

MINUTES

On January 04, 2018, 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	5	4
Richard Constancio	Yes	5	5
Tom Roller	Yes	5	5
Joel Favela	No	5	4
Alternate Members			
George Cumming	Yes	5	5

Also in attendance were:

Randy Schuster
Gwen Gonzales
Leslie Schmidt

BUILDING OFFICIAL, 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. Tom Roller, 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 February 1, 2018, at 4:00 p.m. to determine if the properties at 1634 NW 14th Avenue, 1635 NW 15th Avenue, and 3404 N Bolton 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. George Cumming, 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 1340 NW 9th Avenue.

Mr. Randy Schuster, Building Official, presented the case. Mr. Schuster stated the four-plex is partially boarded up, but there is access from the second story balcony. The balconies and roof are in very poor shape. One of the stairways are either removed or collapsed, leaving one with poor handrails and no guardrails. The roof assembly has extensive damage. The property has also been tagged repeatedly with graffiti. The interior of the structure has been vandalized and continues to get damage from the roof leaks. The property has been without water service since August 5, 2013. There has been minimal attempt by the owner to repair, abate or remove the structure. The property 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 maintained by the City two times over the past two years and there was money owed to the City for graffiti removal and mowing. 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. Mr. Victor Vidaurri, officer of Calexas Properties, stated that he has been in contact with the

department. He also stated that he will be moving back to the area and will be making efforts to get the issue resolved. The Commissioners had a couple of questions for Mr. Vidaurri. The Chairman then asked if there was anyone else who wished to speak concerning the property. Mr. George Cumming made a motion to approve the resolution: option II, seconded by Mr. Richard Constancio, 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 3806 NE 12th Avenue.

Mr. Randy Schuster, Building Official, presented the case. Mr. Schuster stated the property suffered a severe fire on April 17, 2016. The property's exterior siding is weathered and damaged, exterior doors are missing, and many of the windows are broken with exposed shards of glass. The remaining structural members are deteriorated from fire and exposure to the elements. The electrical, plumbing and mechanical systems are inoperable. There has not been any water service since May 24, 2016. There has been minimal attempt by the owner to repair, abate or remove the structure. 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. No one was present. Mr. Tom Roller made a motion to approve the resolution: option II, seconded by Mr. Richard 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 a substandard structure located at 1402 N Johnson Street.


Mr. Randy Schuster, Building Official, presented the case. Mr. Schuster stated the residential structure suffered a fire on October 5, 2016. The structure is partially boarded up, however the rear door is missing and there are broken windows along the back and sides of the property. The interior of the property is damaged from the fire, exposing structural members to the elements. The porch has a large crack, indicating foundation failure. There is a large ten by ten hole, about six to eight feet deep in the rear yard, that remains open and unsecured. The property has not had water service since November 4, 2016. It is a nuisance and represents a hazard to the area. There has been minimal attempt by the owner to repair, abate or remove the structure. 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. George Cumming, the motion passed with a 4:0 vote.

ITEM 6: Adjournment:

The Chairman, Mr. Jeff Bryant concluded the meeting. He opened the floor for any public comments. There being no public comment or further business, the meeting adjourned at 4:40 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