

MINUTES

On May 5, 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, Vice Chair	No	57	51
Richard Constancio Jr., Vice Chair	Yes	57	41
George Cumming	Yes	57	31
Frank Willburn	Yes	52	34
Jim Banes	Yes	36	26
ALTERNATE MEMBER			
Ryan Huseman	No	6	2

Also in attendance were:

Johnny Scholl
 Bryan McWilliams
 Gwen Gonzales

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

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

ITEM 1: Public Comments:

The Vice Chair, Commissioner Constancio 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 April 7, 2022, meeting, seconded by Commissioner Cumming, 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 July 7, 2022, at 4:00 p.m. to determine whether certain conditions of the properties located 4613 Meadowlark, and 4223 SW 12th 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 Cumming made a motion to approve the resolution, seconded by Commissioner Willburn, 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 412 NE 10th Avenue.

Commissioner Banes joined the meeting at 4:05 p.m.

Mr. 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, a fire damaged accessory structure, and an accumulation of solid waste. The residence has had 4 fires: April 11, 2018, October 15, 2019, May 4, 2020, and May 21, 2020. The detached accessory structure had a fire on December 5, 2013. The property has been without water service since April 17, 2020. The Amarillo Police Department has been called out to this location 6 times since the property became vacant. Building Safety has worked 4 cases since the property became vacant; weeds, junk and debris, and this Dangerous Structure case. This property is located 5 blocks from a middle school and a 6th grade campus, 6 blocks from a high school, 7 blocks from an elementary school and 2 blocks from 2 major thoroughfares: Amarillo Boulevard and Interstate 287. 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 and V. Mr. Scholl 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 Mr. Scholl any questions. The Vice Chair asked if there was anyone present with a legal interest in the property. There was no one present. The Vice Chair then asked if there was anyone else who wished to speak concerning the property. There was no one present. Commissioner Cumming made a motion to approve the resolution for Option II and V, seconded by Commissioner Willburn, 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 structures located at 1203 N Highland Street.

Mr. 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, 2 accessory structures and an accumulation of solid waste. This structure was involved in a fire on October 22, 2021. The property has been without water service since September 11, 2018. The Amarillo Police Department has been called out to this location 4 times since the property became vacant. Building Safety has worked 11 cases since the property became vacant; weeds/junk and debris, junk vehicle violation, open structure, and this dangerous structure case. This property is located 6 blocks from an elementary school and park, 6 blocks from a middle school, 7 blocks from a 6th grade campus, 7 blocks in the opposite direction from an elementary school and park, 7 blocks from a 3rd elementary school, and 5 blocks from a public park and softball complex. One of the accessory structures has recently been removed from the property and 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 and V. Mr. Scholl listed the notification information. There are taxes 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 Vice Chair asked if there was anyone present with a legal interest in the property. There was no one present. The Vice Chair then asked if there was anyone else who wished to speak concerning the property. Ralph Eubanks, 1201 N Highland Street, approached the podium. Mr. Eubanks urged to condemn and clear the property. The property is a danger to his house. Mr. Eubanks said there have been 3 fires. There are vagrants and he has called the police. The Vice Chair then asked if there was anyone else who wished to speak concerning the property. Terry King, 3001 NE 12th Avenue, approached the podium. She lives across the street and to the east of this property. She said that there have been 4 fires at this location. There is vagrant activity and she is unsure what will happen to her property when she leaves her house. She would love to have the property torn down. The Vice Chair admitted their information into the record. The Vice Chair closed the hearing. Commissioner Willburn made a motion to approve the resolution for Option II & V, seconded by Commissioner Banes, 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 structures and an accumulation of solid waste located at 1205 N Highland Street.

Mr. Scholl, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a residential structure, an accessory structure and an accumulation of solid waste. The property has been without water service since January 20, 2021. The Amarillo Police Department has been called out to this location 1 time since the property became vacant. Building Safety has worked 4 cases since the property became vacant; weeds/junk and debris, open structure, and this dangerous structure case. This property is located 6 blocks from an elementary school and park, 6 blocks from a middle school, 7 blocks from a 6th grade campus, 7 blocks in the opposite direction from an elementary school and park, 7 blocks from a 3rd elementary school, and 5 blocks from a public park and softball complex. 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 and V. Mr. Scholl listed the notification information. There are taxes 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 Vice Chair asked if there was anyone present with a legal interest in the property. There was no one present. The Vice Chair then asked if there was anyone else who wished to speak concerning the property. Terry King, 3001 NE 12th Avenue, approached the podium. Ms. King said that this house has been empty since 1987 and has been used for storage for 25 years. The house was left open to raise dogs for 5 years. This property is in worse condition than the other house. The Vice Chair admitted their information into the record. The Vice Chair closed the hearing. Commissioner Willburn made a motion to approve the resolution for Option II & V, seconded by Commissioner Cumming, the motion passed with a 4:0 vote.

Adjournment:

Vice Chair Constancio asked if there was any further business. There was none. Vice Chair Constancio concluded the meeting. The meeting adjourned at 4:47 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