

MINUTES

On October 17, 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	95	87
Frank O Willburn, Vice Chair	Yes	12	11
Richard Constancio Jr.	No	95	57
Jim Banes	Yes	73	57
Russ Glaze	No	8	3
ALTERNATE MEMBER			
Ryan Huseman	No	43	10

Also in attendance were:

Jacob Diaz
Bryan McWilliams
Johnny Scholl
Gwen Gonzales
Jerry Brinkley

CITY MARSHAL, CITY OF AMARILLO
CITY ATTORNEY, CITY OF AMARILLO
BUILDING OFFICIAL, CITY OF AMARILLO
DANGEROUS STRUCTURE MANAGER, 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:

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 Willburn made a motion to approve the minutes of the October 3, 2024, meeting, seconded by Commissioner Banes, the motion passed with a 3:0 vote.

ITEM 3: Resolution- Public Hearing:

This item was pulled from the agenda.

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 3611 SE 13th Avenue.

Mr. Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a residential structure, an accessory structure, and solid waste accumulation. This residential structure has been involved in 2 fires: October 29, 2023, and January 1, 2024. This property has been without water service since December 30, 2022. The Amarillo Police Department has been called out to this location 3 times since the property became vacant. Building Safety and the City Marshal's Office have worked 4 cases since the water service has been off: weeds, junk and debris, open structure, zoning violation, and this dangerous structure case. This property is located 5 blocks from a 6th grade campus, a middle school, and a park. Both structures are unsecure. There is an accumulation of trash 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 ii & V. 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. Diaz any questions. The Chairman asked if there was anyone present with a legal interest in the property. Josephina Rodriguez approached the podium. Ms. Rodriguez is the daughter of the owner. She has been in charge of the property. The homeless keep breaking in and she has little funds to work on the property. There is a buyer for the property. Chairman Roller asked if the buyer understood the circumstances of the property. Ms. Rodriguez said yes. The

Chairman entered her information into the record. The Chairman asked if there was anyone else who wished to speak concerning the property. Edward Gonzalez approached the podium. Mr. Gonzalez is a contractor, and he has dealt with this type of property and obtained provisional permits. If he purchases, he will rehabilitate the structure. He can close by next week if all the heirs sign off on the sale. Chairman Roller asked Ms. Rodriguez if all the other heirs were agreeable. Ms. Rodriguez said yes. The Chairman asked Mr. Diaz if Option III would be agreeable. Mr. Diaz said that would give the owner 10 days to reach out to Building Safety and then 60 days to obtain a provisional permit. The Chairman admitted their information into the record. 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 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 600 Browning Street.

Mr. Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a residence, accessory structures, and solid waste accumulation. This property has been without water service since June 15, 2022. The Amarillo Police Department has been called out to this location 7 times since the property has been without water service. Building Safety and the City Marshal's Office have worked 3 cases since the water service has been off: weed, junk and debris, and this dangerous structure case. This property is located 8 blocks from a middle school and a 6th grade campus. The structures are unsecure. The residential structure has broken windows, holes in the interior walls, and there are cracks in the foundation. There is an excessive number of tires on the property and within the structures as well as other trash and solid waste. Some of the rear fencing has been removed. 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, blight on the area, and creates an unsafe environment therefore demolition is recommended: Item III & V. Erika Martinez has contacted the City Marshal's Office and expressed a desire to fix the house. Ms. Martinez has provided an email and requesting it to be read. There are taxes due, and there is money owed to the City for prior mowing and cleanup job. Mr. Diaz read the email from Ms. Martinez to the Commissioners. Chairman Roller said that the owner requested 90 days and asked Mr. Diaz if that was ok. Mr. Diaz stated that Option III would give them 10 days to contact Building Safety and then 60 days to obtain the permit. Commissioner Willburn asked if the owner couldn't remove the tires until there is a permit? Mr. Diaz said a provisional permit was required to clean up the property. 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 Banes made a motion to approve the Resolution for Option III & 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 located at 606 N Fillmore Street aka 604 N Fillmore.

Mr. Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a commercial structure. The 604 Fillmore side has been without water service since April 2010, and the 606 Fillmore side has been without water service since November 2023. The Amarillo Police Department has not been called out to this location since the property has been without water service. Building Safety and the City Marshal's Office have worked 7 cases since the structure has been without water service: weeds, junk and debris, zoning violation, and this dangerous structure case. This property is located 3 blocks from a middle school, a 6th grade campus, and a park. The structure is unsecure. The roof on the east side of the structure has caved in. There are stress fractures along the south and east exterior walls. The structure has been tagged with graffiti 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, blight on the area, and creates an unsafe environment therefore demolition is recommended: Item II & V. There are taxes owed, and there is money 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. There was no one. The Chairman asked if there was anyone else who wished to speak concerning the property. Jerry Brinkley, Code Investigator, approached the podium. Mr. Brinkley explained how the roof has caved in and the wall structure is separating. The Chairman admitted his information. The Chairman closed the hearing. The Commissioners deliberated. Commissioner Willburn made a motion to approve the Resolution for Option II & V, seconded by Commissioner Banes, 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 solid waste accumulation located at 1706 N Washington 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. There is no water service to this vacant lot. The water and sewer taps were abandoned in 1999 for a condemnation and demolition of a house in 1998. The Amarillo Police Department has not been called out to this location in the last 2 years. Building Safety and the City Marshal's Office have worked 2 cases in the last 2 years: weed, junk & debris, and this solid waste condemnation case. This property is located 4 blocks from an elementary school and a public park. The solid waste accumulation is located all around the property consisting of wood, discarded household items, car parts, tires, furniture, and trash. Solid waste accumulation is a refuge for vermin, rodents and 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, blight on the area, and creates an unsafe environment therefore cleanup is recommended: Item V. There are no taxes owed, however, there is money owed to the City for prior mowing and cleanup jobs. The prior demolition was paid. 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. Chairman closed the hearing. The Commissioners deliberated. Commissioner Banes made a motion to approve the Resolution for Option V, seconded by Commissioner Willburn, the motion passed with a 3:0 vote.

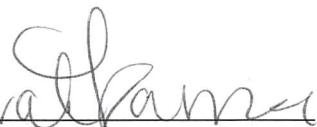
Adjournment:

Chairman Roller asked if there was any further business. There was none. Chairman Roller concluded the meeting. The meeting was adjourned at 3:52 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