

STATE OF TEXAS
COUNTIES OF POTTER & RANDALL
CITY OF AMARILLO

MINUTES

On August 15, 2019, the Condemnation Appeals Commission met at 4:00 p.m. for a Regular meeting at City Hall, 601 S Buchanan St., in Room 306 of City Hall.

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD SINCE APPOINTMENT	NO. OF MEETINGS ATTENDED
Tom Roller, Chairman	Yes	28	24
Frank Willburn, Vice Chair	No	23	14
Richard Constancio Jr.	No	28	20
Joel Favela	Yes	28	23
Jim Banes	Yes	7	5
ALTERNATE MEMBER			
George Cumming	No	28	14

Also in attendance were:

Ismael "Izzy" Rivera Jr.
Bryan McWilliams
Gwen Gonzales

BUILDING OFFICIAL, 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 4:12 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 September 5, 2019, at 4:00 p.m. to determine if the properties located at 723 N Garfield Street and 902 N Lincoln 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. Joel Favela made a motion to approve the resolution, seconded by Mr. Jim Banes, 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 2601 S Arthur Street.

Mr. Ismael Rivera Jr., Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a residential structure and a detached accessory structure. The property has been without water service since November 30, 2012. The Amarillo Police Department has not been called out to this location since this property became vacant. Building Safety has worked 2 cases; including weeds, junk and debris and this Dangerous Structure case within the past 5 years. This property is located 3 blocks from an elementary school and park and 4 blocks from a City park. Building Safety has had no recent permit activity. This property is an attractive nuisance, represents a hazard to the neighborhood, blight on the area and an unsafe environment. Mr. Rivera's recommendation is to demolish the structures; Item II. There are no delinquent taxes and there is nothing owed to the City for mowing and cleanup. The Commissioners then had the opportunity to ask Mr. Rivera any questions. The Chairman then asked if there was anyone present with a legal interest in the property. No one was present. The Chairman asked if there was a neighbor or anyone else who desired to speak. Jessie Guzman, 2105 S Garfield Street, spoke. He discussed how the owner, his son could not make it because of work. He stated that they have spoken to Cody from Grant Construction about a quote to demolish the structures. Deloris Maldonado, 2604 S Cleveland, spoke. She was curious over the process of the condemnation. She also

said the lawn on the property has kept mowed and that there is another house right across the street in worse condition. Ms. Maldonado says that is an area where the bus drops off children after school and would like to have the area clean up. The Chairman then asked if the Building Official had anything else to add. No. The Chairman closed the hearing. 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 4: Resolution – Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures located at 2000 N Garfield Street.

Mr. Ismael Rivera Jr., Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. The property consists of a manufactured home and a detached accessory structure. The property has been without water service since November 9, 2012. The Amarillo Police Department has been called out to this location 7 times since this property became vacant. Building Safety has worked 4 cases; including weeds, junk and debris, open structure and this Dangerous Structure case since it became vacant. This property is located 3 blocks from a high school and park and 1 block from a major thoroughfare. Building Safety issued a roofing permit June 1, 2017; however, it expired and was closed without inspection. There has been minimal attempt by the owner to repair or abate the hazards. This property is an attractive nuisance, represents a hazard to the neighborhood, blight on the area and an unsafe environment. Mr. Rivera's recommendation is to demolish the structures; Item II. There are no delinquent taxes and there is nothing owed to the City for mowing and cleanup. The Commissioners then had the opportunity to ask Mr. Rivera any questions. The Chairman then asked if there was anyone present with a legal interest in the property. Jose Burciaga, 2011 N Garfield, spoke. He says Susana Burciaga bought the property in the deteriorated state it currently is in. He has contacted a moving company to have it move out of city limits but decided the structure was too deteriorated to be moved. He says the plan is to remove the structure but doesn't have the finances to do so. He would like help with removing the structure and was told to go to Community Development for more information on a grant. Jose Burciaga and Mr. Rivera translated the discussion to Susana Burciaga. Chairman then asked if there was a neighbor or anyone else who wished to speak concerning the property. No one was present. The Chairman closed the hearing. Mr. Jim Banes made a motion to approve the resolution for Option II, seconded by Mr. Joel Favela, the motion passed with a 3:0 vote.

ITEM 5: Resolution – Public Hearing:

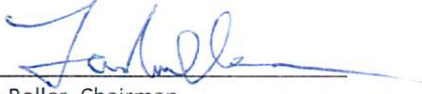
This resolution conducts a public hearing on and considers ordering the removal of substandard structures located at 2006 S Mirror Street.

Mr. Ismael Rivera Jr., Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. The property consists of a residential structure and a detached accessory structure. Only the accessory structure is being considered and the residential structure is not being considered in this resolution. The property has active utility accounts. The Amarillo Police Department has been called out to this location 3 times since the case was initiated. Building Safety has worked 3 cases; including open structure case, weeds, junk and debris, and this Dangerous Structure case since this structure was identified. This property is located 3 blocks from an elementary school and park and 1 half a block from a major thoroughfare. Building Safety has had no recent permit activity. There has been minimal attempt by the owner to repair or abate the hazards. This property is an attractive nuisance, represents a hazard to the neighborhood, blight on the area and an unsafe environment. Mr. Rivera's recommendation was to demolish the structures; Item II. There are no delinquent taxes and there is money owed to the City for prior mowing and cleanup jobs. The Commissioners then had the opportunity to ask Mr. Rivera any questions. Mr. Tom Roller and Mr. Joel Favela asked if the residence on the property is occupied and who is occupying the structure. The Chairman asked if there were persons with a legal interest in the property and since it is evident that there is no one else present, the Chairman closed the hearing. 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: Adjournment:

The Chairman, Mr. Tom Roller concluded the meeting. He opened the floor for any public comments. Deloris Maldonado, 2604 S Cleveland, brings up the address 2508 S Arthur. She questions why 2508 S Arthur has not progressed in years while other properties have in less time. She again states that she would like something to be done with the property. Gwen Gonzales, with Building Safety, stated this property is written up and we are proceeding with that case. There being no

more public comment or further business, the meeting adjourned at 4:58 p.m. This meeting was recorded and all comments are on file with the Department of Building Safety.

A handwritten signature in blue ink, appearing to read "Tom Roller", written over a horizontal line.

Tom Roller, Chairman

ATTEST:

A handwritten signature in blue ink, appearing to read "Gwen Gonzales", written over a horizontal line.

Gwen Gonzales, Building Safety Manager