

MINUTES OF THE MEETING OF THE
CADDO PARISH COMMISSION
SITTING AS A PROPERTY STANDARDS BOARD
HELD ON THE 18TH DAY OF OCTOBER, 2021

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 2:30 p.m., in the Government Chambers, with Mr. Johnson, presiding, and the following members in attendance constituting a quorum: Commissioners Atkins, Burrell, Cawthorne, Chavez, Hopkins, Johnson, Lazarus, Taliaferro, and Young (9). ABSENT: Commissioners Epperson, Gage-Watts, and Jackson (3).

The invocation was given by Mr. Burrell, and Mr. Atkins led the Commission in the Pledge of Allegiance.

NEW BUSINESS

- Case No. 1: 9562 Wallace Lake Road, Shreveport

Mr. Wilson said that the mobile home and the two houses on the property are dilapidated and falling in. The trailer has parts of walls missing with tarps placed over it. The old houses' roofs are falling in, and both are open to the elements. Debris, junk, and inoperable vehicles are piled around the property. Mr. Wilson also pointed out that the house is not habitable, and no one lives in it. Certified letters have been sent to the property owners and have been published in the Official Journal. Mr. Wilson's recommendation is to demolish the property.

Mr. Wilson also mentioned that the property owner was given 90 days to clean up the property, and it appears that only a 20ft plastic fence was installed, a car was removed, and a boat was removed.

Mr. Atkins wanted to know if it was a property standard to have an inoperable vehicle in the backyard, even it is not visible from the street. Mr. Wilson said that it is in violation of the ordinance because the ordinance says that you cannot have an inoperable vehicle on the property; it doesn't matter if it is the front yard or backyard.

Mr. Donald Demarigny came before the Commission and said that he has lived at that property for over 50 years. He also said that his vehicles are in his backyard, not the front yard. Mr. Demarigny also mentioned that his friend has a skidsteer and is willing to help him demolish the structures, but his friend is in Lake Charles, so he is waiting on him to get up here to help him.

Mr. Chavez wanted to know if people were complaining about the vehicles in his backyard. Mr. Wilson said that you can see the vehicles from the road.

Mr. Chavez then wanted to know if it was the UDC or Property Standards that prohibits inoperable vehicles on a person's property. Mr. Wilson said that the Caddo Parish Ordinance says that a person will not have junk or inoperable vehicles anywhere on their property. He then wanted to know if the ordinance specifies front yard, back yard, or property. Mr. Wilson said that it does not specify what type of yard, it only says that you cannot have junk or inoperable vehicles on your property.

Mr. Chavez suggested changing the language to reflect just the front yard as opposed to the backyard. Mr. Wilson mentioned that if the property is five acres or more, they only look at 150 feet back. He said most of the junk in Mr. Demarigny's yard is seen from the road.

Attorney Bernstein mentioned that there are properties in Caddo where one person's backyard backs up to the front yard of another person.

It was **moved by Mr. Atkins**, seconded by Mr. Burrell, *to accept the documents attached to Case No. 1 and give the property owner 60 days to clean up the property and revisit this case in 60 days.*

Mr. Atkins said that this area is in transition and there are several developments around this property.

Mr. Johnson said that there are laws in place, and he understands that situations happen. The reason there are property standards is because over a period of time, it can infringe upon the neighbors' property rights.

Mr. Taliaferro wanted to know what is considered significant progress in this case. Mr. Wilson said that the trailer, camper, and dilapidated structures could come down and the inoperable vehicles removed, but it is up to the Commission to decide what significant progress is.

Mr. Taliaferro wanted to know what would be the process if significant progress has not

been made. Mr. Wilson explained that they would hire a contractor to estimate how much it would cost to demolish the trailer and two structures and remove the vehicles. They would then notify the property owner of this estimate, and give them thirty days to do the demolition and remove the vehicles. Once the contractor completes the work, the Parish would put a lien on their property plus a 15% charge.

Amendment by Mr. Johnson, seconded by Mr. Hopkins, *after 60 days, if there is no progress made, a contractor will be sent out to get an estimate. Motion carried*, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Cawthorne, Chavez, Hopkins, Johnson, Lazarus, Taliaferro, and Young (9). ABSENT: Commissioners Epperson, Gage-Watts, and Jackson (3).

- Case No. 2: 6177 Pine Tree Loop, Shreveport, LA

Mr. Wilson said that the mobile house is dilapidated and abandoned. There is a tree that fell on the roof, and the dwelling is open to the element. Junk and debris are piled around the property. Certified letters have been sent to the property owners and have been published in the Official Journal. Mr. Wilson's recommendation is to demolish the property.

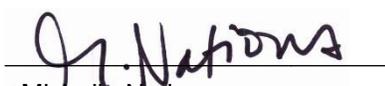
It was **moved by Mr. Johnson**, seconded by Mr. Atkins, *to accept the documents attached to Case No. 2 and accept Public Works recommendation to demolish the property. Motion carried*, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Cawthorne, Chavez, Hopkins, Johnson, Lazarus, Taliaferro, and Young (9). ABSENT: Commissioners Epperson, Gage-Watts, and Jackson (3).

- Case No. 3: 4411 McKneely Road, Shreveport, LA

Mr. Wilson said that the mobile home is dilapidated and falling in. There is also a dilapidated camper trailer and shed that are falling apart and open to the element. Junk and debris is scatter all around the property. Certified letters have been sent to the property owners and have been published in the Official Journal. Mr. Wilson's recommendation is to demolish the property.

It was **moved by Mr. Hopkins**, seconded by Mr. Atkins, *to accept the documents attached to Case No. 3 and accept Public Works recommendation to demolish the property. Motion carried*, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Cawthorne, Chavez, Hopkins, Johnson, Lazarus, Taliaferro, and Young (9). ABSENT: Commissioners Epperson, Gage-Watts, and Jackson (3).

There was no further discussion to come before the Commission, so the meeting was adjourned at 3:01 p.m.


Michelle Nations
Assistant Commission Clerk


Lyndon B. Johnson
President