

MINUTES

On October 6, 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	62	55
Richard Constancio Jr., Vice Chair	No	62	43
George Cumming	Yes	62	36
Frank Willburn	Yes	62	37
Jim Banes	Yes	41	30
ALTERNATE MEMBER			
Ryan Huseman	Yes	11	5

Also in attendance were:

Johnny Scholl
 Courtney White
 Gwen Gonzales
 Bryce Hanson

BUILDING OFFICIAL, CITY OF AMARILLO
 ASSISTANT CITY ATTORNEY II, CITY OF AMARILLO
 BUILDING SAFETY MANAGER, CITY OF AMARILLO
 PLANS EXAMINER, CITY OF AMARILLO

This meeting of the Condemnation Appeals Commission was called to order by Commissioner Roller, established a quorum at 4:04 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 September 1, 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 December 15, 2022, at 4:00 p.m. to determine whether certain conditions of the properties located 2202 SW 1st Avenue, 110 NW 13th Avenue, 2412 W Amarillo Boulevard, and 1302 N Tyler 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 4:0 vote.

ITEM 4: 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 110 S Fairmont 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, a detached garage, and an accumulation of solid waste. This residential structure was involved in a fire on August 23, 2016. This structure has been without water service since April 18, 2017. The Amarillo Police Department has been called out to this location 57 times since the structure became vacant. Building Safety has only worked 7 cases since this property has become vacant, weeds-junk & debris, zoning violation, and this Dangerous Structure. This property is 4 blocks from an elementary school, 6 blocks from a private school, and 4 blocks from a public park. There is evidence of vagrant activity and drug paraphernalia. 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. 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 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 & V, seconded by Commissioner Cumming, 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 and an accumulation of solid waste located at 2501 SW 6th Avenue.

Mr. Scholl, Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a motel office building, a fire damaged multi-unit motel structure, and an accumulation of solid waste. This motel structure has been involved in 2 fires: one on February 15, 2022, and another on June 25, 2022. The fire on the east wing of the motel structure was severe. The west wing of the motel has had fire damage too, although not as severe. The property had an active water utility account until August 14, 2021, however, the last payment received on the account was September 17, 2020. The meter was pulled from this location on February 4, 2021. This property sold at a tax sale on August 2, 2022: the new owner is Carson Ward. The Amarillo Police Department has been called out to this location 29 times since the property became vacant. 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 7 blocks from a private school, and 8 blocks from a public elementary school. It is located on Historic Route 66. There is evidence of vagrant activity and drug paraphernalia. Building Safety has been in contact with the new owner to discuss requirements to rehabilitate the structures. Recently, a chain link fence has been installed on the property, reducing access by vagrants. This property is an attractive nuisance, represents a hazard to the neighborhood, blight on the area and an unsafe environment therefore demolition is recommended; however, Mr. Ward has indicated that he wishes to rehabilitate the structures, therefore Items III & V are recommended to allow the owner an opportunity to obtain the required permits to rehabilitate the structures. Mr. Scholl listed the notification information. There are no taxes due and there 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. There was no one present. The Chairman then asked if there was anyone else who wished to speak concerning the property. Kathryn Traves, 3908 Fountain Terrace, approached the podium. Ms. Traves is the president of the San Jacinto Neighborhood Association. Ms. Traves discussed San Jacinto Neighborhood Association's desire to save the property. The Commissioners had an opportunity to ask Ms. Traves questions. The Chairman asked if anyone else wished to speak. Sherrie Ferguson, 3807 Beaver Dr, approached the podium. Ms. Ferguson discussed her desire to give the owner more time. The Chairman asked if anyone else wished to speak. Mr. Bryce Hanson, Plans Examiner, spoke about the meeting he had with the owner and the owner's contractor in August. The permitting requirements were discussed with the owner and the owner's plan for the property. The Commissioners had an opportunity to ask the Building Official additional questions. Ms. Janette Kelley, 817 S Prospect Street, approached the podium. Ms. Kelley discussed the tourism of Route 66. The Chairman asked if the Building Official had anything else to discuss. Mr. Scholl told the Commission that the original contractor was in Building Safety's office on October 5, 2022. Ms. Gonzales had asked the contractor at that time if he was still working on this project with the owner. No. Mr. Scholl asked Ms. Gonzales to tell the Commission about her most recent discussion with Mr. Ward, the owner. Ms. Gonzales said that she spoke with the owner the previous week about the property and asked if he was attending the meeting. Mr. Ward asked if he had to attend. Ms. Gonzales spoke about the importance of him being able to speak with the Commissioners about his plan. The Commissioners had an opportunity to ask Mr. Scholl additional questions. Commissioner Willburn said it would be nice to speak with the owner. The Commissioners discussed the property's condition. The Chairman admitted this information into the record. The Chairman closed the hearing. Commissioner Willburn made a motion to approve the resolution for Options III & V, 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 5:07 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