

MINUTES

On October 3, 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	94	86
Frank O Willburn, Vice Chair	No	11	10
Richard Constancio Jr.	No	94	57
Jim Banes	Yes	72	56
Russ Glaze	Yes	7	3
ALTERNATE MEMBER			
Ryan Huseman	No	42	10

Also in attendance were:

Jacob Diaz
Sarah Ramon
Jerry Brinkley
Johnny Scholl
Bryan McWilliams

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

This meeting of the Condemnation Appeals Commission was called to order by Chairman Roller, established a quorum at 3:01 p.m.

ITEM 1: Public Comments:

Chairman 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 Glaze made a motion to approve the minutes of the September 19, 2024, 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 December 19, 2024, at 3:00 p.m. to determine whether certain conditions of the properties located at 209 S Georgia, 908 S Kentucky Street, 304 S Mississippi Street, 312 S Mississippi Street, and 1207 N Tyler 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 Banes made a motion to approve the resolution, seconded by Commissioner Glaze, 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 substandard structures and solid waste accumulation located at 2114 Front Boulevard.

Jacob Diaz, the City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a residential structure, an accessory, and solid waste accumulation. This property has been involved in 4 fires: March 13, 2024, April 12, 2024, April 23, 2024, May 11, 2024. The residential structure has been without water service since October 2, 2014. The Amarillo Police Department has been called out to this location 3 times since the first fire at this property. Building Safety and the City Marshal's Office has worked 4 cases in the last 2 years: weeds, junk & debris, junk vehicle, and this dangerous structure case. This property is located 3 blocks from an elementary school, 2 blocks from a major road: Amarillo Boulevard. The house is destroyed inside and out. There are burned trailers and junk, trash, and debris from the fire that was drug outside. There are tall weeds. There are two junk vehicles on the property. Building Safety has

had no recent permit activity. This property is a nuisance, it is a hazard to the neighborhood, blight on the area, and creates an unsafe environment therefore demolition is recommended: Items II & V. 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. Diaz any questions. The Chairman asked if there was anyone present with a legal interest in the property. Brandon and Gretchen, 2112 Front Boulevard, approached the podium. Brandon stated he has been cleaning the property and put up a no trespassing sign. Brandon stated he been talking to the owners; the owners are gifting him the property due to damages. Gretchen showed the commissioners pictures and showed them a document from the agreement made on the property. The Commissioner asked Brandon and Gretchen what they planned on doing with the property. Gretchen stated they would be demolishing the structure to have a vacant lot. The Commissioners asked Mr. Diaz if option III would allow the owner's enough time to demolish the structure, Mr. Diaz agree to choose option III. The Chairman asked if there was anyone else who wished to speak concerning the property. There was no one The Chairman admitted the information into the record. The Chairman closed the hearing. The Commissioners deliberated. Commissioner Banes made a motion to approve the Resolution for Option III, seconded by Commissioner Glaze, 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 solid waste accumulation located at 314 S Milam Street.

Mr. Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a 4-unit apartment structure and solid waste accumulation. This structure was involved in a fire on March 26, 2024. This property has been without water service for 4 years. The Amarillo Police Department has been called out to this location 4 times since the property was involved in a fire. 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 7 blocks from a major throughfare: Amarillo Boulevard. Fire damaged, unsecure 4-unit apartment structure. The doors and windows are busted, the exterior veneer is separating from the structure, exposing the wall structure to the elements. The foundation has holes. There is evidence of vagrant activity and an accumulation of solid waste both inside and in the yard. Building Safety has had no recent permit activity. This property is a nuisance, it is a hazard to the neighborhood, blight on the area, and creates an unsafe environment therefore demolition is recommended: Item ii & V. Mr. Diaz informed the commissioners that he was changing the option to Option III with 60 days to get permits. Johnny Scholl, Building Official, approached the podium, and stated they would be recommending Option III with an extension to get permits. There are no taxes due, and there is nothing owed to the City for 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. Angela, 3301 SE 27th, approached the podium. Angela stated she has made an agreement with the owner Janice to purchase the property. Janice was also in attendance. Chairman Roller asked Angela if she heard Mr. Diaz when he stated 60 days. Angela agreed and stated her, and Mr. Diaz had an agreement. The Chairman entered 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 Glaze made a motion to approve the Resolution for Option III, seconded by Commissioner Banes, 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 substandard structures and solid waste accumulation located at 320 S Milam Street.

Mr. Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a 4-unit apartment structure and solid waste accumulation. This property has been without water service since June 30, 2010. The Amarillo Police Department has been called out to this location 1 time since the property has been without water service. Building Safety and the City Marshal's Office have worked 2 cases in the last 2 years: weed/junk and debris, and this dangerous structure case. This property is located 7 blocks from a major throughfare: Amarillo Boulevard. There are 4 structures on this property. Two residential structures, one duplex structure and an unsecure, with broken windows and doors. All the residential structures have similar conditions. The siding is falling from the structure, exposing the wall structure to the elements, and there are cracks in the foundation. There is evidence of vagrant activity and there is solid waste accumulations, both inside the structures and in the yard. The structure addressed 2112 SW 4th has been involved in a fire. Building Safety has had no recent permit activity. This property is a nuisance, it is a hazard to the neighborhood, blight on the area, and creates an unsafe environment therefore demolition is recommended: Item ii & V. There are no taxes due, and there is nothing owed to the City for 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. Janice and Angela, we still in attendance. Angela did not make a comment. The Chairman asked if there was anyone else who

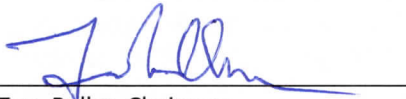
ITEM 9: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure and solid waste accumulation located at 503 Pittsburg Street.

Mr. Diaz, City Marshals, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a residence, and solid waste accumulation. This property has been without water service since April 15, 2015. The Amarillo Police Department has been called out to this location 27 times since the property has been without water service. Building Safety and the City Marshal's Office have worked 2 cases in the last 2 years: weeds, junk and debris, and this dangerous structure case. This property is located 4 blocks from a church, and 6 blocks from a middle school. No change on the structure. There are tall weeds, lots of junk, trash, and debris. The residential structure is secure; however, the roof covering is past its life expectancy, there are cracks in the foundation, the siding is dilapidated and one whole side is being covered by plastic. There is solid waste accumulation on the property, and evidence of vagrant activity. Building Safety has had no recent permit activity. This property is a nuisance, it is a hazard to the neighborhood, blight on the area, and creates an unsafe environment therefore demolition is recommended: Item III & V. There are no taxes owed, and there is nothing owed to the City for any 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 Glaze made a motion to approve the Resolution for Option III, 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 was adjourned at 4:33p.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

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 Glaze, the motion passed with a 3:0 vote.

ITEM 7: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures located at 1910 N Nelson Street.

Mr. Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a residence, 2 accessory structures, and solid waste accumulation. This property has been without water service since March 29, 2024. The Amarillo Police Department has been called out to this location 2 times since the property has been without water service. Building Safety and the City Marshal's Office have worked 2 cases in the last 2 years: weeds, junk and debris, and this dangerous structure case. This property is located 4 blocks from an elementary school, and 2 blocks from a middle school. The structures are open, and vagrants inhabit the burned structures. The weeds are very tall. There are no changes. Building Safety has had no recent permit activity. This property is a nuisance, it is a hazard to the neighborhood, blight on the area, and creates an unsafe environment therefore demolition is recommended: Item ii & v. There are no taxes owed, and there is nothing owed to the City for 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. Maria Davalos and translator approached the podium. The translator stated Maria purchased the property from Mario and need additional time to renovate the property. The translator stated when Maria went to pull permits, she found out about the condemnation. Tom Asked Maria if she was financially ready to complete the work necessary. Maria stated she was ready. Johnny Scholl, Building Official, asked Maria about the finances. Mr. Scholl informed Maria that she must do all work at the same time, and everything need to be brought up to current code. Marias translator stated Maria has all the material and is just working on getting certified workers. The Chairman entered 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 Glaze made a motion to approve the Resolution for Option III, seconded by Commissioner Banes, the motion passed with a 3:0 vote.

ITEM 8: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of solid waste accumulation located at 1518 S Pierce 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 no record of callout to this property. Building Safety and the City Marshal's Office has worked 2 cases in the last 2 years: weed/junk & debris, zoning violation, and this dangerous structure case. This property is located a 1/2 block from a major throughfare: I-27 and 3 blocks from Downtown. The junk, trash, and debris in the front yard is better, however, the backyard still has excessive amounts of junk, trash, and debris. An accumulation of solid waste, to include tires, metal, old wood, and miscellaneous trash. Building Safety has had no recent permit activity. This property is a nuisance, it is a hazard to the neighborhood, blight on the area, 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 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. Ronny Smart, tenant, approached the podium. Mr. Smart stated the notices are going to the owner and he hadn't v been notified till it was too late. Mr. Smart stated he does not want to be a nuisance and will do what he need to do to clean up the property. Chairman Roller asked Mr. Smart how much time he would need to finish cleaning up the property. Mr. smart stated he would need 60 days. Mr. Diaz explained Option V and how that would allow him the 60 days. Mr. Smart asked if an inspector could go to the property to let him know what all needed to go. Mr. Diaz informed to get in contact with office and we could facilitate that. Sarah Ramon, Administrative Specialist, provided Mr. Smart with the contact information. The Chairman asked if there was anyone else who wished to speak concerning the property. An attendee stated the property has been cleaned up significantly lately. Chairman closed the hearing. The Commissioners deliberated. Commissioner Banes made a motion to approve the Resolution for Option V, seconded by Commissioner Glaze, the motion passed with a 3:0 vote.