

MINUTES

On March 6, 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	100	92
Frank O Willburn, Vice Chair	Yes	17	16
Richard Constancio Jr.	Yes	100	61
Jim Banes	Yes	78	61
Russ Glaze	No	13	5
ALTERNATE MEMBER			
Ryan Huseman	Yes	48	13

Also in attendance were:

Shayla Sotelo
Brad Hofmann
Jerry Brinkley
Sarah Ramon
Gwen Gonzales
Stephanie Balke

DEPUTY DIRECTOR, CITY OF AMARILLO
DEPUTY BUILDING OFFICIAL, CITY OF AMARILLO
CODE INVESTIGATOR, CITY OF AMARILLO
ADMINISTRATIVE SPECIALIST I, CITY OF AMARILLO
DANGEROUS STRUCTURE MANAGER, CITY OF AMARILLO
CITY MARSHAL CAPTAIN, CITY OF AMARILLO

This meeting of the Condemnation Appeals Commission was called to order by Chairman Roller, established a quorum at 2:00 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 Constancio made a motion to approve the minutes of the February 6, 2025, meeting, seconded by Commissioner Banes, the motion passed with a 5:0 vote.

ITEM 3: Resolution- Public Hearing:

This resolution sets the date and time for a public hearing on May 1, 2025, at 2:00 p.m. to determine whether certain conditions of the properties located at 4007 SE 11th Avenue, 2100 Eagle Lane, 4709 Eagle Lane, 3721 Fountain Terrace, 2014 Hawk Lane, 2100 Hawk Lane, 3621 Neuches Street, 4021 S Van Buren 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 Willburn made a motion to approve the resolution, seconded by Commissioner Huseman, the motion passed with a 5:0 vote.

ITEM 4: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of a substandard structure located at 1446 NW 12th Avenue.

Ms. Sotelo, Deputy Director, presented the case with a PowerPoint presentation describing the conditions of this property. The beginning of this case is June 26, 2024. There are no utilities at this location. The Amarillo Police Department and City Marshal Deputies have been called out to this location 1 time since the property has been without utilities. The City Marshal's Office has worked 1 case since beginning of this file: this dangerous structure case. This property is located 1 block from an elementary school, 6 blocks from another elementary school, and 4 blocks from a major highway: Interstate 40. The structure remains unsecure. There are broken windows and open doors. There is damage to the roof, exterior siding, and foundation. 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 create an unsafe environment, therefore, demolition is

recommended: Item II. 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 Ms. Sotelo any questions. An audience member in attendance stated that the owner of the property is deceased. 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 II, seconded by Commissioner Huseman, the motion passed with a 5:0 vote.

ITEM 5: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures located at 1924 NW 12th Avenue.

Ms. Sotelo, Deputy Director, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a residential structure and an accessory. The beginning of this file is June 26, 2024. There are no utilities at this property. The Amarillo Police Department and City Marshal Deputies have been called out to this location 1 time since the start of this case. The City Marshal's Office has worked 1 case since the start of this case: this dangerous structure case. This property is located a ½ block from an elementary school, 6 blocks from another elementary school, and 7 blocks from a major highway: Interstate 40. The main structure is partially boarded up. There are openings in the foundation and damage to the siding, roof, and windows. The accessory structure is also unsecure. 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. 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 Ms. Sotelo any questions. Commissioner Constancio asked if the owner has made contact. Ms. Sotelo responded that the owner has made contact, wanting more information about the condemnation. Ms. Sotelo also stated the owner was present in the audience. The Chairman asked if there was anyone present with a legal interest in the property. Deborah Brown, the owner, approached the podium. Ms. Brown stated she was in agreeance to tear the house down. She asked the Commissioners if there was anything further needed from her. Chairman Roller stated out office would be in contact with her. 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 Constancio made a motion to approve the Resolution for Option II, seconded by Commissioner Huseman, the motion passed with a 5:0 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 1407 NW 17th Avenue.

Ms. Sotelo, Deputy Director, presented the case with a PowerPoint presentation describing the conditions of the property. The beginning of this file is December 9, 2024. This property was involved in two fires: December 8, 2024, and September 15, 2023. This property has an active water account; however, it was locked on April 21, 2021. The Amarillo Police Department and City Marshal Deputies have been called out to this location 29 times since the start of this case. The City Marshal's Office has worked 1 case since the start of this case: this dangerous structure case. This property is located 1 block from an elementary school, and 6 blocks from another elementary school. The structure remains unsecure. The residential structure has fire damage, broken windows, damage to the roof, exterior wall, and interior rooms. The house is not structurally sound and could collapse at any time. Building Safety has had no recent permit activity. This property is a nuisance, a hazard to the neighborhood, and blight on the area, therefore, demolition is recommended: Items II and 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 Ms. Sotelo any questions. Commissioner Constancio asked if we knew how the fires started. Ms. Sotelo responded, no. 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 and V, seconded by Commissioner Huseman, the motion passed with a 5:0 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 902 S Bivins Street.

Ms. Sotelo, Deputy Director, presented the case with a PowerPoint presentation describing the conditions of the property. The beginning date of this file is June 25, 2025. This property has been without water service since February 9, 2022. The Amarillo Police Department and City Marshal Deputies have been called out to this location 3 times since the property has been without water service. The City Marshal's Office have worked 1 case since the beginning of this file: this dangerous

structure case. This property is located 1 block from a church, 6 blocks from a middle school, and 2 blocks from a major highway: Interstate 40. The structure remains unsecure. There is an accumulation of solid waste. The residence has broken windows, damage to the window frames, the roof and the foundation. 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 Ms. Sotelo any questions. Commissioner Constancio asked if there was a fence on the property. The fence was confirmed to be present. 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. Terry Wilcox, a neighbor, approached the podium. Mr. Wilcox stated he has been helping to maintain the property. He stated there have been vagrants present before and he has reported this property to the City Marshal and Fire Marshals Office. The Chairman closed the hearing. The Commissioners deliberated. Commissioner Huseman made a motion to approve the Resolution for Options II & V, seconded by Commissioner Banes, the motion passed with a 5:0 vote.

ITEM 8: 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 1405 N Bonham Street.

Ms. Sotelo, Deputy Director, presented the case with a PowerPoint presentation describing the conditions of the property. Only the structure addressed as 1405 is being considered, not 1409 N Bonham Street. The beginning of this file is June 20, 2024. There is no water account for this property. The Amarillo Police Department and City Marshal's Office have been called out to this location 1 time since the start of this case. The City Marshals Office has worked 1 case since June 20, 2024. This property is located 3 blocks from an elementary school, 4 blocks from another elementary school, and 5 blocks from a major highway: Interstate 40. The structure has been demolished without permits and the solid waste accumulation remains. 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 no money owed to the City for prior mowing and cleanup jobs. The Commissioners then had the opportunity to ask Ms. Sotelo any questions. Commissioner Willburn asked for clarification on what options we were recommending. While reviewing the file Commissioner Constancio asked if the City Marshals office knew who demolished the property. Jerry Brinkley, Code Investigator, approached the podium. Mr. Brinkley stated when he was on the property getting pictures, there was a gentleman present. Mr. Brinkley asked who he was. The gentleman stated he was hired by the property owner to demolish the structure. Mr. Brinkley informed him that permit needed to be pulled and, the gentleman stated he would. 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 Constancio made a motion to approve the Resolution for Option II & V, seconded by Commissioner Banes, the motion passed with a 5:0 vote.

ITEM 9: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures and solid waste accumulation located at 504 N Hughes Street.

Ms. Sotelo, Deputy Director, presented the case with a PowerPoint presentation describing the conditions of the property. The beginning of this file is June 26, 2024. This property has been without water service since July 27, 2023. The Amarillo Police Department and City Marshal Deputies have been called out to this location 2 times since the property has been without water services. The City Marshal's Office has worked 2 cases in the last 2 years: weeds, junk & debris, and this dangerous structures case. This property is located 1 block from a high school, 5 blocks from a private school, and 2 blocks from a major highway: Interstate 40. The main structure is partially boarded up. There is damage to the roof, the exterior siding and the chimney. The second residential has fire damage, wood rot and a damaged roof. The accessory structure has begun to 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: Item II & V. There are taxes owed and there is money owed to the City for any prior mowing and cleanup jobs. The Commissioners then had the opportunity to ask Ms. Sotelo any questions. Commissioner Constancio asked if we knew when the fire was. The City Marshal's Office was able to obtain that information. Commissioner Willburn asked if we could change the option to Option II due to there being no contact with the owner. Ms. Sotelo responded that would be fine. Commissioner Huseman asked who posted the no trespassing sign on the door. Ms. Sotelo informed the Commissioners that the City Marshal law enforcement officers post the sign to help with the vagrants. The Chairman asked if there was anyone present with a legal interest in the property. Timothy Gassaway, community advocate, approached the podium. He stated he has spoken to the family that is to inherit the property. Mr. Gassaway stated we don't need to condemn every house in the "North Heights".

Mr. Gassaway stated there is nothing majorly wrong with the property that couldn't be rehabilitated, however, he did agree the accessory structure was in poor condition. Mr. Gassaway stated the property is to be sold at tax sale soon and asked the Commissioners to have a slower approach to condemning the property. Chairman Roller asked when the tax sale is to take place. Mr. Gassaway stated he was unaware of the date for the tax sale. Gwen Gonzales, Dangerous Structures Manager, looked up the tax sale information. Ms. Gonzales state the property is not scheduled for a tax sale yet. Commissioner Huseman addressed Mr. Gassaway stating that his main concern in cases is the number of times APD has been called out to these locations and the amount of vagrant activity. Commissioner Huseman stated that removing the dangerous structures in that area would result in new construction and asked for Mr. Gassaway's perspective. Mr. Gassaway stated it may be good for investment he would still like to save that house that could be rehabbed. Chairman Roller asked is there is anyone else who wanted to speak on the property. Laird Kinnier was sworn in. Laird Kinnier approached the podium. Mr. Kinnier stated he builds homes for a living. He stated he was in agreeance with Timothy Gassaway about saving the house. Mr. Kinnier began giving ideas on how to save properties in "The Heights". Chairman Roller stated he did not was to dismiss Mr. Kinner's ideas, however; the Commission can't make decision on a property that is not on the agenda. Chairman Roller informed Mr. Kinnier that his ideas would be best directed to the City Council. Chairman Roller asked if there was anyone else who wanted to speak on the property. Mildred Darton approached the podium. Ms. Darton stated she owns the property at 508 N Hughes Street and is interested in purchasing this property, however; she doesn't know who the owner is. Ms. Darton stated she's reached out to American Lane Title to get information on the property to purchase. Commissioner Huseman asked if she wanted to rehab the property. Ms. Darton stated she does want to rehab the property. Chairman Roller asked who was responsible for the property. Ms. Darton stated she did not know who the responsible party was. Ms. Darton stated she used to know who the owners were years ago. Commissioner Banes asked if the owners she knew went by the name of Morris. Ms. Darton said yes. Chairman Roller thanked her for coming to speak. Chairman Roller asked if there was anyone else who wished to speak on the property. Mario Rojas approached the podium. Mr. Rojas stated he wants to save the property as well, however, during the summer, homeless tends to sleep on the porch. Chairman Roller thanked him for coming up to speak. 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. Ms. Sotelo stated she recommends Items II & V, since there has been no contact from the owner. The Commissioners deliberated. Commissioner Huseman made a motion to approve the Resolution for Options III & V, seconded by Commissioner Banes, the motion passed with a 5:0 vote.

ITEM 10: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures and solid waste accumulation located at 206 N Madison Street.

Ms. Sotelo, Deputy Director, presented the case with a PowerPoint presentation describing the conditions of the property. The beginning of this file is May 17, 2024. This property has been without water service since April 5, 2021. The Amarillo Police Department and City Marshal's Office have been called out to this location 6 times since the property has been without water service. The City Marshals Office has worked 2 cases since April 17, 2024: weeds, junk and debris, and this dangerous structure case. This property is located 7 blocks from a high school, 7 blocks from downtown, and 5 blocks from a major highway: Interstate 40. This is a vacant property. There is damage to the stucco siding, ceiling, and foundation. 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 owed, and there is money owed to the City for prior mowing and cleanup jobs. The Commissioners then had the opportunity to ask Ms. Sotelo any questions. Jerry Brinkley, Code Investigator, provided the Commissioner with clarification about the property. The Chairman asked if there was anyone present with a legal interest in the property. Stephanie Hicks approached the podium. Ms. Hicks stated she was the daughter of the owner. Ms. Hicks stated she wanted the property demolished but needed assistance doing so. A gentleman in attendance in the audience asked to speak. Chairman Roller approved the request. Larry then approached the podium. He asked Ms. Hicks if she would sell the property, Ms. Hicks gave no response. Larry stated the property was in good condition and that he could rehab the structure. Larry began to get confrontational, Chairman Roller dismissed Larry. 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 Huseman made a motion to approve the Resolution for Option III & V, seconded by Commissioner Constancio, the motion passed with a 5:0 vote.

ITEM 11: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures and solid waste accumulation located at 401 N Tennessee Street.

Ms. Sotelo, Deputy Director, presented the case with a PowerPoint presentation describing the conditions of the property. The structure was involved in a fire on November 17, 2023. The beginning of this file is October 9, 2024. This property has an

active water account. The Amarillo Police Department and City Marshal's Office have been called out to this location 33 times since it was involved in a fire. The City Marshals Office has worked 1 case since the property was involved in a fire: this dangerous structure case. This property is located 7 blocks from an elementary school, 8 blocks from a private school, and 2 blocks from a major highway: Interstate 40. The structure remains unsecure. There is damage to the windows and doors and to its frames. The roof has been compromised. The structure has sustained fire damage. There is evidence of vagrant activity and solid waste accumulation. 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, however, there is money owed to the City for prior mowing and cleanup jobs. The Commissioners then had the opportunity to ask Ms. Sotelo any questions. The Chairman asked if there was anyone present with a legal interest in the property. Jake Gibson, the owner, approached the podium. Mr. Gibson stated he has pulled a permit for the plumbing. Mr. Gibson stated he had a question to ask about the interior of the structure. Brad Hofmann, Deputy Building Official, approach the podium. Mr. Hofmann stated that Jonny Scholl, Building Official, himself and Mr. Gibson did a curtesy walk-through discussing what work needed to be done to the property. Mr. Hofmann was able to answer the question by Mr. Gibson. Commissioner Constancio Informed Mr. Gibson that he needed to keep the structure secure. Mr. Gibson then stated that he has hire a cleaning crew to clean the outside of property, and that the City Marshals Office has those people removed. Gwen Gonzales, the Dangerous Structure Manager, approached the podium. She explained that the law enforcement officers with the City Marshal's Office posts the no trespassing sign on dangerous structure properties to help with the vagrant activity. Commissioner Huseman explained Option III. 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 Options III & V, seconded by Commissioner Huseman, the motion passed with a 5:0 vote.

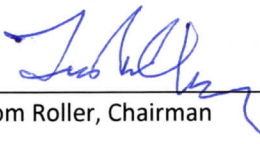
ITEM 12: Resolution - Public Hearing:

This resolution conducts a public hearing on and considers ordering the removal of substandard structures and solid waste accumulation located at 508 N Tyler Street.

Ms. Sotelo, Deputy Director, presented the case with a PowerPoint presentation describing the conditions of the property. The beginning of this file is April 18, 2024. This property has been without water service since October 19, 2023. The Amarillo Police Department and City Marshal's Office have been called out to this location 6 times since the property has been without water service. The City Marshals Office has worked 1 case since April 18, 2024: this dangerous structure case. This property is located 2 blocks from downtown, 5 blocks from a middle school, and 3 blocks from a major highway: Interstate 40. The structure remains unsecure. The structure has sustained fire damage. Two vagrants were escorted off this property. Building Safety has had no recent permit activity. The Commission took a 5-minute recess to charge the laptop for the presentation. 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 Ms. Sotelo any questions. Commissioner Huseman asked if there has been contact with the owner. Ms. Sotelo stated no. Stephanie Balke, City Marshal Captain, approached the podium. Ms. Balke spoke on the vagrant activity that has been present on the property. 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 II & V, seconded by Commissioner Constancio, the motion passed with a 5:0 vote.

Adjournment:

Chairman Roller asked if there was any further business. There was none. Chairman Roller concluded the meeting. The meeting was adjourned at 4:15 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