

MINUTES

On January 18, 2024, the Condemnation Appeals Commission met at 3:10 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	82	74
Frank O Willburn, Vice Chair	Yes	1	1
Richard Constancio Jr.	No	82	50
Jim Banes	Yes	60	45
Gary Ward	No	1	0
ALTERNATE MEMBER			
Ryan Huseman	No	30	7

Also in attendance were:

Johnny Scholl
Jacob Diaz
Courtney White
Sarah Ramon

BUILDING OFFICAL, CITY OF AMARILLO
CITY MARSHAL, CITY OF AMARILLO
ASSISTANT CITY ATTORNEY II, 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 3:10p.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: Introduction of new Members:

Gary Ward and Frank O Willburn

ITEM 3: Consider Elections of Chair and Vice-Chair:

Commissioner Willburn made a motion to elect Commissioner Tom Roller as Chairman, seconded by Commissioner Banes, the motion passed with a 3:0 vote. Commissioner Roller made a motion to elect Commissioner Frank O Willburn as Vice Chair, seconded by Commissioner Banes, the motion passed with a 3:0 vote.

ITEM 4: Minutes:

Commissioner Banes made a motion to approve the minutes of the December 7, 2023, meeting, seconded by Commissioner Willburn, the motion passed with a 3:0 vote.

ITEM 5: 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 15, 2024, at 3:00 p.m. to determine whether certain conditions of the properties located at 3805 SE 16th Avenue A & B (aka 3803 SE 16th), 909 S Cleveland Street, 702 N Jefferson Street, 82 N Kentucky Street, and 2810 S Wilson 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 Willburn, the motion passed with a 3:0 vote.

ITEM 6: 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 March 7, 2024, at 3:00 p.m. to determine whether certain conditions of the properties located at 3802 SE 11th Avenue, 1602 NW 14th Avenue, 2611 NW 14th Avenue, 3808 SE 15th Avenue, 1115 NW 16th Avenue, and 323 N Lamar 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 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 3213 SW 4th Avenue.

Mr. Scholl, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a duplex, an accessory structure, and solid waste accumulation. The duplex structure has been involved in a fire. This structure has been without water service since July 11, 2017. The Amarillo Police Department has been called out to this location 2 times since the structure became vacant. Building Safety and the City Marshal's Office has worked 1 case since the property became vacant: this dangerous structure case. This property is located 1 block from an elementary school, 1 block from a private school, and 3 blocks from a park. These structures remain open, the main structure has severe fire damage, and there is evidence of vagrant activity. There is trash on the property. 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 any 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 8: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures and solid waste accumulation located at 1219 N Fairfield 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. The residential structure has been involved in 3 fires: August 8, 2021, October 19, 2022, and November 12, 2022. This structure has been without water service since September 8, 2023; however, the meter was locked on November 17, 2021. The Amarillo Police Department has been called out to this location 15 times since the structure was involved in a fire on November 12, 2022. Building Safety and the City Marshal's Office have worked 3 cases since the structure became vacant: weeds-junk & debris, and this dangerous structure case. This property is located 1 block from an elementary school and park, 3 blocks from a major thoroughfare: Amarillo Boulevard. 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. 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 9: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures and solid waste accumulation located at 1609 S Madison 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. The structure was involved in a fire on July 7, 2023. This structure has been without water service since January 11, 2023. The Amarillo Police Department has been called out to this location 17 times since the structure became vacant. Building Safety and the City Marshal's Office have worked 5 cases since the property's water service was cut off: weeds/junk and debris, zoning violations, and this dangerous structure case. This property is located 2 blocks from a church, 3 blocks from a park, 5 blocks from a private school, and 1 block from a major thoroughfare: Interstate 40. The structures remain unsecured and 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. There are taxes due and 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. Kathy Garrett approached the podium. She stated she didn't want her house torn down. The Commissioners informed her of the requirements needing to be met. She informed the Commissioners that she didn't have the funds to meet those requirements. Jacob Diaz and Johnny Scholl both expressed their concerns with the fire damaged structure. Daniel Ramos, 313 N Lamar St, approached the podium. He informed the Commissioners on how he would attempt to secure the structure. The Chairman asked if there was anyone else who wished to speak concerning the property. Nancy Smith, 611 S Madison St, approached the podium. She notified the Commissioners of the past experiences she has had with Ms. Garrett. The Chairman closed the hearing. The Commissioners deliberated. Commissioner Willburn made a motion to approve the resolution for Option III & V, seconded by Commissioner Banes, the motion passed with a 3:0 vote.

ITEM 10: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures and solid waste accumulation located at 311 S Maryland 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 January 10, 2023. The Amarillo Police Department has been called out to this location 3 times since the structure became vacant. Building Safety and the City Marshal's Office have worked 5 cases since the property's water service was cut off: weeds-junk and debris, junk vehicle, and this dangerous structure case. This property is located 1 block from an elementary school, and 2 blocks from a private school. The structures remain unsecure and solid waste accumulations are on 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 therefore demolition is recommended. The Building Official's recommendation is; Item II & V. There are taxes due, however, 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. Ambrose Goeckner, 5150 Viewpoint Ave, approached the podium. He stated he wasn't notified until last minute and he would get it boarded up by the weekend and would get a contractor to demolish. 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 3:0 vote.

ITEM 11: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of solid waste accumulation located at 617 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. The definition of trash as per the Amarillo Municipal Code, Section 4-3-2, is included in the agenda packet. This property has been without water service since February 13, 2019. The Amarillo Police Department has been called out to this location 37 times since the water service has been turned off. Building Safety and the City Marshal's Office have worked 6 cases since the property became vacant: weeds-junk and debris, zoning violations, and this solid waste accumulation case. This property is located 3 blocks from a middle school, 4 blocks from a 6th grade campus, and 1 block from a major thoroughfare: Amarillo Boulevard. Included was a copy of Amarillo Municipal Code, Zoning Ordinance, Section 4-10-82 (Use of Land and Buildings). This property is in an L1 zoned area (light commercial district). In section (M), junk or salvage yard is not allowed. All trash, junk, and salvaged items are in violation. Efforts have been made to abate some of the hazards, however, there is still a junk and salvage operation on this property. 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 no taxes due and, 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. Bruce Schoonover, approached the podium. He stated he would get the solid waste cleaned up. The Chairman asked if there was anyone else who wished to speak concerning the property. George Willis, 707 Taylor, approached the podium. He stated his concerns with the property. Rodney Ramirez, approached the podium. He also stated his concerns with property. The Chairman closed the hearing. The Commissioners deliberated. Commissioner Willburn made a motion to approve the resolution for Option III & V, seconded by Commissioner Banes, the motion passed with a 3:0 vote.

ITEM 12: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures located at 411 S Tennessee 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 two accessory structures. This structure was involved in a fire on June 8, 2006. This structure has been without water service since June 2, 2011. The Amarillo Police Department has been called out to this location 7 times since the structure became vacant. Building Safety and the City Marshal's Office have worked 13 cases since the structure became vacant: weeds-junk and debris, open structure violation, and this dangerous structure case. This property is located 1/2 block from an elementary school, and 1 block from a private school. The structures remain unsecure. 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 taxes due, however, 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. Laura Teichmann, 7701 Pace St, approached the podium. She stated the property was an inheritance and was unsure on what to do with 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. The Commissioners deliberated. Commissioner Banes made a motion to approve the resolution for Option II, seconded by Commissioner Willburn, 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 4:58 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