

MINUTES

On September 21, 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	78	70
Frank Willburn, Vice Chair	No	78	48
George Cumming	Yes	78	48
Richard Constancio Jr.	No	78	49
Jim Banes	Yes	78	41
ALTERNATE MEMBER			
Ryan Huseman	No	26	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 4:01 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 August 3, 2023, meeting, seconded by Commissioner Banes, 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 November 2, 2023, at 3:30 p.m. to determine whether certain conditions of the properties located at 820 S Florida Street, 3201 S Monroe Street, 4339 S Polk Street, and 814 N Washington 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 Banes, 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 solid waste accumulation located at 414 S Fannin Street.

Mr. Scholl, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a manufactured home, an accessory structure, and solid waste accumulation. This structure has been without water service since June 11, 2019. The Amarillo Police Department has not been called out to this location since the water service has been turned off. Building Safety has worked 6 cases since the property became vacant: weeds-junk & debris, zoning violations, junk vehicle and this dangerous structure case. This property is located 1 mile from a public elementary school and a private school. The manufactured home is open, the siding has been removed in areas, and the structural integrity is compromised. There is an accumulation of solid waste and evidence of vagrant activity. The vagrants have built partial fencing, dividing the property in sections. The travel trailer is being addressed under a zoning violation. 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 3:0 vote.

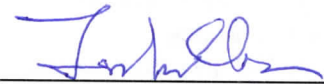
ITEM 5: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure located at 1531 S Virginia 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 March 30, 2022. This structure has been without water service since November 27, 2020. The Amarillo Police Department has not been called out to this location since the fire date. Building Safety has worked 6 case since this property became vacant: weeds/junk and debris, open structure, working without a permit, and this dangerous structure case. This property is located 5 blocks from a technical school, 3 blocks from a park, and 2 blocks from a major thoroughfare: Interstate 40. The structure remains unsecure. After the owner was contacted about working without a permit, a Building Permit was issued on June 15, 2023. However, the contractor/permit holder requested to close that permit on June 20, 2023. There has been electrical work performed without a qualified electrician. Unpermitted plumbing and mechanical work has been completed and some remodeling, covering up any other work done without a permit. Building Safety has recently been contacted asking about the permitting process, however, 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 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. Hector Vega, 1608 S Polk Street, works for the owner Mr. Burgess, approached the podium. Mr. Vega stated there has been electrical work done but no plumbing has been done. Commissioner Cumming informed him he may need to remove sheetrock to have it checked. Mr. Vega stated he understood and that he has reached out to Building Safety about the requirements going forward. The Chairman asked if there was anyone else who wished to speak concerning the property. Jesus Pacheco, 4608 Hawk Lane, a Contractor, approached the podium. Mr. Pacheco stated he would pull all permits necessary to complete the project. The Chairman closed the hearing. Commissioner Banes made a motion to approve the resolution for Option III, 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 was adjourned at 4:29 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