

MINUTES

On November 3, 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	63	56
Richard Constancio Jr., Vice Chair	Yes	63	44
George Cumming	Yes	63	37
Frank Willburn	Yes	63	38
Jim Banes	No	42	30
ALTERNATE MEMBER			
Ryan Huseman	No	12	5

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 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 October 6, 2022, meeting, seconded by Commissioner Cumming, 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 January 19, 2023, at 4:00 p.m. to determine whether certain conditions of the properties located 88 N Bowyer Street, 403 S Kentucky Street, 2604 S Tyler Street Units A & B, and 2017 NW 19th 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 Constancio made a motion to approve the resolution, seconded by Commissioner Willburn, the motion passed with a 4:0 vote.

ITEM 4: 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 2, 2023, at 4:00 p.m. to determine whether certain conditions of the properties located 705 S Houston Street, 2008 NW 16th Avenue, and 1104 SW 20th Avenue (AKA 1105 W Interstate 40), 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 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 508 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 residential structure and a detached accessory structure. This structure has been without water

service since September 10, 2007. The Amarillo Police Department has been called out to this location 2 times since the structure became vacant. Building Safety has only worked 14 cases since this property has become vacant, weeds-junk & debris, junk vehicles, open structure, and this Dangerous Structure. This property is 5 blocks from an elementary school, and 2 blocks from a major thoroughfare: Amarillo Boulevard. The structures remain unsecured 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. 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 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 Constancio, 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 317 Parker 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, a fire damaged accessory structure and an accumulation of solid waste. The residential structure is not being considered on this Resolution. A rear accessory structure and some solid waste accumulation was involved in a fire on April 9, 2022. The property has an active water utility account. The Amarillo Police Department has been called out to this location 5 times since the fire date. Building Safety has only worked this dangerous structure case since the fire date. This property is located 1 block from a railroad and 3/4 mile from an elementary school. Building Safety has had no recent permit activity. The excessive amount of solid waste accumulation creates an environment that if there was an additional fire, the fire department would have difficulty maneuvering the property to fight a fire. This property is an attractive nuisance, represents a hazard to the neighborhood, blight on the area and an unsafe environment therefore demolition of the accessory structure and removal of the solid waste accumulation is recommended; Items II & 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 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 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 7: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures located at 901 N Polk 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 and an attached accessory structure. The residential structure has been involved in 2 fires: December 30, 2021, and June 5, 2022. This structure has been without water service since May 3, 2012. The Amarillo Police Department has been called out to this location 13 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 5 blocks from an elementary school, 6 blocks from a public park, 7 blocks from a 6th grade campus and middle school, 9 blocks from a high school, 1 block from a major thoroughfare: Amarillo Boulevard and the 287 Interstate interchange. 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. 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. 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 Constancio made a motion to approve the resolution for Options II, seconded by Commissioner Cumming, the motion passed with a 4:0 vote.

ITEM 8: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures located at 2916 Trigg 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 and 2 detached accessory structures. The residential structure was involved in a fire on May 9, 2022. This structure has been without water service since June 7, 2022. The Amarillo Police Department has been called out to this location 3 times since the fire date. Building Safety has worked 2 cases since this property has become vacant, weeds-junk & debris, and this Dangerous Structure. This property is located 4 blocks from an elementary school, 9 blocks from a high school, and 2 blocks from a public park. The structures remain unsecured 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. 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. There was no one present. The Chairman then asked if there was anyone else who wished to speak concerning the property. Mr. Jim Berry, 2914 Trigg Street, approached the podium. Mr. Berry spoke about how the value of his property has decreased due to the condition of this structure. Mr. Berry believes this structure meets the criteria as an unsafe structure and is a nuisance. The Chairman admitted his information into the record. The Chairman closed the hearing. Commissioner Willburn made a motion to approve the resolution for Options II, seconded by Commissioner Constancio, 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