

MINUTES

On August 3, 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	77	69
Frank Willburn, Vice Chair	Yes	77	48
George Cumming	Yes	77	47
Richard Constancio Jr.	No	77	49
Jim Banes	Yes	77	40
ALTERNATE MEMBER			
Ryan Huseman	No	25	7

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 Cumming made a motion to approve the minutes of the July 6, 2023, meeting, seconded by Commissioner Banes, the motion passed with a 4:0 vote.

ITEM 3: Minutes:

Commissioner Willburn made a motion to approve the minutes of the July 20, 2023, meeting, seconded by Commissioner Banes, the motion passed with a 4:0 vote.

ITEM 4: 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 October 19, 2023, at 4:00 p.m. to determine whether certain conditions of the properties located at 4000 SE 12th Avenue Rear (aka 1203 S Spring Street), 1616 NW 15th Avenue, and 928 Evergreen Street constitute dangerous structure 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 4:0 vote.

ITEM 5: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure and solid waste accumulation located at 401 S Rusk Street.

Mr. Scholl, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of 2 residential structures and solid waste accumulation. Only the front, fire damaged residential structure and the solid waste accumulation are being considered on this Resolution. The front residential structure has been involved in 2 fires: January 2, 2023, and February 7, 2023. There is an active water service account. The Amarillo Police Department has been called out to this location 4 times since the initial fire date. Building Safety has worked 2 cases since the original fire date: weeds-junk & debris, and this dangerous structure case. This property is located 7 tenths of a mile from

a public elementary school and a private school. The structures is unsecured, the roof is collapsing, and the structural integrity is severely compromised. 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, 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. There was no one. The chairman asked if there was anyone else who wished to speak concerning the property. Veronica Villa, 403 S Rusk Street, and Shirley Sides, 5201 County Road CC, Wildorado Texas, approached the podium. Ms. Villa was discussing the rear property at 401 S Rusk Street. Ms. Villa spoke about the property and also the rear structure. The Chairman advised that they were only considering the front fire damaged property. The Chairman admitted their information into the record. The Chairman closed the hearing. The Commissioners deliberated. Commissioner Willburn made a motion to approve the resolution for Option II & V, seconded by Commissioner Cumming, the motion passed with a 4:0 vote.

ITEM 6: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure located at 3807 Hancock 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. This residential structure was involved in a fire on May 15, 2022. This structure has been without water service since June 1, 2022. The Amarillo Police Department has been called out to this location 2 times since the fire date. Building Safety has worked 1 case since this property was involved in a fire: this dangerous structure case. This property is located a ½ block from an elementary school and park, 2 blocks from a high school, and 9 blocks from a second elementary school and park. The structure remains unsecured, the roof has started to collapse exposing the interior to the elements. A shipping container/storage unit has been in the front yard for several months. 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: however, the owner has expressed a desire to rehabilitate the structure. The Building Official's recommendation is; Item III. Mr. Scholl listed the notification information. There are no 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 Mr. Scholl any questions. The Chairman asked if there was anyone present with a legal interest in the property. Reuel Moser, 500 Westover Drive, Sanford North Carolina, approached the podium. Mr. Moser asked what item 3 meant, the Chairman read and explained what it meant. Mr. Moser stated he never abandoned the property and wants to pull a permit but is dealing with insurance company. Mr. Moser discussed his plans for the property. The Chairman explained to Mr. Moser that, if this motion passes, he has a limited amount of time to work with building safety and apply for a permit but if that doesn't happen, the order reverts to demolition. The Commissioners and Mr. Moser continued discussing the property. 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 Willburn made a motion to approve the resolution for Option III, seconded by Commissioner Banes, the motion passed with a 4:0 vote.

ITEM 7: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures and solid waste accumulation located at 107 N Kentucky 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, an accessory structure and solid waste accumulation. This structure has been without water service since October 24, 2022. The Amarillo Police Department has been called out to this location 11 times since the start of this case. Building Safety has worked 6 cases since the start of this case: weeds-junk & debris, a zoning violation, and this dangerous structure case. This property is located 8 blocks from an elementary school, 10 blocks from a private school, and 2 blocks from a park. The structures remain unsecured, there is evidence of vagrant activity, graffiti, and harborage of stray animals and vermin. There is an accumulation of solid waste and there is evidence of illegal dumping. 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 therefore demolition is recommended. The Building Official's recommendation is: 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 Cumming made a motion to approve the resolution for Option II & V, seconded by Commissioner Banes, the motion passed with a 4:0 vote.

ITEM 8: 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 300 S Mississippi 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, 2 accessory structures, and an accumulation of solid waste. This residential structure was involved in a fire on December 23, 2022. This structure has been without water service since March 17, 2023. The Amarillo Police Department has been called out to this location 1 time since the fire date. Building Safety has worked 1 case since the fire date: this Dangerous Structure case. This property is located across the street from an elementary school and 3 blocks from a private school. The structure is mostly boarded up, however, there is evidence of vagrant activity. The accumulation of solid waste is hazardous to any first responders trying to navigate the property. 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. Mr. Scholl stated that Mr. Grimes has a buyer for the property. Mr. Scholl 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 Mr. Scholl any questions. The Chairman asked if there was anyone present with a legal interest in the property. Richard Grimes, 300 S Mississippi Street; approached the podium. Mr. Grimes stated he has a different buyer. Mr. Grimes submitted the new buyer's information. Commissioner Willburn asked if the new buyers were aware of the Condemnation hearing? Mr. Grimes stated yes. The Commissioners and Mr. Grimes continued the discussion. 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 Banes made a motion to approve the resolution for Option III & V, seconded by Commissioner Willburn, the motion passed with a 4:0 vote.

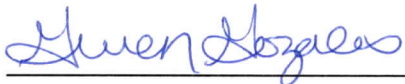
Adjournment:

Chairman Roller asked if there was any further business. There was none. Chairman Roller concluded the meeting. The meeting was adjourned at 5:15 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