

MINUTES

On May 18, 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	73	66
Frank Wilburn, Vice Chair	Yes	73	45
George Cumming	Yes	73	44
Richard Constancio Jr.	Yes	73	47
Jim Banes	No	73	36
ALTERNATE MEMBER			
Ryan Huseman	No	21	6

Also, in attendance were:

Johnny Scholl
Courtney White
Gwen Gonzales
Sarah Ramon

BUILDING OFFICIAL, CITY OF AMARILLO
ASSISTANT CITY ATTORNEY II, CITY OF AMARILLO
BUILDING SAFETY MANAGER, CITY OF AMARILLO
ADMINISTRATIVE SPECIALIST, 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 Wilburn made a motion to approve the minutes of the May 4, 2023, meeting, seconded by Commissioner Cumming, the motion passed with a 4:0 vote.

ITEM 3A: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures located at 4209 SE 15th.

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. This structure has been without water service since May 4, 2017. The Amarillo Police Department has been called out to this location 25 times since the property became vacant. Building Safety has worked 11 cases since this property became vacant: weeds-junk & debris, zoning violations, junk vehicle, open structure, a solid waste condemnation, and this dangerous structure case. This property is located 1/2 a block from a park, 3 blocks from an elementary school, 9 blocks from another elementary school, and 3 blocks from a major thoroughfare: Interstate 40. The structure is mostly boarded up, however, there is vagrant activity. 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. 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 Wilburn made a motion to approve the resolution for Option II, seconded by Commissioner Cumming, the motion passed with a 4:0 vote.

ITEM 3B: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure located at 3405 Handcock Street.

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. This residential structure was involved in a fire on February 8, 2022. This structure has been without water service since April 27, 2022. The Amarillo Police Department has been called out to this location 1 time since February 8, 2022. Building Safety has worked 3 cases since this property has been without water service: weeds-junk & debris, and this dangerous structure case. This property is located 1 block from an elementary school and park, and 4 blocks from a middle school. The structure remains unsecure, there is evidence of vagrant activity, and the roof has started to collapse. 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. Ms. Gonzales listed the notification information. There are no taxes due and there is no 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. Commissioner Cumming made a motion to approve the resolution for Option II & V, seconded by Commissioner Constancio, the motion passed with a 4:0 vote.

ITEM 3C: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures located at 617 N Pierce Street.

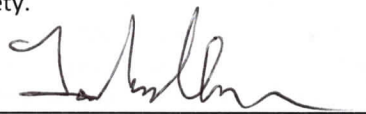
Ms. Gonzales, Building Safety Manager, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of 3 structures: 617 N Pierce, a single-family residential structure, 316 NE 7th, a garage apartment, and 312 NE 7th, a duplex. The garage apartment was involved in a fire on March 7, 2023. 617 N Pierce has been without water service since June 12, 2020, and the structures at 312 and 316 NE 7th have been without water since November 7, 2005. The Amarillo Police Department has been called out to 617 N Pierce 8 times since the structure became vacant, 4 times since 312 NE 7th Ave (duplex) became vacant, and 30 times since 316 NE 7th Ave (garage apartment) became vacant. Building Safety has worked 8 cases since these structures have been without water service: weeds-junk & debris, zoning violations, open structure, and this dangerous structure case. This property is located 1 block from a middle school, 3 blocks from a 6th grade campus, 2 blocks from a park, and 1 block from a major thoroughfare: Amarillo Blvd. The structures remain unsecured, there is evidence of vagrant activity, 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. 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.

Johnny Scholl, Building Official, arrived at 4:30 pm.

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 Constancio made a motion to approve the resolution for Option II, seconded by Commissioner Willburn, 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 was adjourned at 4:39 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