

MINUTES

On November 15, 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	No	20	17
Richard Constancio	Yes	20	16
Tom Roller	No	19	17
Joel Favela	Yes	20	17
Frank Willburn	Yes	16	11
Alternate Members			
George Cumming	No	20	12

Also in attendance were:

Randy Schuster
 Bryan McWilliams
 Gwen Gonzales

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

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

ITEM 1: Minutes. Mr. Frank Willburn made a motion to approve the minutes, seconded by Mr. Joel Favela, the motion passed with a 3:0 vote.

ITEM 2: 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 January 17, 2019, at 4:00 p.m. to determine if the properties at 4604 Eagle Lane, 2802 S Lipscomb Street, 829 S Maryland Street and 1107 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. Frank Willburn made a motion to approve the resolution, seconded by Mr. Joel Favela, the motion passed with a 3:0 vote.

ITEM 3: Resolution – Public Hearing.

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure located at 907 E Amarillo Boulevard.


Mr. Randy Schuster, Building Official, presented the case. This property was involved in a fire on July 16, 2016. There is quite a bit of deterioration on this structure. There are several holes in the walls and there is separation of the facia and sub-facia separating from the structure. The roof condition is deteriorated. There are many layers of roofing materials, with areas peeled back. The area where the fire was concentrated, the roof was burned thru and stucco could collapse. There are holes in the foundation and signs of failure. There is junk and debris on the property and evidence of vandalism (graffiti). The sign has an electrical hazard. Building Safety has worked 2 various cases including weeds, junk, debris and this Dangerous Structure case since the opening of this case. At this time, a representative of the Amarillo Police Department is present to information concerning Amarillo Police Department callouts from 2016 to present. Sergeant Korinek presented information concerning callouts, reports and arrests made at this location. Jeff Favela asked questions of Sergeant Korinek about arrests at this location. Mr. Schuster continued his presentation with information concerning permit activity. Building permits were issued and have expired with one inspection. An electrical permit was issued on November 21, 2016 for temporary service which was inspected on November 23, 2016. Since the fire, Building Safety has spoken with the

deceased owner (James Dunn), his daughter: Vicki Dunn, and others who were interested in this structure. Each of those encounters included a review of the process required to either demolish the structure or make the necessary repairs to return this structure to service. The property is severely dilapidated as a result of neglect, lack of maintenance and repair. It is a nuisance and represents a hazard to the area. Mr. Schuster's recommendation was to demolish the structure, Option II and V. Notice was given and delivered to the owner and several interested parties. Mr. Schuster stated the property does not have any delinquent taxes, however, there was money owed to the City for mowing and 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. Vicki Dunn, owner's daughter, spoke. She discussed her communication with Building Safety and the permits that were issued. Ms. Dunn said the electricity and water is on. She stated that the interior that was fire damaged has been replaced. She stated that the structure does not show deterioration, she agreed that the siding was deteriorated. Ms. Dunn stated they were open in 2017 and is unsure why there were intoxication reports in 2018 after they were closed. They were shut down in September 2017 by the Health Department. Ms. Dunn again stated the repairs have been made and said she should have brought her pictures. Commissioner Favela asked Ms. Dunn some questions. Ms. Dunn answered. She then stated that at this time she agrees that it should be condemned. Commissioner Favela asked Mr. Schuster about the permits. Mr. Schuster stated that we have extended every opportunity to bring the building back into service. The Certificate of Occupancy was revoked after the fire. Commissioner Favela asked what it would take to bring the building back into service. Mr. Schuster said that he had gone over those requirements with Ms. Dunn's architect Mr. Pat Tunnel and Ms. Dunn. There were two options, to demolish the structure or obtain a Provisional Permit to bring the structure up to today's code. The Chairman then asked if there was anyone else who wished to speak concerning the property. No one was present. Mr. Joel Favela made a motion for Option II and V, seconded by Mr. Frank Willburn, the motion passed with a 3:0 vote.

ITEM 4: Adjournment:

The Vice Chairman, Mr. Richard Constancio concluded the hearing. 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.

for  Richard Constancio, Vice Chairman Jeff Bryant, Chairman

ATTEST:


Gwen Gonzales, Building Safety Manager