

MINUTES

On March 21, 2024, the Condemnation Appeals Commission met at 3:00 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	85	77
Frank O Willburn, Vice Chair	Yes	4	4
Richard Constancio Jr.	Yes	85	53
Jim Banes	Yes	63	48
Gary Ward	No	4	0
ALTERNATE MEMBER			
Ryan Huseman	No	33	7

Also in attendance were:

Jacob Diaz
Courtney White
Sarah Ramon
Cory Gilford

CITY MARSHAL, CITY OF AMARILLO
ASSISTANT CITY ATTORNEY II, CITY OF AMARILLO
ADMINISTRATIVE SPECIALIST, CITY OF AMARILLO
CODE INVESTIGATOR, CITY OF AMARILLO

This meeting of the Condemnation Appeals Commission was called to order by Chairman Roller, established a quorum at 3:02p.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 March 7, 2024, meeting, seconded by Commissioner Banes, 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 May 2, 2024, at 3:00 p.m. to determine whether certain conditions of the properties located at 0 NE 3rd Avenue (aka South of 2400 NE 3rd Avenue), 804 N Arapahoe Street (aka 802 N Arapahoe Street), 806 N Arapahoe Street, 4437 Crockett Street, 2602 Olive Street, and 1315 Skyline Drive 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 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 located at 1200 N Monroe Street.

Mr. Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of an apartment complex. This structure has been without water service since March 17, 2016. The Amarillo Police Department has been called out to this location 43 times since the start of this case. Building Safety and the City Marshal's Office has worked 21 cases since the start of this case, June 17, 2016. This property is located 7 blocks from downtown, and 7 blocks from an elementary school. The structure remains unsecure. There are holes in the walls, hazardous breezeways with missing railing and collapsed walls. The structures are also tagged with graffiti. There are signs of vagrant activity. The structure continues to deteriorate and there hasn't been maintenance to any part of the structure. Building Safety has had no recent permit activity. This property is a nuisance, it is a hazard to the neighborhood, and creates an unsafe environment; therefore, demolition is recommended: Item II. 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. Diaz any questions. Mr. Diaz stated

the opening around the apartment complex have been boarded up and parts of the fence have been welded back together. The Chairman asked if there was anyone present with a legal interest in the property. Amir Zakirali, 202 E Santa Ana approached the podium. Ms. Zakirali stated he has started the process for obtain a permit. Chairman Roller asked Mr. Zakirali what the timeline is on rehabilitating the structure, Mr. Zakirali stated his timeline for completion is 19 months. 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.

ITEM 5: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of solid waste accumulation located at 4702 Eagle Lane.

Mr. Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of solid waste accumulation. There are active utilities at this location. The Amarillo Police Department has been called out to this location 1 time since the start of this file. Building Safety and the City Marshal's Office have worked 2 cases since November 2005: weeds-junk & debris, open structure, and this dangerous structure case. This property is located 4 blocks from an elementary school. The solid waste accumulation is a place for harborage of vermin and rodents. The accumulations also create a hazard for any first responders during an emergency by obstructing access and increasing fuel loads. Building Safety has had no recent permit activity. This property is a nuisance, it is a hazard to the neighborhood and creates an unsafe environment therefore cleanup is recommended: 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. Diaz any questions. The Chairman asked if there was anyone present with a legal interest in the property. Michael Dunlap, 5501 Harvard Street, approach the podium. Mr. Dunlap stated he has authorized Alan Ritter to occupy the residence. Mr. Dunlap also stated Alan has been making progress to clean up the property. Chairman asked if there was anyone else who wished to speak concerning the property. Alan Ritter, 4702 Eagle Lane, approached the podium. Mr. Ritter stated he currently has additional help to clean up the property and is making progress. Cory Gilford, a Code Investigator, approached the podium. Mr. Gilford sated there has been progress made compared to previous inspections. The Commissioners asked if the item could be tabled. Yes. The Chairman closed the hearing. The Commissioners deliberated. Commissioner Willburn made a motion recommending tabling this item for the scheduled hearing date after 60 days and removal of the items, seconded by Commissioner Constancio, the motion passed with a 4:0 vote.

ITEM 6: Resolution - Public Hearing:

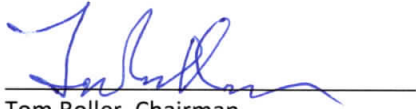
This resolution conducts a public hearing on and considers ordering the removal of a substandard structure and solid waste accumulation located at 102 S Georgia Street.

Mr. Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of an accessory structure solid waste accumulation. This property has been without water service since November 3, 2005. The Amarillo Police Department has been called out to this location 9 times since the water service was cutoff. Building Safety and the City Marshal's Office have worked 34 cases since the structure became vacant: weeds/junk and debris, a zoning violation, junk vehicle and condemnation. This property is located 7 blocks from an elementary school, and 8 blocks from another elementary school. The accessory structure is secure however, per the International Residential Codes an accessory structure list not allowed on a property without a main structure. The solid waste accumulation remains on the property due to vagrant activity. Building Safety has had no recent permit activity. This property is a nuisance, it is a hazard to the neighborhood and creates an unsafe environment therefore cleanup is recommended: Item II & V. There are taxes due, and nothing is owed to the City for prior mowing and cleanup jobs. The Commissioners then had the opportunity to ask Mr. Diaz any questions. Commissioner Constancio asked if there was anyone living on the property. Cory Gilford, Code Investigator states there are people living on the property in an RV. The Chairman asked if there was anyone present with a legal interest in the property. Ernest Upshaw, 100 S Georgia Street, approached the podium. He stated the property was in the process of being given to him. Mr. Upshaw stayed he needed 10 days to get the property cleaned up. 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 Options II and V seconded by Commissioner Banes, the motion passed with a 4:0 vote.

Items 7 & 8 were removed from the agenda.

Adjournment:

Chairman Roller asked if there was any further business. There was none. Chairman Roller concluded the meeting. The meeting was adjourned at 3:53 p.m. This meeting was recorded, and all comments are on file with the City Marshal's Office.

A handwritten signature in blue ink, appearing to read 'Tom Roller', written over a horizontal line.

Tom Roller, Chairman

ATTEST:

A handwritten signature in black ink, appearing to read 'Gwen Gonzales', written over a horizontal line.

Gwen Gonzales, Dangerous Structure Manager
Sarah Ramon, Administrative Specialist