

MINUTES

On February 6, 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.

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD SINCE APPOINTMENT	NO. OF MEETINGS ATTENDED
Tom Roller, Chair	Yes	99	91
Frank O Willburn, Vice Chair	Yes	16	15
Richard Constancio Jr.	Yes	99	60
Jim Banes	Yes	77	60
Russ Glaze	Yes	12	5
ALTERNATE MEMBER			
Ryan Huseman	Yes	47	12

Also in attendance were:

Jacob Diaz
Shayla Sotelo
Jerry Brinkley
Gwen Gonzales

CITY MARSHAL, CITY OF AMARILLO
DEPUTY DIRECTOR, CITY OF AMARILLO
CODE INVESTIGATOR, CITY OF AMARILLO
DANGEROUS STRUCTURE MANAGER, CITY OF AMARILLO

This meeting of the Condemnation Appeals Commission was called to order by Chairman Roller, established a quorum at 3:09 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 January 16, 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 April 3, 2025, at 2:00 p.m. to determine whether certain conditions of the properties located at 1635 NW 13th Avenue, 1645 NW 18th Avenue, 106 N Adams Street, 723 S Cleveland Street, 2005 Hawk Lane, 2016 Hawk Lane, and 208 N Madison 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 substandard structures and solid waste accumulation located at 902 SW 1st Avenue.

Mr. Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. This structure was involved in a fire on November 2, 2023. This property has been without water service since June 7, 2021. The Amarillo Police Department and City Marshal Deputies have been called out to this location 6 times since the property became vacant. The City Marshal's Office has worked 1 case since the water service has been off: this dangerous structure case. This property is located 6 blocks from an elementary school, and it is adjacent to a railroad tract. The structures remain unsecure. The residential structure has fire damage, cracks in the foundation, and the exterior stucco siding has begun to fall from the structure exposing the walls to the elements. There is an excessive accumulation of solid waste 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: Items II & V. There are taxes due, and there is 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. 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 Options II & 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 solid waste accumulation located at 903 SW 1st Ave.

ITEM 6: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of a substandard structures and solid waste accumulation located at 905 SW 1st Avenue.

Agenda Items 5 and 6 were discussed together since the properties are adjacent, have the same owner, and have similar conditions.

Mr. Diaz, City Marshal, presented the cases with a PowerPoint presentation describing the conditions of the properties. 903 SW 1st Avenue is a vacant lot with solid waste accumulation, and 905 SW 1st Avenue consists of a residence, and solid waste accumulation. The residential structure is occupied; however, it has been without water service since March 2, 2021. The Amarillo Police Department and City Marshal Deputies have been called out to this location 6 times since the property has been without water service. The City Marshal's Office have worked 1 case on each of these properties: this solid waste accumulation case and this dangerous structure case. These properties are located 6 blocks from an elementary school, and they are adjacent to a railroad tract. The vacant lot has excessive solid waste accumulation. The residential structure is currently occupied by the owner. There is excessive vegetation, and accumulation. The means of egress are blocked on the residence. Building Safety has had no recent permit activity for either property. These properties are a nuisance, they are a hazard to the neighborhood, blight on the area, and they create an unsafe environment, therefore, for Agenda Item 5, cleanup is recommended: Item V; and for Agenda Item 6, demolition is recommended: Items II & V. Commissioner Willburn asked if the homeowner had any contact with the City at all? Mr. Diaz stated that "we made contact with the homeowner during an inspection" and the owner stated at that time that he would attempt to make some cleanup, however, there has not been any improvement. There has been no further contact with the owner. There are taxes due on both properties and there is money owed to the City for prior mowing and cleanup jobs for both properties. 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 asked if Mr. Diaz had any other comments. Mr. Diaz said that when they were at the property conducting an inspection, which included himself, Johnny Scholl, the Building Official, and Captain Balke, they identified that there were no active utilities and using propane tanks were being used inside which were concerns for safety inside. While there, the Building Official also explained to the property owner extensively what needed to be done to obtain permits and how to bring the structure into compliance. The Chairman closed the hearing. The Commissioners deliberated. Commissioner Willburn made a motion to approve the Resolution for Option V, seconded by Commissioner Banes, for Agenda Item 5, the motion passed with a 3:0 vote. Commissioner Banes made a motion to approve the Resolution for Options II & V, seconded by Commissioner Willburn, for Agenda Item 6, 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 3212 SW 3rd 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 and an accessory. This structure was involved in a fire on October 6, 2023. This property has been without water service since October 27, 2023. The City Marshal Deputies have been called out to this location 2 times since the property has been without water service. The City Marshal's Office have worked 5 cases in the last 2 years: weeds, junk & debris, and this dangerous structure case. This property is located 1 block from an elementary school, 4 blocks from a private school, and 1 block from a public park. The structure has severe fire damage and is partially boarded up. The roof has been compromised, putting it at risk of collapse. 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 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. There was no one. The Chairman closed the hearing. The Commissioners

deliberated. Commissioner Willburn made a motion to approve the Resolution for Options II & V, 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 4821 Slope Drive.

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 are active utilities at this location. This property is owner occupied. The Amarillo Police Department and City Marshal Deputies have been called out to this location 8 times since the property has been without water service. The City Marshal's Office have worked 3 cases in the last 2 years: weeds, junk & debris, and this solid waste accumulation case. This property is located 4 blocks from a public park, 6 blocks from an elementary school, and 2 blocks from a major highway. There is an accumulation of solid waste on this property. Some improvement has been made in the front yard; however, there is still a large amount of solid waste in the back yard. 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, clean-up is recommended: Item 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. Jeffery Wade Wesley, property owner, 4821 Slope Drive, approached the podium. Mr. Wesley stated he was working on cleaning up; however, he needed an extension. The Chairman asked Mr. Wesley how much time he needed. Mr. Wesley said until summer. Mr. Wesley continued to discuss why he needed that much time. Mr. Wesley mentioned that he has always had water. The Commissioners acknowledged that he has an active water service. 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 asked Mr. Diaz about Option V, giving 10 days to comply. Ms. Gonzales stated that Item V will provide an opportunity to obtain a Provisional Permit to clean up, giving them 60 days. The Chairman asked if they could extend that permit if requested? Ms. Gonzales said that an extension would be up to the Building Official since the permit is issued by the Building Safety Department. Mr. Diaz verified that a Provisional Permit to remove solid waste could be obtained, providing 60 days to clean up the property. 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 3:0 vote.

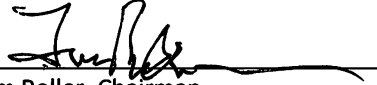
ITEM 9: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of solid waste accumulation located at 111 S Tennessee 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 are active utilities at this location. The Amarillo Police Department and City Marshal Deputies have not been called out to this location since the start of this solid waste accumulation case. The City Marshal's Office have worked 2 cases in the last 2 years: weeds, junk & debris, and this solid waste accumulation case. This property is located 1 block from an elementary school, 5 blocks from a private school, and 1 block from a public park. There is an accumulation of solid waste on this property. Some improvement has been made in the front yard; however, there is still a large amount of solid waste in the back yard. 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, clean-up 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. Bunny Wells, occupant, 111 S Tennessee, approached the podium. Ms. Wells requested more time, until March 15th. Commission Willburn explained the time frame with Ms. Wells. 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 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 4:06 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 I