

MINUTES

On July 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, Chair	Yes	59	52
Richard Constancio Jr., Vice Chair	Yes	59	43
George Cumming	Yes	59	33
Frank Willburn	No	59	35
Jim Banes	Yes	38	28
ALTERNATE MEMBER			
Ryan Huseman	Yes	8	3

Also in attendance were:

Johnny Scholl
Courtney White
Gwen Gonzales

BUILDING OFFICIAL, CITY OF AMARILLO
ASSISTANT CITY ATTORNEY II, 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 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 Cumming made a motion to approve the minutes of the June 2, 2022, meeting, seconded by Commissioner Banes, 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 September 1, 2022, at 4:00 p.m. to determine whether certain conditions of the properties located 410 NE 6th Avenue, 3809 SE 10th Avenue, 1945 NW 20th Avenue, and 505 N Madison 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 Constancio made a motion to approve the resolution, seconded by Commissioner Cumming, 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 4613 Meadowlark Drive.

Mr. Scholl, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a fire damaged manufactured home and a detached carport. The manufactured home was involved in a fire on February 12, 2022. The property has been without water service since February 28, 2022. The Amarillo Police Department has not been called out to this location since the beginning of this case. Building Safety has worked 1 case since the property became vacant: this Dangerous Structure case. This property is located 6 blocks from an elementary school and 3 blocks from a public park. A plumbing permit to perform temporary disconnects was issued on May 18, 2022, inspected, and passed on June 7, 2022. No demolition permits have been requested. 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 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 asked if there was anyone present with a legal interest in the property. There was no one present. The Chairman 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 Constancio, 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 510 SW 2nd Avenue. The Commission previously heard and tabled this resolution at the regular meeting held on April 7, 2022.

Mr. Scholl, Building Official, 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. The Commission previously heard and tabled this resolution at the regular meeting held on April 7, 2022. The property has been without water service since May 18, 2021. Similar conditions exist in all four of the structures and in each of the individual units. All four structures have damage due to exposure to the elements, vandalism, are being tagged with graffiti, and a lack of maintenance. The condition of these structures has progressively deteriorated, and they remain unsecured. The wooden fence located on the northwest corner of the property is laying on the ground. Of the property's four apartment structures, 2 have been involved in fires: August 5, 2021, and May 29, 2022. There is also evidence of small fires that were put out before the need to call for the fire department. The Amarillo Police Department has been called out to this location 6 times since the property became vacant. Building Safety has only worked this Dangerous Structure case since the property became vacant. This property is located 13 blocks from a middle school and a 6th 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. There is evidence of vagrant activity and harborage of stray animals. Building Safety continues to receive complaints and concerns from neighbors and the condition of the property and the vagrant activity. A building permit application was submitted on June 15, 2022, however, the permit application was denied because there was insufficient information and the wrong permit type was applied for. Interior demolition of the structures has been illegally started without the required permits. 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 III and V. Mr. Scholl listed the notification information. There are 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. Scholl any questions.

The Chairman asked if there was anyone present with a legal interest in the property. Orlando Johnson, 4222 SW 3rd Avenue, approached the podium. Mr. Johnson said there has been a delay because the asbestos survey came back that there was asbestos. He has been waiting on bids to have the asbestos removed. Chairman Roller asked about information concerning the asbestos. Mr. Johnson said he received the survey sometime in May. He discussed in more detail about his asbestos survey and required abatement. Mr. Johnson said there was a fire occurring when he left the original hearing in April and that the vagrants were the ones who removed all the sheetrock. Commissioner Banes asked if he had an estimate of the cost to repair the structures. Mr. Orlando said that the original estimate was about \$506,000 but now he will need to get an architect and costs to sprinkle the structures. Commissioner Cumming asked what was going to be the use of the structures if they are renovated. Mr. Johnson he was going to rent them out as apartments. Chairman Roller asked how many units were there. Mr. Johnson said there are 14 one bedroom units to be used as affordable housing. Commissioner Cumming asked about funding. Mr. Johnson said that he had approval for \$1,000,000 for any non-owner occupied units to be renovated, excluding any soft costs which will be paid by him. Commissioner Huseman asked if the \$506,000 cost included the sprinkler system. Mr. Johnson said no. Commissioner Cumming asked what the asbestos survey show having asbestos. Mr. Johnson replied that the stucco is what came back "hot" and some of the drywall. The Chairman admitted his information into the record.

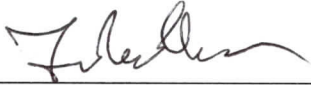
The Chairman then asked if there was anyone else who wished to speak concerning the property. Casey Wood, 3011 S Hayden Street, approached the podium. Mr. Wood stated he also owns the Amarillo Ice Warehouse across the street from this property. He's seen the property through it's different phases. It has deteriorated. He knows how it is tough to keep the building secured. It is attracting the wrong type of people. There is an issue of some dumping of some of the cleanup items that have been dumped on his property. The Commissioners had an opportunity to ask Mr. Wood any questions. The Chairman then asked if there was anyone else who wished to speak concerning the property. Stephen Smart, 5759 Wabash, of the Another Chance House, approached the podium. Mr. Smart spoke about the traffic and the police there and how they have helped to clean that part of the town up and this property has been a big downfall. There is a lot of traffic on that street and there is a problem with drugs and multiple problems. This has a potential to harm what they are trying to do. He would like to see that changed and would like to see things come up. If that can't happen because that property is in rough shape, he would like to see it demolished. The Commissioners had an opportunity to Mr. Smart any questions.

The Commissioners asked Mr. Scholl additional questions. The Commissioners asked Mr. Johnson additional questions. Mr. Johnson stated that he was going to demolish the 4th fired damaged building and repair buildings 1, 2 and 3. The Chairman

admitted their information into the record. The Chairman closed the hearing. Commissioner Banes made a motion to approve the resolution for Option III & V, seconded by Commissioner Cumming, the motion passed with a 4:0 vote.


Adjournment:

Chairman Roller asked if there was any further business. There was none. Chairman Roller concluded the meeting. The meeting adjourned at 4:54 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