

MINUTES

On December 7, 2017, the Condemnation Appeals Commission met at 4:00 p.m. for a Regular meeting at City Hall, 509 E 7th Ave, in City Council Chambers.

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD SINCE APPOINTMENT	NO. OF MEETINGS ATTENDED
Jeff Bryant	Yes	3	2
Richard Constancio	Yes	3	3
Tom Roller	Yes	3	3
Joel Favela	Yes	3	3
Alternate Members			
George Cumming	Yes	3	3

Also in attendance were:

Randy Schuster
Gwen Gonzales
Leslie Schmidt

BUILDING OFFICAL, CITY OF AMARILLO
BUILDING SAFETY MANAGER, CITY OF AMARILLO
SENIOR ASSISTANT CITY ATTORNEY, CITY OF AMARILLO

This meeting of the Condemnation Appeals Commission was called to order by Mr. Jeff Bryant, established a quorum at 4:00 p.m.

ITEM 1: Minutes. Mr. Richard Constancio made a motion to approve the minutes, seconded by Mr. Joel Favela, the motion passed with a 4:0 vote.

ITEM 2: Resolution-Calling a Public Hearing to determine whether a 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 4, 2018 at 4:00 p.m. to determine if the properties at 1340 NW 9th Avenue, 3806 NE 12th Avenue and 1402 N Johnson Street constitute public nuisances and thereby declare as dangerous structures and 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. Mr. Richard Constancio made a motion to approve the resolution, seconded by Mr. Joel Favela, the motion passed with a 4:0 vote.

ITEM 3: Resolution-Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure located at 1328 SE 10th Avenue.

Mr. Randy Schuster, Building Official, presented the case. Mr. Schuster stated the two structures on the property have windows and doors which are broken and unsecured. He stated the roof assembly is deteriorating and the ceilings are collapsed. Mr. Schuster also stated there is evidence of vagrants in both buildings. The property has a large accumulation of junk and debris and is overgrown with tall weeds and vegetation. Mr. Schuster stated the property has not had water service since March 16, 2010. Mr. Schuster also stated the property is a nuisance and represents a hazard to the area. Mr. Schuster's recommendation was to demolish the property. The Commissioners then had the opportunity to ask Mr. Schuster any questions. The Chairman then asked if there was anyone present with a legal interest in the property. No one was present. The Chairman then asked if there was anyone else who wished to speak concerning the property. Ms. Mercy Muguria, Potter County Commissioner, stated that she had no legal interest in the property, but did have a few comments. She stated that she has received complaints about the property. Ms. Muguria also stated that she was told the property was purchased by

a new owner, but has not been filed. She also stated that the owner of the church adjacent to the property was interested in the property as well. Mr. Schuster then explained the demolition process and options to the Commission. Mr. Schuster then changed his recommendation to option three, which gives the owner ten days to obtain a provisional permit. Mr. George Veloz, owner of Tacos Garcia, stated that he passes by the property quite often. He also stated that he spoke with the owner of the church and the owner wants to demolish the property for extra parking space. Mr. Tom Roller made a motion to approve the resolution, seconded by Mr. Joel Favela, 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 a substandard structure located at 1104 N Grant Street. Mr. Randy Schuster presented the case.

Mr. Schuster stated there are two structures on this property. The main structures roofing has failed and has several missing shingles. The foundation is substandard. There is indication of decaying and termite infestation. There are areas of siding that is cracked and fallen, exposing the framing. Mr. Schuster also stated that most of the windows are broken. There is evidence of vandalism, roof leaks, and graffiti. Mr. Schuster stated the accessory structure is in the same condition as the main structure. Mr. Schuster also stated the property is a nuisance and represents a hazard to the area. Mr. Schuster's recommendation was to demolish the property. The Commissioners then had the opportunity to ask Mr. Schuster any questions. Mr. George Cumming made a motion to approve the resolution, seconded by Mr. Joel Favela, the motion passed with a 4:0 vote.

ITEM 5: Adjournment:

The Chairman, Mr. Jeff Bryan concluded the meeting. He opened the floor for any public comments. There being no public comment or further business, the meeting adjourned at 4:41 p.m. This meeting was recorded and all comments are on file with the Department of Building Safety.



Jeff Bryant, Chairman

ATTEST:



Gwen Gonzales, Building Safety Manager