

**MINUTES**

On February 6, 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.

<b>VOTING MEMBERS</b>	<b>PRESENT</b>	<b>NO. MEETINGS HELD SINCE APPOINTMENT</b>	<b>NO. OF MEETINGS ATTENDED</b>
Tom Roller, Chairman	Yes	34	30
Frank Willburn, Vice Chair	Yes	29	17
Richard Constancio Jr.	No	34	25
Joel Favela	Yes	34	29
Jim Banes	Yes	13	8
<b>ALTERNATE MEMBER</b>			
George Cumming	No	34	14

Also in attendance were:

Ismael "Izzy" Rivera Jr.	BUILDING OFFICIAL, CITY OF AMARILLO
Bryan McWilliams	CITY ATTORNEY, CITY OF AMARILLO
Leslie Schmidt	SENIOR ASSISTANT CITY ATTORNEY, CITY OF AMARILLO
Gwen Gonzales	BUILDING SAFETY MANAGER, CITY OF AMARILLO
Stephanie Garcia	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 4:05 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. Joel Favela, 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 March 19, 2020, at 4:00 p.m. to determine if the properties located at 1213 S Austin Street, 918 N Cleveland Street and 3703 Fountain Terrace 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. 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 substandard structures located at 3012 NE 13<sup>th</sup> Avenue.

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 and a detached accessory. The property has been without water service since August 5, 2016. The Amarillo Police Department has not called out to this location since this property became vacant. Building Safety has worked 10 cases; including weeds, junk and debris, open structure and this Dangerous Structure case. This property is located 6 blocks from an elementary school and park, 5 blocks from a city park and 4 blocks 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. 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. Joel Favela disagreed that the residential structure was deteriorate enough to be demolished. Mr. Frank Willburn agreed the accessory needs to be demolished but disagreed the residential structure should be. Gwen Gonzales stated that there has been no communication with the property owner. Mr. Izzy Rivera explain someone was aware of the condition of the building and the hearing because they have recently added new No Trespassing signs, but no one has made any contact or repair to the structure. Gwen Gonzales explained that the open structure is a lower level case and that attempts to contact the property owner have been made previously to the dangerous structure case. The Chairman closed the hearing. Mr. Joel Favela made a motion to approve the resolution for the accessory structure Option II and send another notice for the residential structure to be secured or it will come before the Commission again, seconded by Mr. Frank Willburn, 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 substandard structures located at 100 W Central Avenue.

Mr. Izzy Rivera, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. The property consists of a manufactured home, a carport and a detached accessory structure. The property has been without water service since April 2, 2017. The Amarillo Police Department has been called out to this location 5 times since this property became vacant. Building Safety has worked 7 case; weeds/junk & debris, open structure and this Dangerous Structure case since it became vacant. This property is adjacent to a major thoroughfare, the Dumas Highway (Interstate 287) and is 3 blocks from an elementary school. 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 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. Lavoyce Provins, 106 W Central Ave, approached the podium. Ms. Provins states she is concerned about people entering the property. Alfredo Sanchez, 104 W Central Ave, approached the podium. Mr. Sanchez states people have been entering the property. He would like to see the structure demolished. The Chairman closed the hearing. Mr. Frank Willburn made a motion to approve the resolution for Option II, seconded by Mr. Jim Banes, 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 substandard structures located at 500 S McMasters Street.

Mr. Izzy Rivera, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a commercial structure, detached accessory and an exterior wooden platform. The property has been without water service since October 16, 2019. The Amarillo Police Department has been called out to this location 16 times since this property became vacant. Building Safety has worked one case; this Dangerous Structure case since the property became vacant. The structures are being tagged with graffiti. This property is ½ mile from an elementary school and park and is adjacent to a major thoroughfare (Georgia St). 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 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. Leonard Derrick, 9705 Kori Dr, approached the podium. The property was sold however, the title was never transferred. Mr. Derrick was unaware he owned the property until he was contacted by the Sheriff's Department. He has secured the property. He said the homeless have broken into the property and have caused multiple fires. He was unsure what he planned to do with the property whether it be to repair or demolish it which is why nothing has been done with the property. He agrees the property should be demolished. The Chairman then asked if there was anyone else who wished to speak concerning the property. No one was present. The Chairman closed the hearing. Mr. Joel Favela made a motion to approve the resolution for Option II, seconded by Mr. Frank Willburn, 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 substandard structures located at 1400 N Ong Street.

Mr. Izzy Rivera, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a commercial structure. The property has been without water service since September 5, 2008. The Amarillo Police Department has been called out to this location 1 time since this property became vacant. Building Safety has worked one case; this Dangerous Structure case since the property became vacant. This property is 5 blocks from 2 different elementary schools and 4 blocks from an activity center and park. Building Safety has had no recent permit activity. There has been minimal attempt by the owner to repair or abate the hazards. The owner has recently contacted Building Safety asking about demolition options. 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. 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. Devlon Jones, 1403 N Hayden St, approached the podium. Mr. Jones disagrees, he does not think the structure should be torn down. He went to the city to see what to do to get the process started and he was informed of a grant to help demolish. His original plan was to start a school of music. There was too much work to repair the structure. He was told it would be better for him to build a steel structure so that is his plans after the building is demolished. The Chairman then asked if there was anyone else who wished to speak concerning the property. No one was present. The Chairman closed the hearing. Mr. Frank Willburn made a motion to approve the resolution for Option II, seconded by Mr. Jim Banes, the motion passed with a 4:0 vote.

**ITEM 7: Adjournment:**

The Chairman, Mr. Tom Roller concluded the meeting. The meeting adjourned at 5:16 p.m. This meeting was recorded and all comments are on file with the Department of Building Safety.

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Tom Roller, Chairman

ATTEST:

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Gwen Gonzales, Building Safety Manager