

MINUTES

On March 19, 2020, 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 of City Hall.

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD SINCE APPOINTMENT	NO. OF MEETINGS ATTENDED
Tom Roller, Chairman	Yes	35	31
Frank Willburn, Vice Chair	Yes	30	18
Richard Constancio Jr.	No	35	25
Joel Favela	No	35	29
Jim Banes	Yes	14	9
ALTERNATE MEMBER			
George Cumming	No	35	14

Also in attendance were:

Ismael "Izzy" Rivera Jr.
 Leslie Schmidt
 Gwen Gonzales
 Stephanie Garcia

BUILDING OFFICIAL, CITY OF AMARILLO
 SENOR ASSISTANT CITY ATTORNEY, CITY OF AMARILLO
 BUILDING SAFETY MANAGER, CITY OF AMARILLO
 ADMINISTRATIVE SPECIALIST I, CITY OF AMARILLO

This meeting of the Condemnation Appeals Commission was called to order by Mr. Tom Roller, established a quorum at 4:17 p.m. The Chairman, Mr. Tom Roller opened the floor for any public comments to speak to any item on the agenda that doesn't have a public hearing.

ITEM 1: Minutes:

Mr. Frank Willburn 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:

Item was removed from agenda.

ITEM 3: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures located at 1213 S Austin Street.

Mr. Izzy Rivera, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a fire damaged residential structure. The structure sustained fire damage on February 7, 2020 and February 10, 2020. The property has been without water service since December 25, 2014. The Amarillo Police Department has been called out to this location 10 times since this property became vacant. Building Safety has worked 14 cases; including weeds, junk and debris, open structure and this Dangerous Structure case. This property is located 1 block from an elementary school and park, 14 blocks from a city park and 2 blocks from a major thoroughfare, (Interstate 40). 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 structure; Item II. The current and delinquent taxes are due 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. 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. Zelda Vasquez, 1212 S Austin St, approached the podium. She said the police have been called out many times. There are vagrants and agrees the structure needs to be demolished. The Chairman closed the hearing. Mr. Frank Willburn made a motion to approve the resolution for the accessory structure 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 918 N Cleveland Street.

Mr. Izzy Rivera, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. The property consists of a residential structure. The property has been without water service since September 18, 2009. The Amarillo Police Department has been called out to this location 8 times since this property became vacant. Building Safety has worked 18 cases; weeds/junk & debris, open structure and this Dangerous Structure case since it became vacant. This property is located 2 blocks from a high school, 3 blocks from a city park and 1 block from a major thoroughfare, (Amarillo Blvd). 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 structure; Item II. The current and delinquent taxes are due 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. The Chairman then asked if there was anyone present with a legal interest in the property. Gary Irwin, 4611 Dumas Dr, approached the podium. Mr. Irwin acknowledges that the property is dilapidated and has been abandoned for some time. Juan Muñoz, 1411 Studebaker Ave, approached the podium with Mr. Irwin. Mr. Muñoz is interested in purchasing and repairing the property. Mr. Muñoz would like to pull permits to start working on the property. Mr. Roller asked how long he has been planning on purchasing the property. Mr. Irwin answered it had been about 3 months. Mr. Roller asked why they had not gone to the city to pull permits. Mr. Irwin said he spoke to Gwen Gonzales and was told to come to the hearing. He also is aware he needs floor plans in order to pull the permit. Mr. Roller asked if Mr. Muñoz has the funds to do the work needed. Mr. Roller asked Izzy Rivera on the amount of time for a Provisional Permit. Mr. Rivera states a provisional permit is for 60 days and that a substantial amount of work must be done in order to be given an extension. Mr. Rivera states that the roof, windows, doors and siding will need to be repaired and cleaning the yard within 60 days. After that a regular permit may be issued for the interior. Mr. Banes asked if he is going to live in the structure or if he plans on selling it. Mr. Muñoz plans on living in the property. Mr. Willburn asked if he will have the funds other than his income to repair the structure within 8 months. He says if not then the property could end up in the condemnation process again and he could lose his investment. Mr. Muñoz says he has the money to do the roof and is going to try to obtain a loan. Mr. Roller asked Mr. Muñoz if he thinks he can get a loan. He says the bank won't give him a loan and will need to get a loan from an individual. Mr. Rivera asked to interpret because he doesn't think Mr. Muñoz understands. Mr. Rivera explains everything over and then asked if he can get the work done in the amount of time given to which he responds maybe. Mr. Roller states that's not a good answer. Mr. Muñoz asked that if he gets everything done on the outside can the property still be demolished. He asks about the amount of time he has for the permits on the inside since he will need time to hire someone with a license to do the work. He asks if there is any way he can do the interior work on his own. Gwen Gonzales states a Provisional permit is \$345 plus \$10 technology fee. Mr. Muñoz asked when he goes to pay for the permit. Mrs. Gonzales explains that the required information needs to be submitted. Then it would go through plan review. Next he would have to register as a residential remodeler to do the work himself. He would need a surety bond in order to register. She states she gave Mr. Muñoz a checklist of what is needed. Mr. Willburn asked Mr. Muñoz for an estimated cost to do the repairs. Mr. Muñoz isn't sure on how much it will cost. Mr. Willburn asked if Mr. Muñoz has ever done this type of work before. Mr. Muñoz says he has in the past but because of an injury he can't but has friends who can help him. The Chairman then asked if there was anyone else who wished to speak concerning the property. The Chairman closed the hearing. Mr. Frank Willburn made a motion to approve the resolution for Option III, 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 substandard structures located at 3703 Fountain Terrace.

Mr. Izzy Rivera, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a residential structure, two detached accessory structures and an accumulation of solid waste. The property has been without water service since February 15, 2016. The Amarillo Police Department has not called out to this location since this property became vacant. Building Safety has worked 12 cases; Weeds/Junk & Debris, Junk Vehicles, Open Structure and this Dangerous Structure case since the property became vacant. This property is located 4 blocks from an elementary school and park, 2 blocks from a city park and 2 blocks from a major thoroughfare. (Western). Building Safety issued a permit on July 31, 2017 to the homeowner; however, the homeowner closed the permit with no

inspections. On February 28, 2020, Bill Porter, the father of the property owner, called to ask for information concerning the property. An email received from Bill Porter on March 17, 2020 was read. A second email from Bill Porter was read. The email was received on March 18, 2020. 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 structure; Item II & V. The delinquent taxes are due however has a monthly payment plan with the Tax Assessor 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. Roller asked if talked to Gwen Gonzales. Mrs. Gonzales states that Bill Porter called her, and they went over the Provisional Permit Checklist. Bill Porter is the father of the property owner. He stated he is 80 years old and lives in Spearman. He would be able to make it because of the virus therefore he asked if he could send an email. Mrs. Gonzales replied that he could email her, and she would present it to the Commissioners. Mr. Willburn asked if he will be able to pull a Provisional Permit in 10 days. Mrs. Gonzales states he said he is 80 years old so he is going to stay home and that if he came to Amarillo, he would need a ride. Mr. Willburn asked if he mentioned getting contractors to start working. Mr. Porter told Mrs. Gonzales that he was looking at different contractors and reaching out to them, but nothing was confirmed. Mr. Willburn states that he knows Mr. Porter has built houses before in Spearman. Mr. Banes states that because he has paid some of the taxes and has a payment plan, he has a better chance of performing the work. 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. Bobby Slade, 3702 Fountain Terrace, approached the podium. Mr. Slade states that the work done was done without any permits. He asked the Commissioners to not give the property owner a chance to repair it. He states nothing has been done for 3 years and thinks the property should be demolished. Mr. Willburn explains the process. He states he believe the property can be repaired and it's better than having a vacant lot. He believes it's better to wait the 60 days to see if the property is repaired. Mrs. Gonzales states that there is an email from a neighbor and asked if it could be read. On February 25, 2020, a neighbor, Marlene Bankston called and stated she saw the sign on 3703 Fountain Terrace. She said she would be at work on that and would like to express her desire to have the structure demolished. Mr. Willburn asked Mr. Rivera for clarification on Option III. Mr. Rivera and Mrs. Gonzales clarify Option III. Mr. Roller ask who will be notified of the decision. Mr. Willburn asked that because of the virus if things will be delayed. Mr. Rivera states we are currently active but if the city is to shut down then the time will stop until the office is open again. The Chairman closed the hearing. Mr. Frank Willburn made a motion to approve the resolution for Option III, seconded by Mr. Jim Banes, the motion passed with a 3:0 vote.

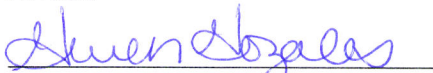
ITEM 6: Adjournment:

The Chairman, Mr. Tom Roller concluded the meeting. The meeting adjourned at 5:32 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