

STATE OF TEXAS  
COUNTIES OF POTTER & RANDALL  
CITY OF AMARILLO

MINUTES

On December 21, 2017, the Condemnation Appeals Commission met at 4:00 p.m. for a Regular meeting at City Hall, 509 E 7<sup>th</sup> Ave, in City Council Chambers.

| VOTING MEMBERS           | PRESENT | NO. MEETINGS HELD<br>SINCE APPOINTMENT | NO. OF MEETINGS<br>ATTENDED |
|--------------------------|---------|--|-----------------------------|
| Jeff Bryant              | Yes     | 4                                      | 3                           |
| Richard Constancio       | Yes     | 4                                      | 4                           |
| Tom Roller               | Yes     | 4                                      | 4                           |
| Joel Favela              | Yes     | 4                                      | 4                           |
| <b>Alternate Members</b> | Yes     |  |                             |
| George Cumming           | Yes     | 4                                      | 4                           |

Also in attendance were:

Randy Schuster  
Gwen Gonzales  
Bryan McWilliams  
Shayla Junell

BUILDING OFFICAL, CITY OF AMARILLO  
BUILDING SAFETY MANAGER, CITY OF AMARILLO  
DEPUTY CITY ATTORNEY, CITY OF AMARILLO  
ADMINISTRATIVE TECHNICIAN, CITY OF AMARILLO

This meeting of the Condemnation Appeals Commission was called to order by Mr. Jeff Bryant, established a quorum at 4:01 p.m.

**ITEM 1: Minutes.** Mr. Tom Roller made a motion to approve the minutes, seconded by Mr. Richard Constancio, the motion passed with a 5:0 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 18, 2018, at 4:00 p.m. to determine if the properties at 1219 N Grand Street, 1108 N Washington Street and 1112 N Washington 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. George Cumming made a motion to approve the resolution, seconded by Mr. Joel Favela, the motion passed with a 5:0 vote.

**ITEM 3: Resolution-Public Hearing:**

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure located at 1429 NW 11<sup>th</sup> Avenue.

Mr. Randy Schuster, Building Official, presented the case. Mr. Schuster stated the residential structure sustained extensive fire damage on May 4, 2013. The foundation of the structure is substandard and cracked. There are large openings around the structure and several broken windows. The roof assembly is severely damaged and the ceilings are collapsed. The property has not had water service since May 9, 2013 and is a nuisance and represents a hazard to the area. Mr. Schuster's recommendation was to demolish the property. Mr. Schuster stated the property was delinquent in taxes and money was owed to the City for cleanup. 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. Mr. Tom Roller made a motion to approve the resolution: option II, seconded by Mr. Richard Constancio, the motion passed with a 5:0 vote.

**ITEM 4: Resolution-Public Hearing:**

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure located at 1409 N Fairfield Street.

Mr. Randy Schuster, Building Official, presented the case. Mr. Schuster stated the structure is open, unsecured and there is evidence of vagrant activity. Many of the walls are buckled and some of them are bowed about four or five inches out of alignment. Most of the siding is either missing or completely deteriorated. There are many openings in the foundation and where the windows were. The roofing has failed and most of the sheetrock is collapsed. Mr. Schuster also stated the property has an excess accumulation of junk and debris. There has not been any water service since August 15, 2016, is a nuisance and represents a hazard to the area. Mr. Schuster's recommendation was to demolish the property and clean up the junk and debris. He also stated there are delinquent taxes on the property and there is money owed to the City for cleanup. 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. Ms. Patricia Davis, owner, stated that she was not aware of the condition of the property. She also stated that since going into the hospital and being put in a nursing home, she has not had the opportunity or the funds to repair the home. Ms. Delores Davis, daughter of the owner, stated she had not been contacted nor had she received notice of the condition of the property. Mr. Schuster stated that certified mail was attempted to the Sanborn address on April 19, 2017, but was returned. She also stated that she has previously turned in an application to the City for assistance to repair the property. The Chairman then asked if there was anyone else who wished to speak concerning the property. Ms. Delores Davis then asked the Council if she changed the property over into her name and received assistance from the City, could she have another chance to salvage the property. Mr. Schuster explained to Ms. Davis that the property would remain in their possession; just the dangerous structure and solid waste would be removed. Mr. Joel Favela made a motion for option IV. Mr. Schuster then stated option IV is in place to reinstate or extend an existing provisional permit, which this property does not have. He then stated that with his recommendation of options II and V, it gives the City ten days to notify the owner and then gives the owner ten days to obtain the provisional permit. Mr. Joel Favela then amended his motion to approve Mr. Schuster's proposed resolution: option II and V, seconded by Mr. George Cumming, the motion passed with a 5:0 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 4:46 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