

MINUTES

On January 20, 2022, 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	52	47
Richard Constancio Jr., Vice Chair	Yes	52	37
George Cumming	Yes	52	26
Frank Willburn	Yes	47	29
Jim Banes	Yes	31	23
<b>ALTERNATE MEMBER</b>			
Ryan Huseman	Yes	1	1

Also in attendance were:

Johnny Scholl  
Courtney White  
Gwen Gonzales

BUILDING OFFICIAL, CITY OF AMARILLO  
ASSISTANT CITY ATTORNEY I, CITY OF AMARILLO  
BUILDING SAFETY MANAGER, CITY OF AMARILLO

This meeting of the Condemnation Appeals Commission was called to order by Commissioner Roller, established a quorum at 4:02 p.m.

**ITEM 1: Public Comments:**

The Chairman, Commissioner Roller opened the floor for any public comments to speak to any item on the agenda that does not have a public hearing.

**ITEM 2: Introduction of New Member:**

The Chairman, Commissioner Roller introduced the new Commissioner, Ryan Huseman as an Alternate Member. Commissioner Cumming has been appointed as a Voting Member.

**ITEM 3: Consider Elections of Chair and Vice-Chair:**

Commissioner Cumming nominated Commissioner Tom Roller as Chairman and Commissioner Richard Constancio Jr. as Vice Chair. Commissioner Cumming made a motion to elect Commissioner Roller as Chairman and Commissioner Constancio as Vice Chair, seconded by Commissioner Willburn, the motion passed with a 5:0 vote.

**ITEM 4: Minutes:**

Commissioner Constancio made a motion to approve the minutes of the December 16, 2021, meeting, seconded by Commissioner Willburn, the motion passed with a 5:0 vote.

**ITEM 5: 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 3, 2022, at 4:00 p.m. to determine whether certain conditions of the properties located 2202 SE 19<sup>th</sup> Avenue, 1629 Hillcrest Street, and 804 N Jefferson Street constitute dangerous structures and/or a public nuisance, and whether to 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. Commissioner Willburn made a motion to approve the resolution, seconded by Commissioner Constancio, the motion passed with a 5:0 vote.

**ITEM 6: Resolution - Public Hearing:**

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure located at 1411 Brook Avenue.

Mr. Johnny Scholl, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of two residential structures. Only the fire damaged structure facing Brook Avenue is being considered on this resolution. This structure has been involved in two fires, October 27, 2019 and August 23, 2020. The

property has been without water service since October 16, 2018. The Amarillo Police Department has been called out to this location 9 times since the structure became vacant. Building Safety has worked 4 cases; substandard structure, weeds, junk and debris, and this dangerous structure case since this property became vacant. This property is located 3 blocks from 2 different elementary schools, and it is also located 1 block from a major thoroughfare, Amarillo Boulevard. There is evidence of vagrant activity. 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. The Building Official's recommendation is demolition; Item II. Mr. Scholl listed the notification information. There are no taxes due and there is nothing owed to the City for any prior mowing and cleanup jobs. The Commissioners then had the opportunity to ask Mr. Scholl any questions. Commissioner Constancio asked how is it determine how long a property is vacant. Ms. Gonzales said typically this information comes from the water utility account records. The Chairman 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 Chairman closed the hearing. Commissioner Willburn made a motion to approve the resolution for Option II, seconded by Commissioner Banes, the motion passed with a 5:0 vote.

**ITEM 7: Resolution - Public Hearing:**

This resolution conducts a public hearing on and considers ordering the removal of substandard structures located at 1101 N Cleveland Street.

Mr. Johnny Scholl, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a fire damaged residential structure, an accessory structure, and an in-ground storm cellar. This structure has been involved in three fires: April 10, 2007, October 27, 2011, and December 31, 2020. The property has been without water service since July 20, 2021. The Amarillo Police Department has been called out to this location 1 time since the December 31, 2020, fire date. Building Safety has worked 3 cases since the most recent fire: open structure and this dangerous structure case. This property is located 1 block from a high school, 2 blocks from an elementary school and park, and 2 blocks from a major thoroughfare, Amarillo Boulevard. There is evidence of vagrant activity, and the property has been tagged with graffiti. 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. The Building Official's recommendation is demolition; Item II and V. Mr. Scholl listed the notification information. There are taxes due, and there is debt owed to the City for prior mowing and cleanup jobs. The Commissioners then had the opportunity to ask Mr. Scholl 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 anyone else who wished to speak concerning the property. No one was present. The Chairman closed the hearing. Commissioner Banes made a motion to approve the resolution for Option II and V, seconded by Commissioner Willburn, the motion passed with a 5:0 vote.

**Adjournment:**

The Chairman, Commissioner Roller asked if there was any further business. There was none. Commissioner Roller concluded the meeting. The meeting adjourned at 4:30 p.m. This meeting's comments are on file with the Department of Building Safety.

  
Tom Roller, Chairman

ATTEST:

  
Gwen Gonzales, Building Safety Manager