

MINUTES

On April 20, 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	71	64
Frank Willburn, Vice Chair	No	71	43
George Cumming	Yes	71	42
Richard Constancio Jr.	No	71	46
Jim Banes	Yes	71	36
ALTERNATE MEMBER			
Ryan Huseman	No	19	6

Also in attendance were:

Bryan McWilliams
Gwen Gonzales
Stephanie Garcia

CITY ATTORNEY, 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 3:42 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 April 6, 2023, meeting, seconded by Commissioner Banes, the motion passed with a 3:0 vote.

ITEM 3A: 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 June 1, 2023, at 4:00 p.m. to determine whether certain conditions of the properties located at 1619 S Buchanan Street, and 2407 Englewood Drive, 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 Banes, made a motion to approve the resolution, seconded by Commissioner Cumming, the motion passed with a 3:0 vote.

ITEM 3B: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure located at 1406 SW 13th Avenue.

Ms. Gonzales, Building Safety Manager, 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 structure has been without water service since October 16, 2018. The Amarillo Police Department has been called out to this location 12 times 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 a private school, and 7 blocks from a public elementary school and 10 blocks from an additional private school. The structures have extensive vagrant activity, evidence of drug paraphernalia and harborage of stray animals and vermin. 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. Ms. Gonzales listed the notification information. There are taxes due and, there is money owed to the City for mowing and cleanup jobs. The Commissioners then had the opportunity to ask Ms. Gonzales 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. The Commissioners deliberated. Commissioner Cumming made a motion to approve the resolution for Option II & V, seconded by Commissioner Banes, the motion passed with a 3:0 vote.

ITEM 3C: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure and an accumulation of solid waste located at 5408 Keystone Dr.

Ms. Gonzales, Building Safety Manager, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a manufactured home, accessory structures, and an accumulation of solid waste. This structure has been without water service since November 10, 2005. The Amarillo Police Department has been called out to this location 24 times since the structure became vacant. Building Safety has worked 16 cases since this property has been without water service: weeds-junk & debris, zoning violations, open structure and this dangerous structure. This property is located 1 mile from an elementary school and park, 1.4 miles from another elementary school and park, and 1 quarter mile from a railroad. The structures remain unsecure, there is evidence of vagrant activity and harborage of stray animals and vermin. Building Safety has had no recent permit activity. This property is an attractive nuisance, it represents a hazard to the neighborhood, blight on the area and an unsafe environment therefore demolition is recommended. The Building Official's recommendation is; Item II & V. Ms. Gonzales listed the notification information. There are taxes due and currently, there is nothing owed to the City for any prior mowing and cleanup jobs. The Commissioners then had the opportunity to ask Ms. Gonzales 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 Banes made a motion to approve the resolution for Option II & V, seconded by Commissioner Cumming, the motion passed with a 3:0 vote.

ITEM 3D: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of solid waste accumulation located at 408 S Mississippi St.

Ms. Gonzales, Building Safety Manager, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a residential structure, two accessory structures an accumulation of solid waste. Only the solid waste accumulation is being considered on this Resolution. This structure has an active water service account under the owner's name. The Amarillo Police Department has not been called out to this location since the structure became vacant. Building Safety has worked 3 cases in the last 2 years: weeds-junk & debris, a violation case, and this solid waste accumulation case. This property is located across the street from 2 schools: a public elementary school and park and a private school. This property is located in a MF1 zoned area (multi-family residential district). Attached to the agenda was Amarillo Municipal Code, Zoning Ordinance, and Section 4-10-82. In section (K), screened or unscreened outdoor storage is not allowed and in section (M) a junk or salvaged yard is not allowed. There is an excessive accumulation of solid waste in front, side, and back yards. The accumulations have spread to the adjacent property to the north. Electrical hazards were observed and if ever there is an emergency, 1st responders would have difficulty navigating the property to respond. 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 of solid waste accumulation, Item V. Ms. Gonzales listed the notification information. There are no 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 Ms. Gonzales any questions. The Chairman asked if there was anyone present with a legal interest in the property. Owner of the property Darrell Johnson and wife Ashely Johnson, 502 Kelly Place; approached the podium. Mr. Johnson stated he is evicting the current tenant and plans on cleaning up the property, therefore, needs more. The Chairman admitted the 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 Banes made a motion to approve the resolution for Option V, seconded by Commissioner Cumming, the motion passed with a 3:0 vote.

ITEM 3E: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of a substandard structures and an accumulation of solid waste located at 5209 Echo St

Ms. Gonzales, Building Safety Manager, 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 structure has been without water service since December 8, 2008. The Amarillo Police Department has been called out to this location 4 times since the structure became vacant. Building Safety has worked 23 cases since this property has been without water service: weeds-

junk & debris, open structure, zoning violation, Junk Vehicles and this dangerous structure case. This property is located 2 blocks from a major thoroughfare: Interstate 40. The structure remain unsecured, 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, it represents a hazard to the neighborhood, blight on the area and an unsafe environment. The Building Official's recommendation is demolition; Items II & V. Ms. Gonzales listed the notification information. There are no taxes due and there is money owed to the City for mowing and cleanup jobs. The Commissioners then had the opportunity to ask Ms. Gonzales any questions. The Chairman asked if there was anyone present with a legal interest in the property. Scott Ricenbaw, 700 S Madison, approached the podium. Mr. Ricenbaw spoke on what he has done to the property. Mr. Ricenbaw stated he wants to fix the house. The Commissioner's asked Mr. Ricenbaw additional questions. The Chairman admitted his 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 Cumming made a motion to approve the resolution for Option III, seconded by Commissioner Banes, the motion passed with a 3:0 vote.

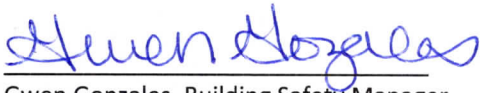
Adjournment:

Chairman Roller asked if there was any further business. There was none. Chairman Roller concluded the meeting. The meeting adjourned at 4:53 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", written over a horizontal line.

Tom Roller, Chairman

ATTEST:

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

Gwen Gonzales, Building Safety Manager