

MINUTES

On June 6, 2024, the Condemnation Appeals Commission met at 3:00 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	88	80
Frank O Willburn, Vice Chair	Yes	5	5
Richard Constancio Jr.	Yes	88	55
Jim Banes	Yes	66	51
Russ Glaze	No	1	0
ALTERNATE MEMBER			
Ryan Huseman	No	36	8

Also in attendance were:

Jacob Diaz
Johnny Scholl
Leslie Schmidt
Sarah Ramon
Cory Gilford

CITY MARSHAL, CITY OF AMARILLO
BUILDING OFFICIAL, CITY OF AMARILLO
SENIOR ASSISTANT CITY ATTORNEY, CITY OF AMARILLO
ADMINISTRATIVE SPECIALIST I, CITY OF AMARILLO
CODE INVESTIGATOR, CITY OF AMARILLO

This meeting of the Condemnation Appeals Commission was called to order by Chairman Roller, established a quorum at 3:00 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 Banes made a motion to approve the minutes of the May 2, 2024, meeting, seconded by Commissioner Constancio, 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 August 1, 2024, at 3:00 p.m. to determine whether certain conditions of the properties located at 5015 Brown Avenue, 209 N Florida Street, 700 S Forest Street, 2024 Hawk Lane, 401 S Rusk Street, and 3212 SW 3rd Avenue constitute dangerous structure 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 August 15, 2024, at 3:00 p.m. to determine whether certain conditions of the properties located at 2606 NW 5th Avenue, 4610 Bowie Street, 2001 S Cleveland Street, 416 Maple Street, 4802 River Road and 1708 N Washington Street constitute dangerous structure 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 5: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures located at 4319 SE 15th Avenue.

Mr. Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a residential and accessory structure. The property has been without water service since November 14, 2005. The Amarillo Police Department has been called out to this location 12 times since the structure became vacant. Building Safety and the City Marshal's Office have worked 36 cases since the structure became vacant: Weeds/Junk & Debris, Junk Vehicles, Zoning Violations, and this dangerous structure case. This property is located 4 blocks from a high school, 3 blocks from a major highway: Interstate 40. The structures remain unsecure, varying levels of dilapidation and there is evidence of vagrant activity. Building Safety has had no recent permit activity. This property is a nuisance, it is a hazard to the neighborhood, and creates an unsafe environment; therefore, demolition is recommended: Item II. There are taxes owed, however, there is no money owed to the City for any mowing and cleanup jobs. The Commissioners then had the opportunity to ask Mr. Diaz any questions. The Chairman asked if there was anyone present with a legal interest in the property. Hayes Rose, not connected to the property, approached the podium. Mr. Rose stated he was just curious about the property and wanted to know what need to be done to the property. The Commissioners informed him of the necessary requirements. The Chairman admitted her information into the record. The Chairman asked if there was anyone else who wished to speak concerning the property. There was no one. The Chairman closed the hearing. The Commissioners deliberated. 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 7: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of solid waste accumulation located at 4617 S Hughes Street.

Mr. Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of solid waste accumulation. The accessory structure was involved in a fire on July 6, 2023. This structure has an active water service account. The Amarillo Police Department has been called out to this location 13 times since the structure was involved in a fire. Building Safety and the City Marshal's Office have worked 2 cases since the beginning of this case: weeds/junk & debris, and this dangerous structure case. This property is located 6 blocks from an elementary school and park, 9 blocks from a middle school, and 8 blocks from a major road: Interstate 40. The accessory structure has fire damage; however, a recent inspection verified the structure was sound and is no longer being considered in this case. There is also an accumulation of solid waste on this property. Building Safety has had no recent permit activity. This property is a nuisance, it is a hazard to the neighborhood and creates an unsafe environment therefore cleanup is recommended: Item V. There are taxes owed, however, there is nothing owed to the City for any prior mowing and cleanup jobs. The Commissioners then had the opportunity to ask Mr. Diaz any questions. The Chairman asked if there was anyone present with a legal interest in the property. William Grisham, 4617 S Hughes Street, approached the podium. Mr. Grisham stated he has cleaned about 30% of the property. He stated he would need 60 days to have property completely cleaned up. The Chairman admitted his information into the record. The Chairman asked if there was anyone else who wished to speak concerning the property. There was no one. The Chairman closed the hearing. The Commissioners deliberated. The Commissioners decided to table the decision until the next CAC Hearing on July 18, 2024. Commissioner Willburn made a motion to approve the option to table, seconded by Commissioner Banes, 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 solid waste accumulation located at 2306 Spruce Street.

Mr. Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of solid waste accumulation. The structure has an active water account for drainage only. The Amarillo Police Department has not been called out to this location since the start of this case. Building Safety and the City Marshal's Office have worked 1 case since the start of this case: this dangerous structure case. This property is located 5 blocks from an elementary school, and it is 5 blocks from a major thoroughfare: Interstate 40 and the Downtown Interchange. The property has had some improvements made, however, there continues to be an accumulation of solid waste. Solid waste accumulation is a refuge for vermin, rodents & diseases. It also creates a hazard for first responders during emergencies by obstructing access and increasing fuel loads. Building Safety has had no recent permit activity. This property is a nuisance, it is a hazard to the neighborhood and creates an unsafe environment therefore cleanup is recommended: Item V. There are taxes owed, however, there is no money owed to the City for mowing and cleanup jobs. The Commissioners then had the opportunity to ask Mr. Diaz any questions. The Chairman asked if there was anyone present with a legal interest in the property. Benjamin Jimenez, 2306 Spruce Street, approached the podium. Mr. Jimenez brought pictures to the Commissioners and stated he would need an additional 2 week to clean the property. The commissioners explained to him, the with the option recommendation he would have that amount of time to finish the property. The Chairman admitted his information into the record. The Chairman asked if there was anyone else who wished to speak concerning the property. There was no one. The

Chairman closed the hearing. The Commissioners deliberated. Commissioner Willburn made a motion to approve the Resolution for Option V, seconded by Commissioner Constancio, the motion passed with a 4:0 vote.

ITEM 9: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures located at 6007 Ethan Lane.

Mr. Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a residential structure. This property has been without water service since February 16, 2010. The Amarillo Police Department has not been called out to this location since the structure became vacant. Building Safety and the City Marshal's Office have worked 17 cases since the structure became vacant: weeds, junk and debris, open structure, and this dangerous structure case. This property is located 7 blocks from an elementary school, and 3 blocks from a railroad. The structure has been boarded up, however, access to the structure can be gained from a hole in the foundation. The foundation has major cracks causing the structure to shift. Building Safety has had no recent permit activity. This property is a nuisance, it is a hazard to the neighborhood and creates an unsafe environment therefore demolition is recommended: Items II & V. There are no taxes due, however, there is money owed to the City for a prior mowing and cleanup job. The Commissioners then had the opportunity to ask Mr. Diaz any questions. The Chairman asked if there was anyone present with a legal interest in the property. There was no one. The Chairman asked if there was anyone else who wished to speak concerning the property. There was no one. The Chairman closed the hearing. The Commissioners deliberated. Commissioner Constancio made a motion to approve the Resolution for Options II & V, seconded by Commissioner Willburn, the motion passed with a 4:0 vote.

ITEM 10: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of solid waste accumulation located at 2611 NW 14th Avenue.

Mr. Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of solid waste accumulation. The commission previously heard and tabled this resolution at the regular meeting held on March 7, 2024. This property has an active water service account. The Amarillo Police Department has not been called out to this location since the beginning of this file. Building Safety and the City Marshal's Office have worked 4 cases in the last 2 years: weeds, junk and debris, zoning violations, and this dangerous structure case. This property is located 5 blocks from an elementary school, 1 block from the railroads, and 5 blocks from a major roadway: Interstate 40. This property is in an I-1 zoned area and does not allow junk or salvage yards, or outdoor storage screened or unscreened. This property has seen some improvement over the course of our investigation; however, it still has excessive junk and debris. This property appears to be operating as a junk and/or salvage yard. Building Safety has had no recent permit activity. This property is a nuisance, it is a hazard to the neighborhood and creates an unsafe environment therefore cleanup is recommended: Item V. There are no taxes owed, and there is no money owed to the City for a prior mowing and cleanup job. The Commissioners then had the opportunity to ask Mr. Diaz any questions. The Chairman asked if there was anyone present with a legal interest in the property. Leon Jacobi, 2611 NW 14th Avenue, approached the podium. Mr. Jacobi stated he couldn't get the property cleaned up alone and didn't have any help and asked the commission if he could put a fence up around the hazard. The Commissioners informed him that wouldn't abate the hazard so that wasn't an option and explained to him the violation. The Chairman asked if there was anyone else who wished to speak concerning the property. Hayes Rose, a friend of Leon Jacobi, approached the podium. Mr. Rose asked what Mr. Jacobi's options were, the commissioners informed him the only option is to cleanup the property and explained to him what would happen after the hearing, if they select the recommended option. The Chairman asked if there was anyone else who wished to speak concerning the property. There was no one. The Commissioners deliberated. The Chairman closed the hearing. Commissioner Banes made a motion to approve the Resolution for Option V, seconded by Commissioner Constancio, the motion passed with a 4:0 vote.

ITEM 11: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of solid waste accumulation located at 4702 Eagle Lane.

Mr. Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of solid waste accumulation. The commission previously heard and tabled this resolution at the regular meeting held on March 21, 2024. This property has an active water service account. The Amarillo Police Department has been called out to this location 1 time since the beginning of this file. Building Safety and the City Marshal's Office have worked 5 cases in the last 2 years: weeds, junk and debris, zoning violations, and this dangerous structure case. This property is located

4 blocks from an elementary school. The solid waste accumulation is a place for harborage of vermin and rodents. The accumulations also create hazard for any first responders during an emergency by obstructing access. Building Safety has had no recent permit activity. This property is a nuisance, it is a hazard to the neighborhood and creates an unsafe environment therefore cleanup is recommended: Item V. There are taxes owed, however, there is no money owed to the City for a prior mowing and cleanup job. The Commissioners then had the opportunity to ask Mr. Diaz any questions. The Chairman asked if there was anyone present with a legal interest in the property. Leon Ritter, 4702 Eagle Lane, approached the podium. Mr. Ritter stated he would need another week or 2 to finish cleaning the property. The Commissioners informed him there hasn't been a significant amount of progress made for extra time already given. The Commissioners explained to him the time he will have if they select the recommended option. The Chairman asked if there was anyone else who wished to speak concerning the property. There was no one. The Chairman closed the hearing. The Commissioners deliberated. 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 12: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures and solid waste accumulation located at 508 N Van Buren Street.

Mr. Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a residential structure, accessory structure, and solid waste accumulation. This structure has been without water service since May 21, 2021. The Amarillo Police Department has been called out to this location 6 times since the structure became vacant. Building Safety and the City Marshal's Office have worked 3 cases in the last 2 years: weeds, junk and debris, and this dangerous structure case. This property is located 7 blocks from a high school, 4 blocks from downtown, and 2 blocks from a major roadway: Amarillo Boulevard. The structure continues to decline. The accessory structure has burned down and there is an accumulation of solid waste. Building Safety has had recent permit activity; however, the roofing application was denied because the contractor has expired permits and a provisional permit is required. This property is a nuisance, it is a hazard to the neighborhood and creates an unsafe environment therefore demolition is recommended: Item II & V. There are no taxes owed, and there is no money owed to the City for a prior mowing and cleanup job. The Commissioners then had the opportunity to ask Mr. Diaz any questions. The Chairman asked if there was anyone present with a legal interest in the property. Scott Henderson, a representative, approached the podium. Mr. Henderson stated the owner purchased the property in November of 2023 and when he received notice he applied for the permit. The Building Official explained to him what permit would need to be pulled and all work necessary. Mr. Henderson said he would take the next steps to pull the appropriate permit. The Chairman asked if there was anyone else who wished to speak concerning the property. There was no one. The Chairman closed the hearing. The Commissioners deliberated. Commissioner Willburn made a motion to approve the Resolution for Option III, seconded by Commissioner Constancio, the motion passed with a 4:0 vote.

ITEM 13: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of solid waste accumulation located at 1919 S Harrison Street.

Mr. Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of solid waste accumulation. This property has an active water service account. The Amarillo Police Department has not been called out to this location since the beginning of this file. Building Safety and the City Marshal's Office have worked 5 cases in the last 2 years: weeds, junk and debris, and this dangerous structure case. This property is located 7 blocks from an elementary school and is 2 blocks from a major roadway: Interstate 40. Some of the junk, trash and debris has been removed from the NW corner of the property. There remains an extensive amount of junk, trash and debris in the backyard. Solid waste accumulation is a refuge of vermin, rodents & diseases. It also creates a hazard for the first responders during emergencies by obstructing access and increasing fuel loads. Building Safety has had no recent permit activity. This property is a nuisance, it is a hazard to the neighborhood and creates an unsafe environment therefore cleanup is recommended: Item V. There are no taxes owed, and there is no money owed to the City for a prior mowing and cleanup job. The Commissioners then had the opportunity to ask Mr. Diaz any questions. The Chairman asked if there was anyone present with a legal interest in the property. Robert Hamadi, 1919 S Harrison Street, approached the podium. Mr. Hamadi stated he called the office in December and received a 2-week extension. He also stated he wasn't sure what "solid waste" meant and thought that meant weeds. He asked the Commissioners to table the case for 90 days to give him more time to clean the property. The Commissioners asked Mr. Diaz additional questions. Mr. Diaz explained to Mr. Hamadi that if we selected the recommended option, he would have approximately the time he is asking for being we get the last stages of condemnation. The Chairman asked if there was anyone else who wished to speak concerning the property. Janet Taylor, a

neighbor, 1918 S Tyler approached the podium. she stated this has been an ongoing issue for years and that there is more solid waste behind the fence in the back yard. There Chairman asked if there was anyone else that wished to speak concerning the property. Lisa Tan, a neighbor, approached the podium. Ms. Tan stated this has been a long-standing issue and it is affecting the property value. She is having an issue with vermin at her house due to this property. Mr. Hamadi approached the podium again and stated he would like the case to be tabled until he can figure out what to with all his stuff. The Chairman closed the hearing. The Commissioners deliberated. Commissioner Constancio made a motion to approve the Resolution for Option V, seconded by Commissioner Banes, the motion passed with a 4:0 vote.

ITEM 14: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures located at 702 S Prospect Street.

Mr. Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a residential structure. This property has been without water service for several years. The Amarillo Police Department has been called out to this location 6 times since the structure became vacant. Building Safety and the City Marshal's Office have worked 9 cases in the last 2 years: weeds, junk and debris, open structure, and this dangerous structure case. This property is located 3 blocks from a middle school, 7 blocks from an elementary school, and 4 blocks from Amarillo Country Club. The structure remains unsecure, with broken windows, and varying levels of dilapidation and there is evidence of vagrant activity. Building Safety has had no recent permit activity. This property is a nuisance, it is a hazard to the neighborhood and creates an unsafe environment therefore demolition is recommended: Item II. There are taxes owed, however, there is no money owed to the City for a prior mowing and cleanup job. The Commissioners then had the opportunity to ask Mr. Diaz any questions. The Chairman asked if there was anyone present with a legal interest in the property. Tommy George, 24 Pinecrest Drive, approached the podium. Mr. George stated he purchased the property in March of 2024. He stated he applied for a permit but it was sent back due to more information being needed. He informed the Commissioners he's going to gather the information and reapply. The Chairman asked if there was anyone else who wished to speak concerning the property. There was no one. The Chairman closed the hearing. The Commissioners deliberated. Commissioner Willburn made a motion to approve the Resolution for Option III, seconded by Commissioner Banes, the motion passed with a 4:0 vote.

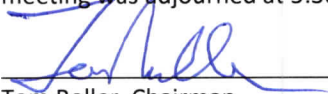
ITEM 15: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure located at 3221 S Western Street.

Mr. Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a commercial structure. This property has an active water service account. The Amarillo Police Department has been called out to this location 2 times since the beginning of this case. Building Safety and the City Marshal's Office have worked 1 case in the last 2 years: this dangerous structure case. This property is located 2 blocks from Responsive Education Solutions, 4 blocks from a major roadway: Interstate 40. The structure remains unsecure, with varying levels of dilapidation and there is evidence of vagrant activity and solid waste accumulation. Building Safety has had no recent permit activity. This property is a nuisance, it is a hazard to the neighborhood and creates an unsafe environment therefore demolition is recommended: Item II. There are taxes owed, however, there is no money owed to the City for a prior mowing and cleanup job. The Commissioners then had the opportunity to ask Mr. Diaz any questions. The Chairman asked if there was anyone present with a legal interest in the property. Edward Scott, 3221 S Western Street, approached the podium. He stated he has secured the structure. He stated he has applied for a permit it just hasn't been reviewed yet. The Chairman asked if there was anyone else who wished to speak concerning the property. There was no one. The Chairman closed the hearing. The Commissioners deliberated. Commissioner Banes made a motion to approve the Resolution for Option III, seconded by Commissioner Constancio, the motion passed with a 4:0 vote.

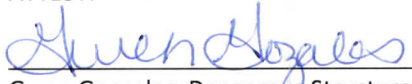
Adjournment:

Chairman Roller asked if there was any further business. There was none. Chairman Roller concluded the meeting. The meeting was adjourned at 5:36 p.m. This meeting was recorded, and all comments are on file with the City Marshal's Office.



Tom Roller, Chairman

ATTEST:



Gwen Gonzales, Dangerous Structure Manager
Sarah Ramon, Administrative Specialist