

MINUTES

On February 7, 2019, 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.

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD SINCE APPOINTMENT	NO. OF MEETINGS ATTENDED
Tom Roller, Chairman	Yes	23	19
Frank Willburn, Vice Chair	No	19	12
Richard Constancio Jr.	No	23	17
Joel Favela	Yes	23	19
Jim Banes	Yes	2	2
ALTERNATE MEMBER			
George Cumming	No	23	13

Also in attendance were:

Steve Rodriguez
 Bryan McWilliams
 Gwen Gonzales

INTERIM 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. Tom Roller, established a quorum at 4:00 p.m.

ITEM 1: Minutes:

Mr. Joel Favela made a motion to approve the minutes, seconded by Mr. Jim Banes, 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 April 4, 2019, at 4:00 p.m. to determine if the properties at 4209 SE 15th Avenue, 2009 NW 19th Avenue and 1711 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. Jim Banes 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 substandard structures located at 4414 E Amarillo Boulevard.

Mr. Steve Rodriguez, Interim Building Official, presented the case. The main commercial structure had a fire on June 8, 2018 and the accessory apartment structure had a fire as some unknown date. The property has been without water service since July 25, 2018. Amarillo Police Department has been to this location 2 times since the fire. The commercial structure has been tagged with graffiti. The property is located ½ mile from an elementary school and 2 blocks from a railroad. A contractor has contacted Building Safety stating he was hired to rehabilitate the commercial structure. He is working on obtaining the required documentation to obtain a permit. The property is an attractive nuisance, represents a health and fire hazard to the neighborhood, blight on the area and an unsafe environment. Mr. Rodriguez’s recommendation is to demolish the structure, Item III. Mr. Rodriguez stated the property has current taxes due and there is no money owed to the City for mowing and cleanup. The Commissioners then had the opportunity to ask Mr. Rodriguez 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. The hearing was closed. Mr. Joel Favela made a motion to approve the resolution for Option III, seconded by Mr. Jim Banes, the motion passed with a 3:0 vote.

ITEM 4: Resolution – Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of an accumulation of solid waste located at 4620 E Amarillo Boulevard.

Mr. Steve Rodriguez, Interim Building Official, presented the case. There is an accumulation of solid waste scattered on the property. There was an indication that the property owner has made an attempt to remove some of the debris however; there is still quite a bit left. Building Safety has worked 2 cases at this location in the last 2 years. This property is located 6 blocks from an elementary school and park and 3 blocks from a railroad. There has been some minimal attempt by the owner to abate the hazard. The property is a nuisance and represents a hazard to the area. Mr. Rodriguez's recommendation is to clean up the property, Item V. Mr. Rodriguez stated the property has no delinquent taxes and there is no money owed to the City for mowing and cleanup. The Commissioners then had the opportunity to ask Mr. Rodriguez any questions. The Chairman then asked if there was anyone present with a legal interest in the property. Mr. Mark Chancellor, spoke concerning the property. Mr. Chancellor gave the Commissioners pictures of the property. He purchased the property with his partner about 3 years ago. There is 44 years of trash on the property. They have started on the east end of 16 acres cleaning it up. They have hired OD Nickerson to clean it up. He will try to have it all cleaned up within the next two weeks. The Chairman then asked if there was anyone else who wished to speak concerning the property. No one was present. The hearing was closed. Mr. Joel Favela made a motion to approve the resolution for Option V, seconded by Mr. Jim Banes, the motion passed with a 3:0 vote.

ITEM 5: Resolution – Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure located at 711 S Kentucky Street.

Mr. Steve Rodriguez, Interim Building Official, presented the case. The windows have been busted out, exposed roof decking and there is deterioration of the structure. The property has been without water service since January 23, 2013. Amarillo Police Department has been called out to this location 7 times since this structure became vacant. Building Safety has worked 15 cases, including weeds/junk and debris, zoning violations, open structure and this dangerous structure case since the property became vacant. This property is located in close proximity to 3 public schools and parks. 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. Rodriguez's recommendation is to demolish the structures, Item II. Mr. Rodriguez stated the current taxes are due, there are no delinquent taxes and there is money owed to the City for mowing and cleanup. The Commissioners then had the opportunity to ask Mr. Rodriguez 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. The hearing was closed. Mr. Joel Favela made a motion to approve the resolution for Option II, seconded by Mr. Jim Banes, the motion passed with a 3:0 vote.

ITEM 6: Resolution – Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures located at 1021 N Washington Street.

Mr. Steve Rodriguez, Interim Building Official, presented the case. The structures are open and unsecured. There is evidence of vagrants, illegal activity and stray animals. The main structure was involved in a fire on December 22, 2016. There is junk and debris covering the property, there is drug paraphernalia in the yard. The property has been without water service since December 4, 2014. Amarillo Police Department has been called out to this location 7 times since the water service was turned off. Building Safety has worked 11 cases, including weeds/junk and debris, junk vehicle, open structure case and this dangerous structure case since the property became vacant. This property is located within 5 blocks of a school and park. There has been no attempt by the owner to repair, abate or remove the structures. The property is a nuisance and represents a hazard to the area. Mr. Rodriguez's recommendation is to demolish the structure, Item II & V. Mr. Rodriguez stated the current taxes are due and there are delinquent taxes due. There is money owed to the City for mowing and cleanup. The Commissioners then had the opportunity to ask Mr. Rodriguez 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. The hearing was closed. Mr. Joel Favela made a motion to approve the resolution for Option II & V, seconded by Mr. Jim Banes, the motion passed with a 3:0 vote.

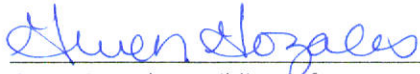
ITEM 7: Adjournment:

The Chairman, Mr. Tom Roller concluded the hearing. He opened the floor for any public comments. There being no public comment or further business, the meeting adjourned at 4:50 p.m. This meeting was recorded and all comments are on file with the Department of Building Safety.



Tom Roller, Chairman

ATTEST:



Gwen Gonzales, Building Safety Manager