

MINUTES

On October 19, 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	79	71
Frank Willburn, Vice Chair	No	79	48
George Cumming	Yes	79	49
Richard Constancio Jr.	Yes	79	50
Jim Banes	Yes	79	42
ALTERNATE MEMBER			
Ryan Huseman	No	27	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
DANGEROUS STRUCTURE 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 September 21, 2023, meeting, seconded by Commissioner Constancio, 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 December 7, 2023, at 3:30 p.m. to determine whether certain conditions of the properties located at 313 NW 13th Avenue, 411 SE 15th Avenue, 401 N Jackson Street, 1305 N Taylor Street, and 1403 N Taylor 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 Constancio, made a motion to approve the resolution, seconded by Commissioner Cumming, 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 substandard structures and solid waste accumulation located at 4000 SE 12th Avenue Rear aka 1203 S Spring 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. Only the fire damaged rear residential structure is being considered on this resolution. This structure has been without water service since February 17, 2017. The Amarillo Police Department has been called out to this location 1 time since the water service has been cut off. Building Safety has worked 2 cases since the property became vacant: weeds-junk & debris, and this dangerous structure case. This property is located 1 block from an elementary school and 2 blocks from a park. Recently, the house has been demolished. There has not been any water or sewer disconnect performed and 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 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. 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 4:0 vote.

ITEM 5: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure located at 1616 NW 15th Avenue.

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 has been involved in 2 fires; September 7, 2022, and February 9, 2023. This structure has been without water service since March 23, 2023. The Amarillo Police Department has been called out to this location 1 time since the fire date. Building Safety has worked 2 case since the fire date: An open structure, and this dangerous structure case. This property is located 3 blocks from 2 different elementary school and parks. The structure remains unsecure. The interior has been completely gutted since this case has been initiated, Any work that has been done is unpermitted and has not been inspected to ensure compliance with the building code. 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 III. Mr. Scholl listed the notification information. There are no taxes due and, there is no money 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. Shane Watson, with FirstBank Southwest, approached the podium. He stated he spoke with the owner, Orlando Johnson, the day prior to the meeting. Mr. Johnson informed Mr. Watson that he had recently done a remodel. The fire caused a small amount of damage but due to the smoke damage he had to completely gut the house. Commissioner Constancio, informed Mr. Watson to have Mr. Johnson secured 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 Banes made a motion to approve the resolution for Option III, seconded by Commissioner Constancio, the motion passed with a 4:0 vote.

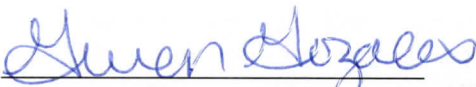
Adjournment:

Chairman Roller asked if there was any further business. There was none. Chairman Roller concluded the meeting. The meeting was adjourned at 4:33 p.m. This meeting was recorded, and all comments are on file with the Department of Building Safety.



Tom Roller, Chairman

ATTEST:



Gwen Gonzales, Dangerous Structure Manager