

MINUTES

On August 4, 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	60	53
Richard Constancio Jr., Vice Chair	No	60	43
George Cumming	Yes	60	34
Frank Willburn	Yes	60	36
Jim Banes	Yes	39	29
ALTERNATE MEMBER			
Ryan Huseman	No	9	3

Also in attendance were:

Johnny Scholl
 Courtney White
 Gwen Gonzales
 Stephanie Garcia

BUILDING OFFICIAL, CITY OF AMARILLO
 ASSISTANT CITY ATTORNEY II, CITY OF AMARILLO
 BUILDING SAFETY MANAGER, CITY OF AMARILLO
 ADMINISTRATIVE SPECIALIST, 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 July 7, 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 October 6, 2022, at 4:00 p.m. to determine whether certain conditions of the properties located 110 S Fairmont Street, 111 S Fairmont Street, 743 N Mirror Street, and 2501 SW 6th 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 Willburn made a motion to approve the resolution, seconded by Commissioner Banes, 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 an accumulation of solid waste located at 112 SE 40th Avenue.

Mr. Scholl, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of an accumulation of solid waste. Some of the solid waste was involved in a fire on December 11, 2021. There is no water service to this vacant lot. The Amarillo Police Department has not been called out to this location since the fire date. Building Safety has worked 2 cases since the initiation of this case: weeds, junk & debris, and this Solid Waste Condemnation case. This property is adjacent to a railway and ½ mile from the Tradewinds Airport. A plumbing permit to perform temporary disconnects was issued on May 18, 2022, inspected, and passed on June 7, 2022. This has become a location of illegal dumping. It is an extreme fire hazard to the community. 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 cleanup; Item V. Mr. Scholl listed the notification information. The current taxes are due and there is \$5,867.77 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 Willburn made a motion to approve the resolution for Option V, seconded by Commissioner Banes, 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 1016 N Madison 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, an accessory structure, and an accumulation of solid waste. The property has been without water service since May 2, 2018. The Amarillo Police Department has been called out to this location 2 times since the property became vacant. Building Safety has worked 13 cases since the initiation of this case: weeds, junk & debris, junk vehicle, open structure and this dangerous structure case. This property is located 8 blocks from 2 different elementary schools, 10 blocks from a 3rd elementary school, and 3 blocks from a major thoroughfare: Amarillo Boulevard. There is evidence of vagrant activity and harborage of stray animals. This has become a location of illegal dumping. 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; Items II & V. Mr. Scholl listed the notification information. There are taxes due and there is \$3,424.02 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 Options II & V, seconded by Commissioner 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 structures and an accumulation of solid waste located at 1303 N Spring Street.

Ms. Gonzales announced that Ms. Garcia was going to translate for the owner on this case.

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 February 10, 2021, however, the meter was turned off on June 19, 2019. The Amarillo Police Department has not been called out to this location since the beginning of this case. Building Safety has worked 4 cases since the water service was turned off at the property: weeds, junk & debris, open structure and this dangerous structure case. This property is located 5 blocks from an elementary school and 3 blocks from a public park. A building permit was requested on June 23, 2022; however, it was voided because the wrong permit type was submitted. Both the property owner and the contractor came into the office to discuss permits on June 15, 2022, and the Provisional Permit requirements were explained to them. A plumbing permit has also been requested. No Provisional Permits have been applied for or the required documentation submitted. The structure remains unsecured. 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 to allow the owner an opportunity to obtain the required Provisional Permit to rehabilitate. Mr. Scholl listed the notification information. There are no taxes due and there is nothing 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. Rosa Rosales, 3607 S Aldridge, approached the podium. Ms. Rosales said she already has permits for this address. Ms. Rosales showed a picture on her phone a permit. Ms. Gonzales stated that there was no Provisional Permit for this location. There was a permit applied for however, it was the incorrect type of permit and it was voided. Ms. Rosales said the permit issued was just issued a couple days ago. Ms. Gonzales asked the date of the permit because a couple days ago, the owner came in and was explained to them that a Provisional Permit had to be pulled. Ms. Rosales said the permit was issued yesterday. Ms. Gonzales stated the permit was issued in error because they have to have a Provisional Permit. Ms. Gonzales said that the contractor came into the office and had inadequate information and that they are working on getting the required documentation. We are working with the owner and the contractor to obtain a Provisional Permit. Mr. Scholl pulled the permit information up on his laptop. He explained that the current software system has a problem and allows permits to be issued (attached) to voided permits. An electrician applied for an electrical permit and attached it to a voided building permit in the system. The system should not allow that to happen. His permit is not valid. Ms. Rosales is correct, it did happen. Commissioner Willburn asked if Option III allowed for a correct permit to be applied for. Mr. Scholl said yes. Commissioner Willburn asked Ms. Garcia to make sure Ms. Rosales understood that Option III would allow her 10 days to get the Provisional Permit. Ms. Garcia said yes, Ms. Rosales

understood. The Chairman admitted her information into the record. The Chairman then asked if there was anyone else who wished to speak concerning the property. There was no one present. Commissioner Willburn made a motion to approve the resolution for Option III, seconded by Commissioner Cumming, the motion passed with a 4:0 vote.

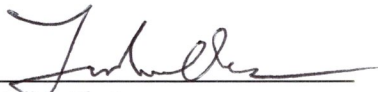
ITEM 7: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures located at 2300 Spruce 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, and an accessory structure. The properties waster service closed on March 30, 2022; however, the last usage on the account was on June 16, 2019. The Amarillo Police Department has been called out to this location 6 times since June 16, 2019. Building Safety has worked 4 cases since the property became vacant: weeds, junk & debris, open structure and this dangerous structure case. This property is located 6 blocks from an elementary school, 2 blocks from a railway, and 3 blocks from a major thoroughfare: Interstate 40. 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; Items II. Mr. Scholl listed the notification information. There are taxes due and there is \$189.90 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 Options II, seconded by Commissioner Banes, 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 4:50 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