

STATE OF TEXAS  
COUNTIES OF POTTER & RANDALL  
CITY OF AMARILLO

MINUTES

On December 5, 2019, the Condemnation Appeals Commission met at 4:00 p.m. for a Regular meeting at City Hall, 601 S Buchanan St., in the City Council Chambers of City Hall.

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD SINCE APPOINTMENT	NO. OF MEETINGS ATTENDED
Tom Roller, Chairman	Yes	32	28
Frank Willburn, Vice Chair	No	27	15
Richard Constancio Jr.	Yes	32	24
Joel Favela	Yes	32	27
Jim Banes	No	11	7
<b>ALTERNATE MEMBER</b>			
George Cumming	No	32	14

Also in attendance were:

Ismael "Izzy" Rivera Jr.  
Leslie Schmidt  
Gwen Gonzales  
Stephanie Garcia

BUILDING OFFICIAL, CITY OF AMARILLO  
SENIOR ASSISTANT CITY ATTORNEY, CITY OF AMARILLO  
BUILDING SAFETY MANAGER, CITY OF AMARILLO  
ADMINISTRATIVE SPECIALIST I, CITY OF AMARILLO

This meeting of the Condemnation Appeals Commission was called to order by Mr. Tom Roller, established a quorum at 4:00 p.m. The Chairman, Mr. Tom Roller opened the floor for any public comments to speak to any item on the agenda that doesn't have a public hearing.

**ITEM 1: Elect Chair and Vice Chair:**

Mr. Joel Favela nominated Mr. Tom Roller as Chairman and Mr. Frank Willburn as Vice Chair. Mr. Joel Favela made a motion to elect Mr. Tom Roller as Chairman and Mr. Frank Willburn as Vice Chair, seconded by Mr. Richard Constancio Jr., the motion passed with a 3:0 vote.

**ITEM 2: Minutes:**

Mr. Richard Constancio Jr. made a motion to approve the minutes, seconded by Mr. Joel Favela, the motion passed with a 3:0 vote.

**ITEM 3: Resolution-Calling a Public Hearing to determine whether certain conditions described herein constitute a Public Nuisance at the locations stated:**

This resolution sets the date and time for a public hearing on January 16, 2020, at 4:00 p.m. to determine if the properties located at 3611 NE 12<sup>th</sup> Avenue and 2204 S Lincoln Street constitute public nuisances and thereby declare as dangerous structures or an accumulation of solid waste and 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. Mr. Richard Constancio Jr. made a motion to approve the resolution, seconded by Mr. Joel Favela, 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 located at 2432 Echo Street.

Mr. Ismael Rivera Jr., Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. This property consists of a fire damaged residential structure and a detached accessory. The property has been without water service since October 18, 1996. The Amarillo Police Department has been called out to this location 79 times since this property became vacant. Building Safety has worked 14 cases; including weeds, junk and debris and this Dangerous Structure case. This property is located 5 blocks (1/2 mile) from a 6<sup>th</sup> grade school and middle school and park

and one block from a major thoroughfare (NE 24<sup>th</sup> Ave). Building Safety has had no recent permit activity. This property is an attractive nuisance, represents a hazard to the neighborhood, blight on the area and an unsafe environment. Mr. Rivera's recommendation is to demolish the structures; Item II. The current taxes and delinquent taxes are due and there is money owed to the City for prior mowing and cleanup jobs. The Commissioners then had the opportunity to ask Mr. Rivera any questions. The Chairman then asked if there was anyone present with a legal interest in the property. No one was present. The Chairman then asked if there was anyone else who wished to speak concerning the property. No one was present. The Chairman closed the hearing. Mr. Joel Favela made a motion to approve the resolution for Option II, seconded by Mr. Richard Constancio Jr., the motion passed with a 3:0 vote.

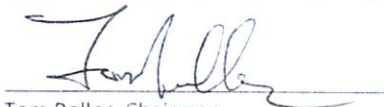
**ITEM 5: Resolution – Public Hearing:**

This resolution conducts a public hearing on and considers ordering the removal of substandard structures located at 407 Tammy Avenue.

Mr. Ismael Rivera Jr., Building Official, presented the case with a PowerPoint presentation describing the conditions of the property. The property consists of a fire damaged residential structure. The property has been without water service since February 7, 2019. The Amarillo Police Department has been called out to this location 4 times since this property became vacant. Building Safety has worked 3 cases; including weeds, junk and debris and this Dangerous Structure case since it became vacant. This property is located 1 block from an elementary school and park. Building Safety has had no recent permit activity. This property is an attractive nuisance, represents a hazard to the neighborhood, blight on the area and an unsafe environment. Mr. Rivera's recommendation is to demolish the structures; Item II. The current taxes are due and there is money owed to the City for prior mowing and cleanup jobs. The Commissioners then had the opportunity to ask Mr. Rivera any questions. The Chairman then asked if there was anyone present with a legal interest in the property. Mary E Hood, 407 Tammy Avenue, approached the podium. She spoke of the day of the fire. She states she has been working with the insurance company, but nothing has been worked out as of right now. Chairman then asked if there was a neighbor or anyone else who wished to speak concerning the property. Kimberly Minor, 411 Tammy Avenue, approached the podium. She states the property has been foreclosed on. She agreed that the property needs to be demolished because people and animals are entering the property. The Commissioners deliberated and agreed on Option III. The Chairman closed the hearing. Mr. Joel Favela made a motion to approve the resolution for Option III, seconded by Mr. Richard Constancio Jr., the motion passed with a 3:0 vote.

**ITEM 5: Adjournment:**

The Chairman, Mr. Tom Roller concluded the meeting. The meeting adjourned at 4:54 p.m. This meeting was recorded and all comments are on file with the Department of Building Safety.



Tom Roller, Chairman

ATTEST:



Gwen Gonzales, Building Safety Manager