

MINUTES

On April 7, 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	56	51
Richard Constancio Jr., Vice Chair	Yes	56	40
George Cumming	No	56	30
Frank Willburn	Yes	51	33
Jim Banes	No	35	25
<b>ALTERNATE MEMBER</b>			
Ryan Huseman	No	5	2

Also in attendance were:

Leslie Schmidt  
 Gwen Gonzales  
 Stephanie Garcia

SR. ASST. CITY ATTORNEY, CITY OF AMARILLO  
 BUILDING SAFETY MANAGER, CITY OF AMARILLO  
 ADMINISTRATIVE SPECIALIST I, CITY OF AMARILLO

This meeting of the Condemnation Appeals Commission was called to order by Commissioner Roller, established a quorum at 4:00 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: Minutes:**

Commissioner Willburn made a motion to approve the minutes of the March 17, 2022, meeting, seconded by Commissioner Constancio, 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 June 2, 2022, at 4:00 p.m. to determine whether certain conditions of the properties located 1816 N Arthur Street, 4613 Eagle Lane, 204 N Florida Street, and 606 S Florida 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 3:0 vote.

**ITEM 4: Resolution - Public Hearing:**

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure located at 510 SW 2<sup>nd</sup> Avenue (also known as 516 SW 2<sup>nd</sup> Avenue).

Ms. Gwen Gonzales, Building Safety Manager, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of four residential apartment structures and an accumulation of solid waste. One of the structures has been involved in a fire: August 5, 2021. The property has been without water service since May 18, 2021. The Amarillo Police Department has been called out to this location 5 times since the start of this case. Building Safety has worked only this Dangerous Structure case since this property has become vacant. This property is located 13 blocks from a middle school and a 6<sup>th</sup> grade campus, 13 blocks, in the opposite direction, from a private school, 11 blocks from an elementary school and 1 block from the BNSF railway. 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. Ms. Gonzales listed the notification information. There are taxes due and there is no money owed to the City for any prior mowing and cleanup jobs. The Commissioners then had the opportunity to ask Ms. Gonzales any questions. The Chairman asked if there was anyone present with a legal interest in the property. Orlando Johnson, 4222 SW 3<sup>rd</sup> Avenue, approached the podium. Mr. Johnson said his plan was to renovate all the buildings

except for the burnt structure which he planned to demolish. He also explained the timeline of when the structures became dilapidated. He then went on to speak about his financial plan to renovate the property. The commissioners asked Mr. Johnson if he would be able to pull a permit within 10 days. Mr. Johnson said that would not be enough time. Ms. Gonzales explained that if the commissioners allowed Mr. Johnson the opportunity to pull permits, then Mr. Scholl, the Building Official, said the property would require a permit for each structure and that all the renovations be done at the same time. Chairman Willburn asked Mr. Johnson if he had problem with that. Mr. Johnson said he did not. Chairman Willburn asked how long it would take to apply for the provisional permits. Ms. Gonzales said Mr. Johnson would have 10 days to bring all the required documents, apply for the permit, and would need to bring an asbestos survey for every building. The commissioners and Mr. Johnson spoke about the vagrant activity and about what needed to be done to secure the structure and stop vagrants from going into the structures. Chairman Roller admitted Mr. Johnson's information into the record. 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 table the item for 60 days, seconded by Commissioner Constancio, the motion passed with a 3:0 vote.

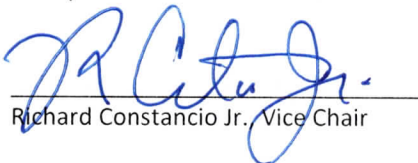
**ITEM 5: Resolution - Public Hearing:**

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure located at 2419 NW 10<sup>th</sup> Avenue.

Ms. Gwen Gonzales, Building Safety Manager, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a fire damaged residential structure. This structure was involved in a fire on May 5, 2021. The property has been without water service since October 5, 2011. The Amarillo Police Department has been called out to this location 2 times since the property became vacant. Building Safety has worked 7 cases since the property became vacant; junk vehicle, weeds/junk and debris, zoning violation, and this dangerous structure case. This property is located 3 blocks from an elementary school, ½ blocks from the BNSF railway and 2 blocks from a major thoroughfare: Amarillo Boulevard. Building Safety has had no recent permit activity, however, someone has recently started removing the exterior wall structure and renovating it. 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. Ms. Gonzales listed the notification information. There are no taxes due and there is money owed to the City for prior mowing and cleanup jobs. The Commissioners then had the opportunity to ask Ms. Gonzales any questions. The Chairman asked if there was anyone present with a legal interest in the property. Carol Willis, 1910 NW 12<sup>th</sup>, approached the podium. Ms. Willis explained the structure's state and her plan on remodeling the property. She explained she is working on pulling a permit to remodel the structure. Chairman Roller asked Ms. Gonzales how long it takes to pull a permit. Ms. Gonzales explained what Ms. Willis need to do. Chairman Roller admitted Ms. Willis's information into the record. The Chairman then asked if there was anyone else who wished to speak concerning the property. There was no one. The Chairman closed the hearing. Commissioner Willburn made a motion to approve the resolution for Option III, seconded by Commissioner Constancio, the motion passed with a 3:0 vote.

**Adjournment:**

Chairman Roller asked if there was any further business. There was none. Chairman Roller concluded the meeting. The meeting adjourned at 5:07 p.m. This meeting was recorded, and all comments are on file with the Department of Building Safety.

  
Richard Constancio Jr., Vice Chair

ATTEST:

  
Gwen Gonzales, Building Safety Manager