

MINUTES

On November 2, 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	80	72
Frank Willburn, Vice Chair	Yes	80	49
George Cumming	Yes	80	50
Richard Constancio Jr.	No	80	50
Jim Banes	Yes	58	43
ALTERNATE MEMBER			
Ryan Huseman	No	28	7

Also in attendance were:

Johnny Scholl
Courtney White
Gwen Gonzales
Sarah Ramon

BUILDING OFFICAL, 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 3:30 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 Willburn made a motion to approve the minutes of the October 19, 2023, meeting, seconded by Commissioner Cumming, 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 January 18, 2024, at 3:00 p.m. to determine whether certain conditions of the properties located at 3213 SW 4th Avenue, 1219 N Fairfield Street, 1609 S Madison Street, 311 S Maryland Street, 617 N Taylor Street, and 411 S Tennessee 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 Banes, 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 820 S Florida 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 solid waste accumulation. This residential structure was involved in a fire on January 24, 2023. This structure has been without water service since April 17, 2023. The Amarillo Police Department has been called out to this location 1 time since the fire date. Building Safety has worked 3 cases since the property had a fire: weeds-junk & debris, and this dangerous structure case. This property is located 2/3rd of a mile from a private school, and 2 different elementary schools, and 3/4th of a mile from a middle school and a park. This structure remains open, there is evidence of vagrant activity, and harborage of stray animals. The accessory structures are open, dilapidated, and full of trash. 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 Willburn, 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 substandard structures and solid waste accumulation located at 3201 S Monroe St.

Mr. Scholl, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a residential structure, accessory structures, and an accumulation of solid waste. This structure has been without water service since January 15, 2019. The Amarillo Police Department has been called out to this location 4 times since the structure became vacant. Building Safety has worked 13 cases since the structure became vacant: junk vehicle case, weeds-junk & debris, zoning violations, open structure, and this dangerous structure case. This property is located 5 blocks from an elementary school and a major thoroughfare: Interstate 27. The residential structure remains unsecured. The roof structure has been severely compromised, exposing the interior to the elements. Most of the solid waste has been removed, however, there are still piles of wood, miscellaneous items, and some tall vegetation. 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. Mr. Scholl listed the notification information. There are 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. Daniel Purdy, PO Box 15483, approached the podium. Mr. Purdy submitted documentation to the commissioners. Mr. Purdy expressed wanting to rehabilitate the structure. The Commissioners had the chance to ask Mr. Purdy questions. The Chairman asked if there was anyone else who wished to speak concerning the property. Ashley Denham and Jennifer Denham, 3200 S Jackson St, approached the podium. They expressed the home being an eyesore and having to help take care the lawn due to excess vegetation. The Commissioners asked if there was anyone else who wished to speak concerning the property. Sherri Lapp, 3203 S Monroe St, approached the podium. She also expressed the home being an eyesore and was concerned on how livable the home would be even if the roof was completed. The Chairman closed the hearing. 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 solid waste accumulation located at 4339 S Polk Street.

Mr. Scholl, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of an accumulation of solid waste. The residential structure is not being considered in this resolution. This structure has an active water account. The Amarillo Police Department has not been called out to this location since the start of this solid waste accumulation case. Building Safety has worked 2 cases since the start of this case: building code violation, and this solid waste accumulation case. This property is located 1 mile from an elementary school, 3 quarters of a mile from a park, and adjacent to a railroad right-of-way. Included was a copy of Amarillo Municipal Code, Zoning Ordinance, Section 4-10-82 (Use of Land and Buildings). This property is located in an R3 zoned area (a residential district). In section (K), screened or unscreened outdoor storage is not allowed, and in section (M), a junk or salvage yard is not allowed. 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 cleanup is recommended. The Building Official's recommendation is; Item V. Mr. Scholl listed the notification information. There are taxes due and, 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. Mary Thompson, 2931 Brooklyn Place, approached the podium. She stated there is lots of vagrants in the home and the grandchildren have no interest in 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 Cumming made a motion to approve the resolution for Option V, seconded by Commissioner Banes, the motion passed with a 4:0 vote.

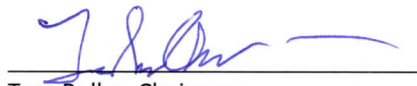
ITEM 7: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure and solid waste accumulation located at 814 N Washington 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 and solid waste accumulation. This residential structure has been involved in a fire on February 13, 2023. This structure has been without water service since November 17, 2005. The Amarillo Police Department has been called out to this location 4 times since the water service has been turned off. Building Safety has worked 24 cases since the fire date: weeds-junk and debris, an open structure, and this dangerous structure case. This property is located 2 blocks from an elementary school and park, 6 blocks from another elementary school, and ½ a block from a major thoroughfare: Amarillo Boulevard. There is evidence of vagrant activity, harborage of stray animals and a place for illegal dumping. 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. Mr. Scholl listed the notification information. There are taxes due and, 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. 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 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 4:53 p.m. This meeting was recorded, and all comments are on file with the Department of Building Safety.

A handwritten signature in blue ink, appearing to read "Tom 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, Dangerous Structure Manager