

On May 1, 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	102	94
Frank O Willburn, Vice Chair	Yes	19	18
Richard Constancio Jr.	No	102	61
Jim Banes	Yes	80	63
Russ Glaze	No	15	5
<b>ALTERNATE MEMBER</b>			
Ryan Huseman	Yes	50	14

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 2:00 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 April 3, 2025, meeting, seconded by Commissioner Banes, the motion passed with a 4:0 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 3812 SW 4<sup>th</sup> Avenue, 311 NE 12<sup>th</sup> Avenue, 2412 NW 14<sup>th</sup> Avenue, 4011 SE 15<sup>th</sup> Avenue, 2411 Aldredge Street, 1407 Carter Street, 302 S Forest Street, 606 N Monroe Street, and 1408 S Houston 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 Huseman, the motion passed with a 4:0 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 4007 SE 11<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 31, 2025. This structure has an active water account and there are occupants in the main structure. There have not been any callouts to this location. The city has worked only this dangerous structure case. This property is located 2 blocks from an elementary school. The roof of the rear accessory structure has collapsed in on itself. The east wall is leaning and could possibly fall at any moment. This structure is in a severe state of deterioration and hazardous, especially since there is evidence of children playing near the area. Building Safety has issued a

residential provisional demolition permit, and it expires on June 23, 2025. 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, 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. Pricilla and Teresa Vargas approached the podium. Teresa Vargas stated she has pulled a permit to demo. Chairman Roller asked how long it's going to be before the structure is removed. 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 substandard structures and solid waste accumulation located at 2100 Eagle 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. 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 substandard structures and solid waste accumulation located at 4709 Eagle Lane.

Jacob Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. The beginning date of this file is April 5, 2024. This property has been without water service since October 6, 2020. There have been 4 calls for police services at this location since the property has been without water service. The City has worked 7 cases since the property has been without water; weeds, junk & debris, zoning violations, and this dangerous structure case. This property is located 3 blocks from an elementary school, and 2 blocks from a public park. The manufactured home has broken windows with tape across them. The skirting is damaged and missing in places exposing the plumbing. There is under pinning missing, and some are compromised making the structure unstable. The accessory structures are open, and the inground cellar is open. 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 II & V. 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. Glenn from Amarillo Property Management approached the podium. Glenn stated he received the notice from the City; however was not able to receive a response. He is asking for 30- 60 on this property as well. He stated he has plans to sell the lot. Chairman Roller asked the commission if they had any questions. Commissioner Huseman stated he would like Option 3 if Mr. Diaz is okay with it. 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 4:0 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 3721 Fountain Terrace.

Jacob Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. The beginning date of this file is May 21, 2025. This property has been without water service since December 9, 2010. There have been 4 calls for police service since the property has been without water services. The City has worked 36 cases since the property has been without water services: weeds, junk & debris, zoning violations, and this dangerous structure case. This property is located 3 blocks from an elementary school, and 4 blocks from Plains Boulevard. The residence is secure. There are cosmetic deficiencies with no paint and there is an opening under the house in the rear, but not large enough for a man to enter, but for wild animal, vermin, insects, fowl, and weather. The detached garage is open, and the roof is sagging on the sides which would mean structural damage. There is overgrown shrubbery in the rear. There is a small wooden storage in the rear is collapsing on itself, and the garage wooden siding is cracked and broken. Building Safety has had no recent permit activity. This property was a nuisance; represents a hazard to the neighborhood; blight on the area and an unsafe environment therefor, we recommend 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 Mr. Diaz, any questions. The Chairman asked if there was anyone present with a legal interest in the property. Alejandro Cruz approached the podium. He stated he spoke with Building Safety about obtaining a permit. 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 & V, seconded by Commissioner Huseman, the motion passed with a 4:0 vote.

**ITEM 8: Resolution - Public Hearing:**

This resolution conducts a public hearing on and considers ordering the removal of solid waste accumulation located at 2014 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 21, 2024. The property has been without water since October 5, 2020. There have been 5 calls for police service since the property has been without water services. 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 5 blocks from an elementary school, and 2 blocks from a public park. 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 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. Amando Anaya approached the podium. He stated the wood accumulated in the yard is to an accessory building he acquired and is going to build. Chairman Roller asked Mr. Anaya how much time he would need to get the property cleaned up. Mr. Anaya stated he would need at least 20 days. Chairman Roller explained the amount of time he would have with the recommended option. Mr. Anaya understood. Chairman roller asked Commissioners if they had anymore questions. Commissioners responded no. 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 Willburn made a motion to approve the Resolution for Option V, seconded by Commissioner Banes, the motion passed with a 4:0 vote.

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

This resolution conducts a public hearing on and considers ordering the removal of substandard structures located at 2100 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 June 20, 2024. This property has been without water service since December 10, 2024. There have been no calls for police services. The City has worked 1 case since the beginning of this case: this dangerous structure case. This property is located 6 blocks from an elementary school and park, and 1 block from a public park. An unsecure manufactured home and accessory structure. The windows are partially boarded up, the front door is open. The skirting is missing in areas, and the exterior siding is rotting around the edges, exposing the wall structure to the elements. There is some debris and trash on the property. Ther 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 II & 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. Glenn said the statements for the previous address are the same for this property.

Commissioner Willburn confirm with Jacob about considering Option 3. Mr. Diaz agreed. 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 Banes made a motion to approve the Resolution for Option III & V, seconded by Commissioner Huseman, the motion passed with a 4:0 vote.

**ITEM 10: 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 3621 Neuches Street.

Jacob Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. The beginning of this file is June 28, 2024. This structure has been without water services since October 11, 2016. There have been 2 calls for police service to this location. The City has worked 8 cases since the property has been without water service: weeds, junk and debris, zoning violations, and this dangerous structure case. This property is located 4 blocks from an elementary school and 7 blocks from a railroad. A residential structure this is boarded up, however, is in severe state of decline. The exterior holes exposing the wall structure to the elements. There are holes in the foundation. 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 & 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. Saul Aviles approached the podium. Mr. Aviles stated he was the one who made the police reports due to conflict with neighborhood. Mr. Aviles stated he bought the house in August and was unable to work on it due to cold weather. Mr. Aviles expressed desire to rehabilitate the structure but doesn't feel 60day is enough to complete. Mr. Aviles stated he was unable to all the requirements required to pull permits due to the expense. Mr. Aviles stated he can do all the work on the house. He expressed that it is too expensive to get a quote for the plumbing and he can do the plumbing. He also expressed that he doesn't feel like the house needs a new roof due to it being brand new. He stated he wouldn't be able to provide proof of funds required for the permit. Mr. Aviles reiterated he able to do all the work himself. Commissioner Huseman stated there is nothing stopping him from doing the work himself if he pulls the permit. Commissioner Willburn corrected the information that since this is not his primary residence, he I unable to do the work himself and will have to hire professionals to do the work. Mr. Aviles expressed concern about only having 60 to complete this work with the permit. Commissioner Huseman informed Mr. Aviles he would have 60days to pull the permit. Mr. Diaz explained the permit checklist briefly and the time option 3 would allow. Chairman Roller asked Mr. Aviles if the amount of time described would work. Mr. Aviles asked about how he supposed to show proof of funds. Mr. Diaz stated Brad Hofmann would be able to better answer the questions being asked. Brad Hofmann approached the podium. He described the requirements and ways he could possibly proof of refunds. Mr. Hofmann also explained that for him to able to do the work on the house he would need to register as a general contractor. Mr. Aviles asked if he would be able to just turn the house into a storage. Chairman Roller asked if that would be allowed. Mr. Hofmann stated he is unsure if it is zone for storage. Mr. Aviles stated he believed it is zoned for commercial use. Gwen Gonzales stated she would be able to look it up and confirmed it is zoned for heavy commercial use. Mr. Diaz reiterated that we are recommending item 3. Mr. Aviles asked what would happen if he didn't do anything to the property. Chairman Roller informed him the structure would be demolished Mr. Hofmann stated other requirement that are necessary to make the building available for commercial use; however, he can come into the Building Safety office, and they are explore all options. 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 Huseman made a motion to approve the Resolution for Option III & V, seconded by Commissioner Banes, the motion passed with a 4:0 vote.

Commissioner Huseman exited the meeting.

**ITEM 11: Resolution - Public Hearing:**

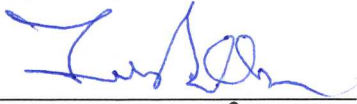
This resolution conducts a public hearing on and considers ordering the removal of a substandard structure located at 4021 S Van Buren Street.

Jacob Diaz, City Marshal, presented the case with a PowerPoint presentation describing the conditions of the property. The beginning of this file is July 2, 2024. There are active utilities at this property. There have been no calls for police service to this location. The City has worked 1 cases since the beginning of this case: this dangerous structure case. This property is located 9 blocks from an elementary school, and 4 blocks from a major highway: Interstate 40. A secondary accessory structure on the eastside of the property. The roof has begun to collapse, and the structure is leaning. Even though the doors are closed, the structure is hazardous, and the structural integrity is compromised. Ther 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 II. 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. James Coghill approached the podium. Mr. Coghill stated he is aware the accessory is in bad shape. He informed commissioners he has been injured so it's made it challenging to take care of the accessory structure. He stated he has been removing item form the structure however he needs more time. Chairman Roller asked if we were recommending option 2. Mr. Diaz explained he recommended option 2 due to not having any communication from the owner. Mr. Coghill stated he had spoken to Jerry when he was out at the property. Mr. Brinkley informed him the should be present at this hearing to make arrangements and that he would also need to pull permits to remove the accessory building. Chairman Roller informed Mr. Coghill to get with Building Safety for further information. 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.

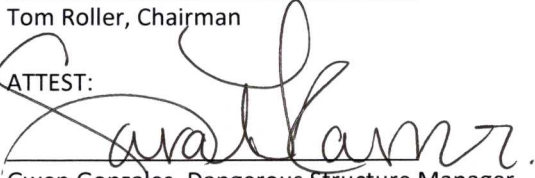
**Adjournment:**

Chairman Roller asked if there was any further business. There was none. Chairman Roller concluded the meeting. The meeting was adjourned at 3:55 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