

MINUTES

On October 21, 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	49	44
Frank Willburn, Vice Chair	Yes	44	27
Richard Constancio Jr.	Yes	49	35
Joel Favela	Yes	49	35
Jim Banes	Yes	28	20
ALTERNATE MEMBER			
George Cumming	No	49	24

Also in attendance were:

Justin Oppel
Leslie Schmidt
Gwen Gonzales

DEPUTY BUILDING OFFICIAL, CITY OF AMARILLO
ATTORNEY III, 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. A member of the audience stood and said they thought they were in the wrong place, they have a question about the Excell buildings. Commissioner Roller stated that this commission has no authority over Excell.

ITEM 2: Minutes:

Commissioner Frank Willburn made a motion to approve the minutes of the September 16, 2021, meeting, seconded by Commissioner Joel Favela, the motion passed with a 5:0 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 November 4, 2021, at 4:00 p.m. to determine whether certain conditions of the properties located 1207 S Buchanan Street, 805 S Florida Street, 1308 S Lincoln Street and 2017 NW 19th Avenue 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 Joel Favela made a motion to approve the resolution, seconded by Commissioner Frank Willburn, the motion passed with a 5:0 vote.

ITEM 4: 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 December 16, 2021, at 4:00 p.m. to determine whether certain conditions of the properties located 802 S Georgia Street, 736 N Mirror Street, 2100 S Mirror Street, and 3812 S Ong 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 Richard Constancio, the motion passed with a 5:0 vote.

ITEM 5: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures located at 901 N Fillmore Street.

Mr. Justin Oppel, Deputy Building Official, presented the case with a PowerPoint presentation describing the conditions of

the property. This property consists of a residential structure and an accessory structure. The property has been without water service since January 29, 2019. The Amarillo Police Department has been called out to this location 5 times since the property became vacant. Building Safety has worked 5 cases since this property became vacant: weeds, junk and debris, and this Dangerous Structure case. This property is located one block from a major thoroughfare (Amarillo Boulevard) and six blocks from a middle school and a 6th grade campus and six blocks from an elementary school and park. This residential structure has been struck by a car which has weakened the structural integrity. The owner has been using the property to place cars that are for sale. 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 Deputy Building Official's recommendation is demolition; Item II. Mr. Oppel 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. Oppel any questions. The Chairman then asked if there was anyone present with a legal interest in the property. Tracey Pruett, 2805 Raef Road, Amarillo TX 79108, approached the podium. Owner of property. Originally purchased property with the intent to fix up and rent. However, her husband got sick and have been dealing with that. Then a lady ran into the house, and they have been dealing with the insurance. She does have a property manager now that is helping her get everything in order to fix it. The Commissioners had an opportunity to ask Ms. Pruett questions. The Chairman admitted her information into the record. The Chairman then asked if there was anyone else who wished to speak concerning the property. The Chairman closed the hearing. The Commissioners discussed the options. Commissioner Frank Willburn made a motion to approve the resolution for Option III, seconded by Commissioner Jim Banes, 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 substandard structure and an accumulation of solid waste located at 1400 N Seminole Street.

Mr. Justin Oppel, Deputy Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a residential structure and an accessory structure. The property has been without water service since December 16, 2014. The Amarillo Police Department has been called out to this location 14 times since the property became vacant. Building Safety has worked 3 cases: weeds, junk and debris and this Dangerous Structure case since the date of the fire. This property is located 4 blocks from an elementary school and park and 3 block from another elementary school and 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 Deputy Building Official's recommendation is demolition; Item II. Mr. Oppel listed the notification information. There are no taxes due, and nothing is owed to the City for any prior mowing and cleanup jobs. The Commissioners then had the opportunity to ask Mr. Oppel any questions. The Chairman then asked if there was anyone present with a legal interest in the property. Jerome Tarr, 1405 N Woodland, Amarillo TX, approached the podium. Mr. Tarr is the son-in-law of the deceased owners. Mr. Tarr's wife is their daughter. Mr. Tarr said that he has discussed this property with his wife and brother-in-law. If needed, have at her, scrape the property and save the trees. Mr. Tarr would like to sale the property however, there is no will and they would have to get lawyers to get the property transferred. Mr. Tarr's plan for the house is to get rid of the house and then sale the land. The Commissioners had an opportunity to ask Mr. Tarr questions. 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 Richard Constancio made a motion to approve the resolution for Option II, seconded by Commissioner Frank Willburn, 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 structure and an accumulation of solid waste located at 1111 N Taylor Street.

Mr. Justin Oppel, Deputy Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of fire damaged residential structure. The structure was involved in a fire on March 20, 2017. The property has been without water service since July 21, 2017. The Amarillo Police Department has been called out to this location 9 times since this property was involved in a fire. Building Safety has worked 8 cases; weeds, junk and debris, substandard structure, and this Dangerous Structure case since the property became vacant. This property is located 3 blocks from an elementary school and park, 6 blocks from a high school and park, and is adjacent to a major thoroughfare (Interstate 87). There is evidence of vagrant activity and drug paraphernalia. 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. Oppel listed the notification information. There are taxes due and there is \$1,002.98 owed to the City for prior mowing and cleanup jobs. The Commissioners then had the opportunity to ask Mr. Oppel any questions. The Chairman then asked if there was anyone present with a legal interest in the property.

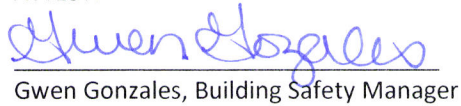
No one was present. The Chairman then asked if there was anyone else who wished to speak concerning the property. No one was present. The Chairman closed the hearing. Commissioner Jim Banes made a motion to approve the resolution for Option II, seconded by Commissioner Joel Favela, the motion passed with a 5:0 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 5:08 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