

On April 3, 2025, the Condemnation Appeals Commission met at 2:00 p.m. for a Regular meeting at City Hall, 623 S Johnson Street, in Room 1500.

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD SINCE APPOINTMENT	NO. OF MEETINGS ATTENDED
Tom Roller, Chair	Yes	101	93
Frank O Willburn, Vice Chair	Yes	18	17
Richard Constancio Jr.	No	101	61
Jim Banes	Yes	79	62
Russ Glaze	No	14	5
<b>ALTERNATE MEMBER</b>			
Ryan Huseman	No	49	13

Also in attendance were:

Jacob Diaz	CITY MARSHAL, CITY OF AMARILLO
Brad Hofmann	DEPUTY BUILDING OFFICIAL, CITY OF AMARILLO
Bryan McWilliams	CITY ATTORNEY, CITY OF AMARILLO
Gwen Gonzales	DANGEROUS STRUCUTRE MANAGER, CITY OF AMARILLO
Sarah Ramon	ADMINISTRATIVE SPECIALIST I, CITY OF AMARILLO
Jerry Brinkley	CODE INVESTIGATOR, CITY OF AMARILLO
Stephanie Balke	CITY MARSHAL CAPTAIN, CITY OF AMARILLO

This meeting of the Condemnation Appeals Commission was called to order by Chairman Roller, established a quorum at 2:11 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 March 6, 2025, meeting, seconded by Commissioner Banes, the motion passed with a 3:0 vote.

**ITEM 3: Resolution- Public Hearing:**

This resolution sets the date and time for a public hearing on June 5, 2025, at 2:00 p.m. to determine whether certain conditions of the properties located at 1316 SE 12<sup>th</sup> Avenue, 1626 NW 18<sup>th</sup> Avenue, 4703 Goodnight Trail, 615 S Lake Street, 315 N Philadelphia Street, and 1610 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 Banes made a motion to approve the resolution, seconded by Commissioner Willburn, 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 a substandard structure and solid waste accumulation located at 1635 NW 13<sup>th</sup> Avenue.

Jacob Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of this property. The beginning of this case is January 6, 2025. This structure has been without water since August 2011. There have been no calls for police service to this location since the property has been vacant. The City has worked 19 cases since August 2011; weeds, junk & debris, zoning violation, open structure, this dangerous structure case. This property is located 1 block from an elementary school. The residential structure remains unsecure. There are cracks in the foundation. The roof has holes and there are broken windows. There also is an accumulation of solid waste. There has been no recent permit activity.

This property is a nuisance, it is a hazard to the neighborhood, blight on the area, and create an unsafe environment, therefore, demolition and abatement is recommended: Items III & V. Currently, there are taxes due and 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. Jerry Dixon, 1635 NW 13<sup>th</sup>, approached the podium. Mr. Dixon discussed why he has been unable to maintain the property up to now. Mr. Dixon believes the house can be salvaged. There are still a lot of good parts to the house. He said that if he had the time and the resources, he could rehab the house. He has been reaching out to several community resources for help, but he hasn't been able to secure any. Chairman Roller asked if he had the resources to fix the house. Mr. Dixon said no, he was asking for a little leeway for time so he can get the house back together. 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 Options III & V, seconded by Commissioner Willburn, 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 a substandard structure located at 1645 NW 18<sup>th</sup> Avenue.

Jacob Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. The beginning of this file is May 23, 2024. The structure has been without water service since July 2014. There have been 2 calls for police services to this location since May 2024. The City has worked 13 cases since July 2014; weeds, junk & debris, open structure, and this dangerous structure case. This property is 6 blocks from an elementary school and a park. The siding has begun to partially detached from the walls and the wall structure behind is being weathered. There are cracks in the fountain, broken windows, and the roof covering has begun to lift off the decking. The roof over the porch has begun to collapse. There has been 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, we recommended: Item III. Currently, 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. Sherritta Smith, 1972 Newport, Pittsburg CA, approached the podium. Her mom was the property owner, who passed in 2023. The house was not this bad when she passed. They need an opportunity to speak with the other siblings to discuss what they can do. Antwana Strong, 103 Mayport, Pittsburg CA, approached the podium. When their mother passed, they came to Amarillo, and the house was not bad. They are working on trying to get the taxes paid and see what they can do. The Chairman admitted their 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, 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 a substandard structure and solid waste accumulation located at 106 N Adams Street.

Jacob Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. The beginning date of this file is January 14, 2025. This property has been without water service since March 2022. There have been 2 calls for police services at this location since the property has been without water service. The City has worked 4 cases since the property has been without water; weeds, junk & debris, and this dangerous structure case. This property is located 7 blocks from an elementary school. This structure has been secured. The roof covering has begun to lift off the decking. The exterior siding has begun to separate from the wall structure exposing it to the elements. The foundation has cracks. There also is an accumulation of solid waste on the property. There has been no recent permit activity. This property is a nuisance, a hazard to the neighborhood, and blight on the area, therefore, we recommended: Item III. There are no taxes due, and 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. Julian Reese, representing the owner, approached the podium. The owner called him, so he called the City Marshal's office to see what needed to be done. The windows were open and accessible and needed to be boarded up. The roof needed to be sealed. Mr. Reese said they got all those things done. He is here to help them. No one can gain access to the property. Commissioner Willburn asked what the plans for the property are. Mr. Reese said their plan is to fix it up so it can be rented out. Jerry Brinkley, Code Investigator, approached the podium. Mr. Brinkley asked Mr. Reese if he knew what was in the barrels that are on the property because they are leaking. Mr. Reese said he had no idea, and he would look into this today. Mr. Reese said he needed additional time. Commissioner Willburn explained the time frame for this process to Mr. Reese. 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 Banes made a

motion to approve the Resolution for Options III and V, seconded by Commissioner Willburn, 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 a substandard structure located at 723 S Cleveland Street.

Jacob Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. The beginning date of this file is June 13, 2024. Ownership of this property has changed since this case was initiated. This property has been without water service since December 19, 2017. There have been 3 calls for police service since December 2017. The City has worked 12 cases since December 2017: weeds, junk & debris, zoning violations, junk vehicles, and this dangerous structure case. This property is located 2 blocks from an elementary school. Shortly after this dangerous structure case was initiated, rehab permits were issued. The permits expired with minimal work and no inspections requested. After posting the property for this hearing, the permits were reinstated. There are active permits at this time. This property was a nuisance, and there has been extensive work done on the structure; however, we recommend Item 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. Commissioner Willburn asked, "so the permits were reinstated, has there been inspections?" Ms. Gonzales said that she verified there has been at least one inspection done since the permit was renewed. Commissioner Banes asked if the previous owner was the one who obtained the initial permit. Mr. Diaz said no, it was the current owner. 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 Willburn 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 a substandard structure located at 2005 Hawk Lane.

Jacob Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. The beginning of this file is April 5, 2024. The property has been without water since November 2019. There has been 1 call for police service since November 2019. The City has worked 5 cases since the property has been without water; weeds, junk & debris, open structure, and this dangerous structure case. This property is within 4 blocks from an elementary school and a park. The manufactured home has been secured, however, there are areas where access can be gained underneath. The exterior siding has begun to deteriorate and has holes. 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, we recommended: Item III. Mr. Diaz stated the property has been posted with No Trespassing Signs and there is a plan for regular maintenance. There are no taxes owed, and 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. Tom Tortoreo, 3710 Farwell, property manager, approached the podium. He is aware of the defects mentioned. It is under constant surveillance. The plan is to get this property back online to give the community affordable housing. The owner has recently moved close to the property to keep an eye on the property. They painted and posted no trespassing signs. The Chairman admitted the 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 Banes made a motion to approve the Resolution for Option III, seconded by Commissioner Willburn, the motion passed with a 3:0 vote.

**ITEM 9: Resolution - Public Hearing:**

This resolution conducts a public hearing on and considers ordering the removal of substandard structures located at 2016 Hawk Lane.

Jacob Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. The beginning of this file is May 23, 2024. This property has been without water service since February 2023. There have been 3 calls for police services since February 2023. The City has worked 2 cases in the last 2 years: weeds, junk & debris, and this dangerous structure case. This property is located 4 blocks from an elementary school and park. This structure is now secure. Portions of the eaves are deterring and the roof over the porch is missing a large portion of it. There has been 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, we recommended: Item III. This property has similar conditions as the previous property, and Mr. Tortoreo has set up a plan for continuous maintenance. There are no taxes owed and 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. Mr. Tortoreo said the statements for the previous address are the same. The Chairman admitted this 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, seconded by Commissioner Banes, the motion passed with a 3:0 vote.

**ITEM 10: Resolution - Public Hearing:**

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure located at 208 N Madison Street.

Jacob Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. The beginning of this file is May 17, 2024. There is an active city utility at this location, however, the meter was locked on February 13, 2023. There have been no calls for police service to this location. The City has worked 3 cases since the property has been without water service: weeds, junk and debris, and this dangerous structure case. This property is located 7 blocks from a school and a public park. This is a vacant property. The structure is partially boarded up; however, it remains unsecure with an open door and broken windows. There has not been any recent permit activity. This property is a nuisance, it is a hazard to the neighborhood, blight on the area, and an unsafe environment, therefore, we recommended: Item III. 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. 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 Willburn, the motion passed with a 3:0 vote.

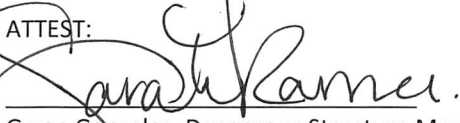
**Adjournment:**

Chairman Roller asked if there was any further business. There was none. Chairman Roller concluded the meeting. The meeting was adjourned at 3:33 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 Barron, Administrative Specialist I