

MINUTES

On December 15, 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	64	57
Richard Constancio Jr., Vice Chair	No	64	44
George Cumming	No	64	37
Frank Willburn	Yes	64	39
Jim Banes	Yes	43	31
ALTERNATE MEMBER			
Ryan Huseman	No	13	5

Also in attendance were:

Courtney White
 Gwen Gonzales
 Stephanie Garcia

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 Chairman 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 November 3, 2022, meeting, seconded by Commissioner Banes, 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 February 16, 2023, at 4:00 p.m. to determine whether certain conditions of the properties located at 3906 SE 11th Avenue, 5209 Echo Street, and 409 N Lincoln 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 Banes, 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 2201 SW 1st Avenue.

Ms. Gonzales, Building Safety Manager, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a fire damaged manufactured home. The Fire Department has no record of the fire date. This structure has been without water service since November 30, 2007. The Amarillo Police Department has been called out to this location 30 times since the structure became vacant. Building Safety has worked 8 cases since this property has become vacant: weeds-junk & debris, junk vehicles and this Dangerous Structure case. This property is approximately 1 mile (in opposite directions) from 3 different elementary schools, and 3 blocks from a railroad tract. The structures remain unsecured, there is evidence of vagrant activity, drug paraphernalia, and harborage of stray animals. 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. 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. 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. The Chairman closed the hearing. Commissioner Willburn made a motion to approve the resolution for Option II, seconded by Commissioner Banes, 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 substandard structures and an accumulation of solid waste located at 2412 W Amarillo Boulevard.

Ms. 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 and an accessory structure. This residential structure was involved in a fire on November 24, 2017. This structure has been without water service since October 17, 2017. The Amarillo Police Department has been called out to this location 2 times since the structure became vacant. Building Safety has only worked 8 cases since this property has become vacant: weeds-junk & debris, open structure, and this Dangerous Structure case. This property is located 4 blocks from an elementary school and 1 ½ blocks from a railroad. Building Safety has had no recent permit activity. There is evidence of vagrant activity, harborage of stray animals and an accumulation of solid waste. This property is an attractive nuisance, represents a hazard to the neighborhood, blight on the area and an unsafe environment therefore demolition is recommended; Items II & V. Ms. Gonzales 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 Ms. Gonzales 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. The Chairman closed the hearing. Commissioner Banes made a motion to approve the resolution for Options II & V, seconded by Commissioner Willburn, the motion passed with a 3:0 vote.

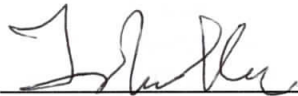
ITEM 6: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure and an accumulation of solid waste located at 1302 N Tyler Street.

Ms. Gonzales, Building Safety Manager, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a residential structure, and an accumulation of solid waste from the remains of a fire damaged accessory structure. The accessory structure has been involved in 2 fires: May 15, 2018, and January 1, 2019. This structure has been without water service since September 9, 2014. The Amarillo Police Department has been called out to this location 10 times since the structure became vacant. Building Safety has worked 14 cases since this property has become vacant: weeds-junk & debris, open structure, and this Dangerous Structure. This property is located 2 blocks from an elementary school, 7 blocks from a high school, and 2 block from a major thoroughfare: the 287 Interstate interchange. Building Safety has had no recent permit activity. There was a remodel permit for the main structure issued September 24, 2019. It expired on August 8, 2021. The project only had a failed plumbing rough-in inspection and a failed electrical rough-in inspection. No other inspections have been ever requested. The project has been abandoned. This property is an attractive nuisance, represents a hazard to the neighborhood, blight on the area and an unsafe environment, therefore demolition is recommended; Item II & V. Ms. Gonzales 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 Ms. Gonzales 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. The Chairman closed the hearing. Commissioner Willburn made a motion to approve the resolution for Options II & V, seconded by Commissioner Banes, 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 4:43 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