

MINUTES OF THE MEETING OF THE
CADDO PARISH COMMISSION
SITTING AS A PROPERTY STANDARDS BOARD
HELD ON MAY 6, 2019

The Caddo Parish Commission, sitting as a Property Standards Board duly authorized to review and render directions for action on property standards violations brought to its attention pursuant to the requirements of Chapter 24, Property Standards, of the Caddo Parish Code of Ordinances, met on the above date at 2:45 p.m. in the Government Chambers with Mrs. Stormy Gage-Watts, President, presiding, and the following members in attendance constituting a quorum: Commissioners Atkins, Cawthorne, Chavez, Gage-Watts, Linn, Middleton, and Smith (7). ABSENT: Commissioners Bowman, Dominick, Jackson, Louis Johnson, and Lyndon B. Johnson (5).

Mr. Atkins gave the invocation, and Mr. Chavez led the Commission in the Pledge of Allegiance.

NEW BUSINESS

- Case 1: 1031 Chipper Lane, Keithville, LA 71047 (District 11)

Mr. Chuck Wilson said that this is a dilapidated and uninhabited burned-out trailer structure. He further explained that approximately 40 feet in the middle of the trailer has been burned, while the two opposite sides remain intact. He said that this poses health and safety hazards to the neighbors of the property. They have sent certified letters to the property owners and placed it in the Official Journal. Mr. Wilson's recommendation is to demolish the property.

Mrs. Elvera Miller, property owner, came before the Commission and said that she is doing all of the work on the property by herself. Her plan is to leave the middle, burned up part of the mobile home as an open living space. She also said that there is a bedroom and bathroom on one side; and there is a bedroom and bathroom on the other side. She explained that she has installed new fire resistant carpet, and plans to close both sides. She asked for a little more time.

Answering a question from Mr. Chavez regarding the start of this property standards process, Mr. Wilson stated that the first letter was sent out in January 2019, but the process started in December. Mr. Chavez wanted to know when the fire happened. Mr. Wilson stated that it occurred last Spring. Mr. Chavez then wanted to know the estimated cost for demolition. Mr. Wilson answered between \$5,000-\$8,000.

Mr. Smith stated that he has received several calls from citizens complaining about this property. He would like to see it demolished.

Attorney Bernstein pointed out that under the ordinance, the Commission would give the property owner an opportunity to demolish the structure herself. If it is not demolished in that time frame, then the Parish will demolish it.

Mr. Chavez wanted to know how the Parish would receive the payment for demolishing the property. Attorney Bernstein explained that the Parish would record a lien of the cost of the work.

It was **moved by Mr. Smith**, seconded by Mr. Cawthorne, *to accept the recommendation of the Public Works Department to demolish Property Standards Case No. 1, 1031 Chipper Lane, Keithville, after 30 days of a notice being sent to the property owners informing them of the demolition. Motion carried*, as shown by the following roll call votes: AYES: Commissioners Atkins, Cawthorne, Chavez, Gage-Watts, Linn, Middleton, and Smith (7). NAYS: None (0). ABSENT: Commissioners Bowman, Dominick, Jackson, Louis Johnson, and Lyndon B. Johnson (5). ABSTAIN: None (0).

- Case 2: 10497 Ferry Lake Road, Oil City, LA (District 1)

Mr. Chuck Wilson said that this is a dilapidated and uninhabited house structure, garage, and metal outside building. The roof of the house has collapsed throughout the structure. The floors and walls are falling apart and most of the windows are busted out. The garage and metal building are also falling apart. Vegetation has taken over the whole property, along with fallen trees. He said that this poses health and safety hazards to the neighbors of the property. They have sent certified letters to the property owners and placed it in the Official Journal. He also noted that the first letter was sent in August 2018. Mr. Wilson's recommendation is to demolish the property.

Mrs. Melinda Sue Million-Wells, property owner, explained that the house is her family home. The original plan was to put a PODS and a dumpster in the driveway to clean up the property, but her health had taken a toll. She also explained that they have also battled the weather and the elements in trying to clean up the property. Ms. Wells has removed the non-working vehicles from the yard, among a few other things. She also has a verbal agreement with Mr. and Mrs. Stacy Fields, Clayton Mobile Homes, to purchase the property knowing that the house must be demolished. They are expecting to close in June. She is asking for a little more time to get it sold, cleaned up, and demolished.

It was **moved by Mr. Chavez**, seconded by Mrs. Gage-Watts, *to postpone the decision of the property until June 20, 2019.*

Mr. Chavez also a requested that the property owners provide a letter of intent from Clayton Mobile Homes.

At this time, Mr. Chavez's motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Cawthorne, Chavez, Gage-Watts, Linn, Middleton, and Smith (7). NAYS: None (0). ABSENT: Commissioners Bowman, Dominick, Jackson, Louis Johnson, and Lyndon B. Johnson (5). ABSTAIN: None (0).

Mr. Linn talked about the property at 5191 Dixie Garden.

Point of Order by Mr. Middleton. He stated that this item is not on the agenda and was not added by an agenda addition.

There being no further business to come before the committee, the meeting was adjourned at 3:12 p.m.



Stormy Gage-Watts
President

Todd Hopkins
Commission Clerk