

MINUTES

On September 16, 2021, 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	48	43
Frank Willburn, Vice Chair	Yes	43	26
Richard Constancio Jr.	No	48	34
Joel Favela	Yes	48	34
Jim Banes	Yes	27	19
ALTERNATE MEMBER			
George Cumming	No	48	24

Also in attendance were:

Johnny Scholl
Justin Oppel
Courtney White
Gwen Gonzales

BUILDING OFFICIAL, CITY OF AMARILLO
DEPUTY 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 Mr. Tom Roller, established a quorum at 4:00 p.m.

ITEM 1: Public Comments:

The Chairman, Mr. Tom 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: Minutes:

Commissioner Frank Willburn made a motion to approve the minutes of the September 2, 2021, meeting, seconded by Commissioner Joel Favela, the motion passed with a 4:0 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 October 21, 2021, at 4:00 p.m. to determine whether certain conditions of the properties located 901 N Fillmore Street, 1400 N Seminole Street and 1111 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. Commissioner Frank Willburn made a motion to approve the resolution, seconded by Commissioner Joel Favela, 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 1537 SE 8th Avenue.

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 residence, four accessory structures and an accumulation of solid waste. The main structure was involved in a fire on March 19, 2021. The property has been without water service since April 21, 2021. The Amarillo Police Department has been called out to this location 1 time since the fire date. Building Safety has worked 1 case since the date of the fire: this Dangerous Structure case. This property is located less than a block from an elementary school, and less than ½ block 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. The Building Official's recommendation is demolition; Item II and V. Mr. Scholl listed the notification information. There are taxes due and there is \$368.91 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 present. The Chairman then asked if there was anyone else who wished to speak concerning the property. Jayden Pendleton, Property Manager, 1516 S 8th Avenue, approached the podium. Mr. Pendleton said that the owner is sick and unable to attend. He said that they got the letter and that they are working on it to bring it back to rent it. He said he brought pictures to show. They are on his cell phone. Ms. White asked if they could be emailed to Gwen Gonzales, email address gwen.gonzales@amarillo.gov. Mr. Pendleton emailed pictures in 3 batches and Ms. Gonzales opened them up on the screen so everyone could view them. Ms. White said the pictures could become part of the evidence. Chairman Roller asked Mr. Scholl when his pictures were taken, September 9th. Mr. Pendleton said they took all the burnt stuff out and put metal sheets up, just until they can get enough money to fix. Commissioner Willburn asked if it was secured now. Mr. Pendleton said it is secured. The front door is open to get everything cleaned out. The debris on the property should be removed today or tomorrow. Commissioner Willburn asked he's filed for any permits. Mr. Pendleton said he would need to be educated on the permit part. Mr. Pendleton said they waited a little bit after the fire to allow the tenant to clean up, but they didn't. Commissioner Favela ask what their plans are for the house. Mr. Pendleton said once they get it cleaned up they plan on selling it. They will refurbish and rebuild it themselves and sale it. Commissioner Willburn asked what is their time frame. Mr. Pendleton said about this time next year. Commissioner Willburn asked when are you planning on starting the rebuild. Mr. Pendleton said that's kind of in the process now. Commissioner Willburn asked if they were going to fix the framing and the structure themselves? Mr. Pendleton said there isn't to much damage. The structure is pretty much safe. Commissioner Willburn asked if they were willing to get the permits they need in a timely fashion. Mr. Pendleton said yes sir. Commissioner Willburn asked if they could get the permit within 10 days? Mr. Pendleton asked to be informed a little bit on the permits. Commissioner Willburn referred the question to Mr. Scholl. Mr. Scholl said normally they have 10 days to get the permit and they will have 60 days to do the project. Since this isn't his house, he isn't allowed to do the work. Contractors have to do the work. He could register as a contractor, but he still would have to hire contractors to do the plumbing work, electrical and mechanical. Proof of financial means is also required to prove they can hire the contractors. Commissioner Willburn said it was a pretty big project. Option 3 would give them 10 days to do that, is that correct? Ms. Gonzales said yes. Commissioner Willburn went on and said if he doesn't do that it goes straight to condemnation. He asked Mr. Pendleton if he understood, he will have to register as a contractor and pull the permit. Mr. Pendleton asked if there were contractors? Commissioner Willburn said yes, and you will have to hire plumbing, mechanical and electrical contractors. You'll have 10 days to get the permit and 60 days to complete the project. If that is the option we select to do. Do you think you can do that? Mr. Pendleton said he could shoot for it. Mr. Pendleton asked if someone makes an offer before that, does that all go to their hands? Commissioner Willburn said it has to be done within the 60 days. Ms. Gonzales verified that, if that was the option the Commissioners chose. Chairman Roller asked Mr. Scholl if that was correct, 60 days is given. Mr. Scholl said yes, however, if they can show a lot of progress, they can be given an extension. If nothing or very little has happened in the 60 days, no extension will be given. Commissioner Willburn asked for clarification of the differences between option II and option III. Ms. Gonzales gave the differences. The Chairman closed the hearing. Commissioner Frank Willburn made a motion to approve the resolution for Option III and V, seconded by Commissioner Joel Favela, 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 structure and an accumulation of solid waste located at 802 Russell Street.

Mr. Johnny Scholl, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of fire damaged residence, an accessory structure, and an accumulation of solid waste. The structure has been involved in 2 fires: July 26, 2016, and August 29, 2020. The property has been without water service since May 11, 2013. The Amarillo Police Department has been called out to this location 37 times since the fire. Building Safety has worked 8 cases; Weeds, Junk & Debris and this Dangerous Structure case since the date of the fire. This property is located 6 blocks from an elementary school and park and ½ block from the Tri-State Fair Grounds. Building Safety has had no recent permit activity. The property owner, Ms. Chacon, called Building Safety on September 9, 2021. She sated she recently moved back to Amarillo. She also said that she is currently under quarantine until September 19, 2021, and would probably not be able to attend this hearing. 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 \$960.55 is owed to the City for prior mowing and cleanup jobs. The Commissioners then had the opportunity to ask Mr. Scholl any questions. Commissioner Favela asked when were the fires? Mr. Scholl replied, July 26, 2016 and August 29, 2020. 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. Ms. White suggested if the owner had called, has she called any other times? Ms. Gonzales said she had spoke with Ms. Chacon a couple times, and gave a synopsis of the conversations that were listed in the file. The Chairman closed the hearing. Commissioner Joel Favela made a motion to approve the resolution for Option

II and V, seconded by Commissioner Frank Willburn, the motion passed with a 4:0 vote.

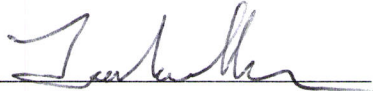
ITEM 6: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structure and an accumulation of solid waste located at 107 S Tennessee Street.

Mr. Johnny Scholl, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of fire damaged manufactured home and an accumulation of sold waste. The structure was involved in a fire on December 10, 2020. The property has been without water service since January 3, 2019. The Amarillo Police Department has been called out to this location 11 times since this property became vacant. Building Safety has worked 7 cases; Weeds, Junk and Debris, Zoning Violations, Open Structure and this Dangerous Structure case since the property became vacant. This property is located 2 blocks from an elementary school and park, 6 blocks from a private elementary school and 2 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. The Building Official's recommendation is demolition; Item II and V. Mr. Scholl listed the notification information. There are no taxes due however, there is \$727.36 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 then asked if there was anyone else who wished to speak concerning the property. No one was present. The Chairman closed the hearing. Commissioner Frank Willburn made a motion to approve the resolution for Option II and V, seconded by Commissioner Jim Banes, the motion passed with a 4:0 vote.

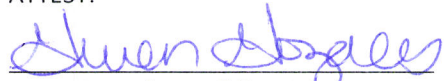
Adjournment:

The Chairman, Mr. Tom Roller asked if there was any further business. There was none. Mr. Roller concluded the meeting. The meeting adjourned at 5:00 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