

**MINUTES**

On June 3, 2021, 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.

<b>VOTING MEMBERS</b>	<b>PRESENT</b>	<b>NO. MEETINGS HELD SINCE APPOINTMENT</b>	<b>NO. OF MEETINGS ATTENDED</b>
Tom Roller, Chairman	No	44	39
Frank Willburn, Vice Chair	Yes	39	24
Richard Constancio Jr.	No	44	31
Joel Favela	Yes	44	32
Jim Banes	Yes	23	16
<b>ALTERNATE MEMBER</b>			
George Cumming	Yes	44	23

Also in attendance were:

Johnny Scholl	DEPUTY BUILDING OFFICIAL, CITY OF AMARILLO
Justin Oppel	DEPUTY BUILDING OFFICIAL, CITY OF AMARILLO
Courtney White	ASSISTANT CITY ATTORNEY I, CITY OF AMARILLO
Gwen Gonzales	BUILDING SAFETY MANAGER, CITY OF AMARILLO

This meeting of the Condemnation Appeals Commission was called to order by Mr. Frank Willburn, established a quorum at 4:00 p.m.

**ITEM 1: Public Comments:**

The Vice Chairman, Mr. Frank Willburn opened the floor for any public comments to speak to any item on the agenda that does not have a public hearing.

**ITEM 2: Minutes:**

Mr. Jim Banes made a motion to approve the minutes of the May 20, 2021 meeting, seconded by Mr. Joel Favela, the motion passed with a 3:0 vote.

**ITEM 3: 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 August 19, 2021, at 4:00 p.m. to determine whether certain conditions of the properties located at 1510 S Lincoln Street, 1303 N Spring Street and 1403 N Taylor 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. Mr. Joel Favela made a motion to approve the resolution, 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 4211 SE 15<sup>th</sup> Avenue.

Mr. Johnny Scholl, Deputy Building Official, presented the case with a PowerPoint presentation describing the conditions of the property.

This property consists of a residential structure and a fire damaged accessory structure. This Resolution is only considering the accessory structure. The main structure is occupied by the owner. The accessory was involved in a fire on December 6, 2019. The Amarillo Police Department has been called out to this location 14 times since this structure was involved in a fire. Building Safety has worked 3 cases; including weeds, junk and debris, open structure and this Dangerous Structure case since the fire date. This property is located 3 blocks from an elementary school and park and 1 block from a city park. The

structure 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. Mr. Scholl's recommendation is demolition; Item II. Mr. Scholl listed the notification information. There are delinquent taxes due. The Commissioners then had the opportunity to ask Mr. Scholl any questions. Commissioner Favela asked if there were any other addresses that notices were sent. Mrs. Gonzales said that the only mailing address per the Appraisal District was that location and per the utility account under the name of Walls. Mr. Scholl again stated that only the accessory structure is being considered. There was no response to the City's letters. 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 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 5: Resolution - Public Hearing:**

This resolution conducts a public hearing on and considers ordering the removal of substandard structures located at 1328 Columbine Street.

Mr. Johnny Scholl, Deputy Building Official, presented the case with a PowerPoint presentation describing the conditions of the property.

This property consists of a residential structure with a basement and an accessory structure. The property has had no water usage since December 19, 2017. The Amarillo Police Department has been called out to this location 5 times since this property became vacant. Building Safety has worked 10 cases; including weeds, junk and debris, open structure and this Dangerous Structure case since the property became vacant. This property is located 2 blocks from an elementary school and park. There is evidence of vagrant activity and vandalism. On May 10, 2021, Thomas Hoang, of Thomas Construction, contacted Building Safety stating he was in the process of purchasing this property. The provisional permit requirements were discussed and recommended that he attend this hearing. Yesterday, Veronica Ramirez, contacted Gwen Gonzales and said that deal was no longer on. Thomas Construction did contact Building Safety about a Provisional Permit; however, nothing has been done. This property is an attractive nuisance, represents a hazard to the neighborhood, blight on the area and an unsafe environment. Mr. Scholl's recommendation is demolition; however, since if there is interest in this property we recommend Item III, if there is no interest then Item II. Mr. Scholl listed the notification information. The current taxes are paid but 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. Scholl any questions. The Chairman then asked if there was anyone present with a legal interest in the property. Maria Ramirez, owner of property, lives at 1617 N Wilson, approached the podium. Ms. Ramirez said as most millennials, she does everything by internet and hardly checks her mail. She said she called because she had not received any letters and didn't know this was going on. She was trying to sale the house and at the last minute the buyer backed out. She and her husband want to renovate the house and have a loan from Amarillo National Bank. She wishes to remodel this house. Vice Chair Frank Willburn admitted Ms. Ramirez's information. Commissioner Favela asked Ms. Ramirez if she understood what the recommendation by the Deputy Building Official, Option 3 was. She said she did not. Commissioner Favela said that this would give her 10 days to take out a Provisional Permit and if you can do that, we can go ahead and approve Option 3. Then you can start remodeling. You will need to secure that building so this won't keep happening. Ms. Ramirez said ok. Commissioner Willburn said that if you don't acquire the permits then it will be demolished. Mr. Scholl verified that is correct. Commissioner Willburn said that this would not go back to a hearing. You will be given the 10 days and if that doesn't happen, it will be demolished. Ms. Ramirez said ok. Gwen Gonzales stated that the 10 days will start when she receives her mail. Since you mentioned that you don't check your mail very often, in the couple business days, the ruling of this hearing will be mailed out. Please check your mail. If the mail comes back, then we will proceed. The Chairman then asked if there was anyone else who wished to speak concerning the property. No one was present. The Chairman asked if anyone else had anything to say. There was no other response. The Chairman closed the hearing. Mr. Jim Banes made a motion to approve the resolution for Option III, seconded by Mr. Joel Favela, the motion passed with a 3:0 vote.

**ITEM : Resolution - Public Hearing:**

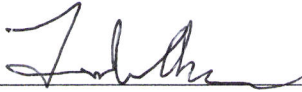
This resolution conducts a public hearing on and considers ordering the removal of substandard structures located at 2106 Pheasant Lane.

Mr. Johnny Scholl, Deputy Building Official, presented the case with a PowerPoint presentation describing the conditions of the property.

This property consists of a manufactured home and an accumulation of solid waste. The property has had no water usage since April 21, 2010. The Amarillo Police Department has been called out to this location 14 times since this property became vacant. Building Safety has worked 11 cases; including weeds, junk and debris, open structure, work without a permit, zoning violation and this Dangerous Structure case since the property became vacant. This property is located 3/4 mile from an elementary school and park and 1/2 mile 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. Scholl's recommendation is demolition; Item II and V. Mr. Scholl listed the notification information. The current taxes are paid on the land, however, the current taxes are due on the manufactured home. 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. The Chairman then asked if there was anyone present with a legal interest in the property. Ann Scamahorn, approached the podium. She wanted to thank you in advance for condemning this structure. She owns, The Marketing Company, and she represents the owner, Luci Harter. She stated, we are going to clean up one more mess left from over from Glen Holdgrafer as soon as we have the condemnation. When Ms. Harter assumed ownership of the lot and the house, her intent was to sale the manufactured home to the Alvarado's. The house was solid at that time. The Alvarado's moved away for a while and the house got worse every day. Mr. Harter owns the lot and is ready to get the home removed as soon as they get the order. I hope you vote to condemn this structure. Vice Chair Frank Willburn admitted Ms. Scamahorn's information. 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 and V, seconded by Mr. Jim Banes, the motion passed with a 3:0 vote.


**Adjournment:**

The Chairman, Mr. Tom Roller concluded the meeting. The meeting adjourned at 4:51 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