

MINUTES

On December 7, 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	81	73
Frank Willburn, Vice Chair	Yes	81	50
George Cumming	No	81	50
Richard Constancio Jr.	No	81	50
Jim Banes	Yes	59	44
ALTERNATE MEMBER			
Ryan Huseman	No	29	7

Also in attendance were:

Johnny Scholl
Jacob Diaz
Courtney White
Gwen Gonzales
Sarah Ramon

BUILDING OFFICAL, CITY OF AMARILLO
CITY MARSHAL, 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 3:31 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 November 2, 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 February 1, 2024, at 3:00 p.m. to determine whether certain conditions of the properties located at 3111 SW 7th Avenue, 2641 NW 11th Avenue, 8108 W Amarillo Boulevard, 3500 Eula Drive, 514 N Pierce Street, and 516 N Pierce 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 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 313 NW 13th 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, an accessory structure, and an in-ground storm cellar. This structure has been without water service since November 7, 2005. The Amarillo Police Department has been called out to this location 1 time since the structure became vacant. Building Safety and the City Marshal's Office has worked 7 cases since the property became vacant: weeds-junk & debris, open structure, and this dangerous structure case. This property is located 5 blocks from an elementary school, 3 blocks from the Interstate 287 interchange, and 4 blocks from a major thoroughfare: Amarillo Boulevard. This structure remains open, there is evidence of vagrant activity. The accessory structure is dilapidated and about to collapse. There is trash on the property and a fallen tree trunk. 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. There are taxes due, and there is no 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 Banes made a motion to approve the resolution for Option II & V, seconded by Commissioner Willburn, 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 substandard structures and solid waste accumulation located at 411 SE 15th Avenue.

Mr. Scholl, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a fire damaged residential duplex, an accessory structure, and solid waste accumulation. The residential structure was involved in a fire on July 12, 2023. This structure has been without water service since July 8, 2019. The Amarillo Police Department has been called out to this location 4 times since the structure became vacant. Building Safety has worked 9 cases since the structure became vacant: weeds-junk & debris, and this dangerous structure case. This property is located 2 blocks from a park, 3 blocks from a railroad, and 1 block from a major thoroughfare: Interstate 287. This property is within the downtown area. The structures remain unsecured, and solid waste accumulation are on the property. There is evidence of vagrant activity. 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. 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 Willburn made a motion to approve the resolution for Option II & V, seconded by Commissioner Banes, the motion passed with a 3:0 vote.

ITEM 6: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures and solid waste accumulation located at 401 N Jackson 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 December 17, 2014. The Amarillo Police Department has been called out to this location 4 times since the structure became vacant. Building Safety has worked 14 cases since the structure became vacant: weeds/junk and debris, junk vehicle, zoning violation, open structure, and this dangerous structure case. This property is located 7 blocks from an elementary school and park, 3 blocks from major thoroughfare: Amarillo Boulevard. The structures remain unsecured and solid waste accumulations are on the property. There is evidence of vagrant activity. 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. 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. Laird Kinnier, 402 N Monroe Street, approached the podium. He stated he was there to advocate for the structure and informed the commissioners the structure could still be rehabilitated. 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 II & V, seconded by Commissioner Willburn, the motion passed with a 3:0 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 1305 N Taylor Street.

Mr. Scholl, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a fire damaged residential structure. This residential structure was involved in a fire on December 18, 2022. This structure has been without water service since February 10, 2016. The Amarillo Police Department has been called out to this location 34 times since the water service has been turned off. Building Safety has worked 16 cases since the property's water service was cut off: weeds-junk and debris, zoning violations, an open structure, and this dangerous structure case. This property is located 1 block from an elementary school and park, and 1 block from a major thoroughfare: Interstate 287. The solid waste accumulation has been significantly cleaned up and attempts to secure the structure have

been made. However, severe fire damage remains, it is being tagged with graffiti, and the structure is dangerous. 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. There are no 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. Warren Coble, 1307 13th Avenue, approached the podium. Mr. Coble stated he wanted to turn over this property to the church next door for demolition but had concerns if the church would have time to demolish. The Chairman asked if there was anyone else who wished to speak concerning the property. Jonathan Torres, 1308 N Taylor, approached the podium. Mr. Torres is associated with the church next to this property. Mr. Torres was asking for additional time to demolish the structure. Mr. Scholl and Mr. Diaz expressed their concerns to Mr. Torres with giving too much time. The Chairman closed the hearing. Commissioner Willburn made a motion to approve the resolution for Option II, seconded by Commissioner Banes, the motion passed with a 3:0 vote.

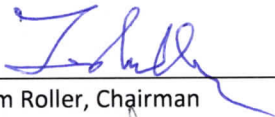
ITEM 8 : Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of solid waste accumulation located at 1403 N Taylor Street.

Mr. Scholl, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of solid waste accumulation. On August 19, 2021, this property was presented to the Condemnation Appeals Commission for a burnt structure and solid waste accumulation. A provisional demolition permit was issued, and the structure was demolished, and the solid waste accumulation was cleaned up at that time (a final inspection was performed on December 2, 2021). The Amarillo Police Department has been called out to this location 49 times since the water service has been turned off. Building Safety has worked 6 cases since the completion of the previous dangerous structure case: weeds-junk and debris, zoning violations, and this solid waste accumulation case. This property is located ½ block from an elementary school and park, and 1 block from a major thoroughfare: Interstate 287. Included was a copy of Amarillo Municipal Code, Zoning Ordinance, Section 4-10-82 (Use of Land and Buildings). This property is in an R3 zoned area (a residential district). As you can see in section (K), screened or unscreened outdoor storage is not allowed, and in section (M), junk or salvage yard is not allowed. There is evidence of vagrant activity. Building Safety has had no recent permit activity. This property is an attractive nuisance, it represents a hazard to the neighborhood, a blight on the area and an unsafe environment therefore, cleanup of the solid waste accumulation is recommended. The Building Official's recommendation is; Item V. 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 Willburn made a motion to approve the resolution for Option V, seconded by Commissioner Banes, the motion passed with a 3:0 vote.

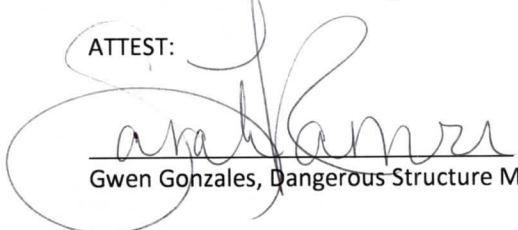
Adjournment:

Chairman Roller asked if there was any further business. There was none. Chairman Roller concluded the meeting. The meeting was adjourned at 4:33 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