

**MINUTES**

On December 6, 2018, the Condemnation Appeals Commission met at 4:00 p.m. for a Regular meeting at City Hall, 601 S Buchanan St., in the City Council Chambers.

<b>VOTING MEMBERS</b>	<b>PRESENT</b>	<b>NO. MEETINGS HELD SINCE APPOINTMENT</b>	<b>NO. OF MEETINGS ATTENDED</b>
Jeff Bryant	Yes	21	18
Richard Constancio	No	21	16
Tom Roller	Yes	21	18
Joel Favela	No	21	17
Frank Willburn	Yes	17	12
<b>Alternate Members</b>			
George Cumming	Yes	21	13

Also in attendance were:

Randy Schuster  
Leslie Schmidt  
Gwen Gonzales

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

This meeting of the Condemnation Appeals Commission was called to order by Mr. Jeff Bryant, established a quorum at 4:05 p.m.

**ITEM 1: Minutes:**

Mr. Frank Willburn 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 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 7, 2019, at 4:00 p.m. to determine if the properties at 4414 E Amarillo Boulevard, 4620 E Amarillo Boulevard, 711 S Kentucky Street and 1021 N Washington Street constitute public nuisances and thereby declare as dangerous structures or an accumulation of solid waste 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. Tom Roller made a motion to approve the resolution, seconded by Mr. Frank Willburn, 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 an accumulation of solid waste located at 2017 NW 19th Avenue.

Mr. Randy Schuster, Building Official, presented the case. This case is only about the accumulation of solid waste on the site, not the structure. The debris is on the whole property and is spilling over onto the street and adjacent lots. It is a health hazard, harbors vermin and ferrel animals. There are various questionable substances being stored on site. Building Safety has worked 9 cases including weeds, junk, debris, zoning violations and this Solid Waste Accumulation case in the last 5 years. There has been minimal attempt by the owner to abate the hazard. The property is an attractive nuisance, represents a health and fire hazard to the neighborhood, blight on the area and an unsafe environment. Mr. Schuster's recommendation was to clean up the property and remove the solid waste accumulations, Options V. Taxes are current and there is nothing 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. 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 for Option V, seconded by Mr. George Cumming, 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 84 N Bryan Street.

Mr. Randy Schuster, Building Official, presented the case. This structure has been involved in two fires: February 24, 2014 and November 12, 2017. The property has been without water service since May 1, 2014. There is evidence of vagrant activity. Amarillo Police Department has been called out to this location one time since the case was initiated. Building Safety has worked nine cases, including weeds, junk, debris and this dangerous structure case since the property became vacant. 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 is to demolish the structures, Options II and V. Mr. Schuster stated the property has delinquent taxes and there is 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. 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 for Options II and V, seconded by Mr. Frank Willburn, 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 606 S Vernon Street.

Mr. Randy Schuster, Building Official, presented the case. The property has been without water service since February 11, 2015. There appeared to be vagrant activity. Amarillo Police Department has been called out to this location three times since the start of this case. Building Safety has worked eleven cases, including weeds, junk, debris and this dangerous structure case since the property became vacant. 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 is to demolish the structures, Options II and V. Mr. Schuster stated the property has delinquent taxes and there is 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. 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 for Options II and V, seconded by Mr. George Cumming, 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 located at 2407 S Wilson Street.

Mr. Randy Schuster, Building Official, presented the case. This structure was involved in a fire on April 25, 2018. The property has been without water service since June 21, 2018. Amarillo Police Department has been called out to this location one time since the start of this case. Building Safety has worked two cases, including weeds, junk, debris and this dangerous structure case since the fire. There has been no 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 is to demolish the structure, Options II and V. Mr. Schuster stated the taxes are current and there is 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. 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. Frank Willburn made a motion to approve the resolution for Options II and V, seconded by Mr. Tom Roller, the motion passed with a 4:0 vote.

**ITEM 7: Adjournment:**

The Chairman, Mr. Jeff Bryant concluded the hearing. He opened the floor for any public comments. There being no public comment or further business, the meeting adjourned at 4:49 p.m. This meeting was recorded and all comments are on file with the Department of Building Safety.

for Jeff Bryant, Chairman *for* Rob Calan J. *Vice Chair*

ATTEST:

Gwen Gonzales  
Gwen Gonzales, Building Safety Manager