Chairman Roller discussed requirements to permit and clean up the property with both Mary and Leslie Campbell. Commissioner Cumming asked Mary Campbell if she had any idea how much it would cost to rehab the property and if they had a contractor. Ms. Campbell said she did. The Chairman admitted their information into the record. The Chairman asked if there was anyone else who wished to speak concerning the property. Glenn Crowder, 3110 S Georgia, office address, approached the podium. Mr. Crowder owns several duplexes in the area. The property is worse than described. It's not fair to the neighbors to have that there. There is constant vagrants and criminal activity for years. Something has to be done about it. The Commissioners asked Ms. Campbell additional questions. The Chairman admitted his information into the record. The Chairman closed the hearing. The Commissioners deliberated. Commissioner Cumming made a motion to approve the resolution for Option III & V, seconded by Commissioner Willburn, 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 solid waste accumulation located at 308 N McMasters Street.

Mr. Scholl, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. 308 and 310 N McMasters are both owned by the same owner and have similar conditions. We will be considering 310 N McMasters on our next item. This property consists of a residential structure, an accessory structure, and an accumulation of solid waste. Only the solid waste accumulation is being considered on this Resolution. This structure has been without water service since February 12, 2021. The Amarillo Police Department has been called out to this location 2 times since the structure became vacant. Building Safety has worked 4 cases since this structure has become vacant: weeds-junk & debris, zoning violations, and this solid waste accumulation case. This property is located 6 blocks from an elementary school and park, 1 1/2 blocks from a major thoroughfare: Amarillo Boulevard, and 3 blocks from a railroad. Clean-up of the solid waste accumulation has begun, 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 clean-up; Item V. Mr. Scholl listed the notification information. There are taxes due and currently, there is nothing 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. Victoria Marrujo, 9913 Plaudit Trl, approached the podium. Ms. Marrujo said that she has spoken to people cleaning up the yard. She said that the things are not there anymore. She wants to speak with the owner to see what she wants to do with the property. The Commissioner's informed Ms. Marrujo that only the accumulations were being addressed. The Chairman admitted her information into the record. The Chairman closed the hearing. Commissioner Willburn made a motion to approve the resolution for Option V, seconded by Commissioner Cumming, 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 solid waste accumulation located at 310 N McMasters 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, and an accumulation of solid waste. This property is north of and adjacent to 308 N McMasters Street and has the same owner. This structure has been without water service since November 4, 2005. The Amarillo Police Department has not been called out to this location since the structure became vacant. Building Safety has worked 10 cases since this property has been without water service: weeds-junk & debris, zoning violations, and this solid waste accumulation case. This property is located 6 blocks from an elementary school and park, 1 1/2 blocks from a major thoroughfare: Amarillo Boulevard, and 3 blocks from a railroad. Clean-up of the solid waste accumulation has begun, 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 clean-up; Item II. Mr. Scholl listed the notification information. There are taxes due and currently, there is nothing 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. Victoria Marrujo, 9913 Plaudit Trl, approached the podium. Ms. Marrujo said that she would like to express the same as before. The trash and tires are not there and she would like to get with the owner. The Chairman admitted her information into the record. The Chairman closed the hearing. Commissioner Willburn made a motion to approve the resolution for Option V, seconded by Commissioner Cumming, the motion passed with a 3:0 vote.

ITEM 7: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures located at 2207 S Roberts 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, and an accessory structure. This structure has been without water service since October 21, 2016. The Amarillo Police Department has not been called out to this location since the property became vacant. Building Safety has worked 10 cases since this property became vacant: weeds-junk & debris, open structure, and this dangerous structure case. This property is located 2 blocks from an elementary school and park, and 2 blocks from a major thoroughfare: Interstate 40. The structures remain unsecured, there is evidence of vagrant activity, harborage of stray animals and an illegal dumping ground. Building Safety has had no recent permit activity. On March 3, 2023, Mr. John Fajardo came into the Building Safety office stating he was actively purchasing the property. The new deed was recorded at the Potter County Clerk's office on April 4, 2023. Mr. Fajardo came into the office on April 5, 2023. He asked questions regarding rehabbing the structures vs. demolition. He was advised to attend today's meeting to speak with the Commissioners. 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 no taxes due and currently, there is nothing owed to the City for 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. John and Maria Fajardo, 2211 S Roberts, approached the podium. Mr. Fajardo stated he just became owner of the property yesterday. He wants time to fix it up and get an extension. The Commissioner's asked Mr. Fajardo additional questions. Mr. Fajardo wants to save the house and rent it out. The Chairman admitted their 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. The Commissioners deliberated. Commissioner Willburn made a motion to approve the resolution for Option III & V, seconded by Commissioner Cumming, the motion passed with a 3:0 vote.

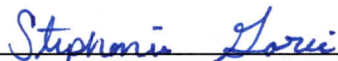
Adjournment:

Chairman Roller asked if there was any further business. There was none. Chairman Roller concluded the meeting. The meeting adjourned at 4:47 p.m. This meeting was recorded, and all comments are on file with the Department of Building Safety.



Tom Roller, Chairman

ATTEST:

for 
Gwen Gonzales, Building Safety Manager