

**MINUTES**

On January 16, 2025, 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.

| <b>VOTING MEMBERS</b>        | <b>PRESENT</b> | <b>NO. MEETINGS HELD<br/>SINCE APPOINTMENT</b> | <b>NO. OF MEETINGS<br/>ATTENDED</b> |
|------------------------------|----------------|------------------------------------------------|-------------------------------------|
| Tom Roller, Chair            | Yes            | 98                                             | 90                                  |
| Frank O Willburn, Vice Chair | Yes            | 15                                             | 14                                  |
| Richard Constancio Jr.       | Yes            | 98                                             | 60                                  |
| Jim Banes                    | Yes            | 76                                             | 59                                  |
| Russ Glaze                   | Yes            | 11                                             | 5                                   |
| <b>ALTERNATE MEMBER</b>      |                |                                                |                                     |
| Ryan Huseman                 | Yes            | 46                                             | 12                                  |

Also in attendance were:

Jacob Diaz  
Johnny Scholl  
Shayla Sotelo  
Jerry Brinkley  
Sarah Ramon

CITY MARSHAL, CITY OF AMARILLO  
BUILDING OFFICIAL, CITY OF AMARILLO  
COMMUNITY IMPROVEMENT MANAGER, CITY OF AMARILLO  
CODE INVESTIGATOR, CITY OF AMARILLO  
ADMINISTRATIVE SPECIALIST I, 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. improvement

**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: Consider Elections of Chair and Vice-Chair:**

Commissioner Willburn made a motion to elect Commissioner Tom Roller as Chairman, seconded by Commissioner Huseman, the motion passed with a 5:0 vote. Commissioner Huseman made a motion to elect Commissioner Frank O Willburn as Vice Chair, seconded by Commissioner Constancio, the motion passed with a 5:0 vote.

**ITEM 3: Minutes:**

Commissioner Willburn made a motion to approve the minutes of the December 19, 2024, meeting, seconded by Commissioner Constancio, the motion passed with a 5:0 vote.

**ITEM 4: Resolution- Public Hearing:**

This resolution sets the date and time for a public hearing on March 6, 2025, at 2:00 p.m. to determine whether certain conditions of the properties located at 1407 NW 17<sup>th</sup> Avenue, 1405 N Bonham Street, 206 N Madison Street, 401 N Tennessee Street, 508 N Tyler Street, 1446 NW 12<sup>th</sup> Avenue, 1924 NW 12<sup>th</sup> Avenue, 902 S Bivins Street, and 504 N Hughes 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 Constancio made a motion to approve the resolution, seconded by Commissioner Glaze, the motion passed with a 5:0 vote.

Commissioner Banes entered the Hearing.

**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 102 N Bowyer Street.

Mr. Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. This property has an active water service account; however, the tap was locked on June 6, 2024. The Amarillo Police Department

and City Marshal Deputies have been called out to this location 1 time since the beginning of this file. The City Marshal's Office has worked 2 cases since March 13, 2024: open structure and this dangerous structure case. This property is located 6 blocks from a park and 4 blocks from a major throughfare: I-40. 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 taxes due, however, 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. Commissioner Willburn asked Mr. Diaz if he was confident that the owner would pull the appropriate permits. Mr. Diaz reassured the Commissioners that from the conversations he has had with the owner, he has no reason to believe he wouldn't pull the permit. Mr. Diaz also mentioned that if the owner doesn't pull the permits with the recommended Item, the property would then proceed to bidding process. The Chairman asked if there was anyone present with a legal interest in the property. There was no one. The Chairman submitted 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 III & V, seconded by Commissioner Huseman, the motion passed with a 6:0 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 116 N Bowyer 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 structure, and solid waste accumulation. This property has been without water service since January 11, 2024. The Amarillo Police Department and City Marshal Deputies has been called out to this location 1 time since the beginning of this file. The City Marshal's Office has worked 1 case: this dangerous structure case. This property is located 6 blocks from a park, and 4 blocks from a major throughfare: Interstate 40. 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 III & V. There are taxes due; however, there is no 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. Commissioner Glaze asked Mr. Diaz that if the property were to sell, if the ruling made today would carry to the next owner. Chairman Roller responded and stated that the ruling carries with the deed. Commissioner Glaze also asked if we verify that the owner has the resources for support the work required. Jacob Diaz explained the permitting process including that we do verify the homeowner has the necessary resources. 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 Huseman made a motion to approve the Resolution for Options III & V, seconded by Commissioner Glaze, the motion passed with a 6:0 vote.

**ITEM 7: 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 807 S Georgia 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 and solid waste accumulation. This structure was involved in a fire on September 19, 2020. This property has been without water service since August 6, 2024. The Amarillo Police Department and the City Marshal Deputies have been called out to this location 7 times since the beginning of this file. The City Marshal's Office has worked 1 case since August 14, 2014: this dangerous structure case. This property is located 2 blocks from: Plains Boulevard. 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 III. There are taxes owed; however, there is no 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. Mike Coffman, 809 S Georgia Street, approached the podium. Mike stated he sent letters to the owner stating the complaints he had. The owner stated he would have the issues resolved, unfortunately that did not happen. Mike also stated the fire was started by vagrant due to the structure being unsecure. The Chairman asked if there was anyone else who wished to speak concerning the property. Tin Hardy, 801 S Georgia Street, approached the podium. Ms. Hardy stated that the structure was being used for illegal gambling and the structure has been raided several times. She also stated that vagrants have been causing issues as well. Hardy stated she has been speaking with Officer Balke with the City Marshals Office about the issues happening at this property. The Chairman asked Mr. Diaz additional questions. Mr. Diaz called on the homeowner in attendance. Mr. Tran stated he was not notified of the condemnation until recently seeing the sign in front of the property. Mr. Tran also stated he wants to obtain the required permit to rehab the structure. Commissioner Glaze made additional comments. 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 6:0 vote.

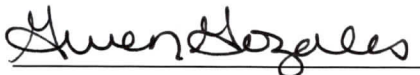
**Adjournment:**

Chairman Roller asked if there was any further business. There was none. Chairman Roller concluded the meeting. The meeting was adjourned at 4:00p.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 I