

CITY OF CALLAWAY
CODE ENFORCEMENT BOARD
MEETING MINUTES
MARCH 28, 2019 – 6:00 P.M.

The Callaway Code Enforcement Board met in regular session with Chairman Carmelo Roman-Quinones, Vice-Chairman Lorna Banks and Board Members Jean Champoux, Vera Banks, James Dougall and Steve Paros. Also present were Bonnie Poole, Director of Code Enforcement, Jamie Kirkland, Code Enforcement Officer and Amanda Hopkins, Deputy City Clerk. Board Member Pat Martina was not in attendance.

Chairman Carmelo Roman-Quinones called the meeting to order, followed by a moment of silence and the Pledge of Allegiance.

APPROVAL OF MINUTES

September 27, 2018

Motion:

Motion was made by Board member James Dougall and seconded by Board Member Steve Paros for approval of the minutes of the September 27, 2018 meeting. Motion carried unanimously.

SWEARING IN OF PARTICIPANTS

Deputy City Clerk, Amanda Hopkins swore in all participants who wished to speak at the meeting.

HEARING OF CASES

City of Callaway vs StarCorp, LLC Trustee
Ref: 1117 S. Tyndall Parkway

Case # 19168
Parcel I.D. # 07208-000-000

Director of Code Enforcement, Bonnie Poole identified the case and informed the Board of the violations in conflict with Ordinance No. 950, which were Unfit or unsafe dwelling or structures, Section 1(g-3), Accumulation of Trash/ Debris/ Materials, Section 1(g-13), High grass/ weeds, Section 1(g-4), Untended growth of weeds, underbrush or other dead or living plant life, Section 1(g-2), and Unpaved roads and open containers that allow water to puddle, Section 1(g-10).

Director Poole advised the Board due process was achieved. Pictures of the violation were reviewed. Director Poole described to the Board which homes were destroyed and which were occupied, as well as the progress that has been made with the property so far. Property owner Darnell E. Holloway was present.

Director Poole recommended that the Board approve the following corrective actions. The property owner must apply for the CPDR (Commercial Property Debris Removal) program within 7 days (Flyer and application in file.) Director Poole explained the program to the Board and Mr. Holloway and she asked that he apply for the program.

Schedule home inspections within 7 days for all occupied structures and on any structures that the property owner would like to see remain on the property, to determine if they are repairable or inhabitable and present Code Enforcement with inspection dates and times. When inspections are complete provide Code Enforcement with a copy of each report. Demolish and remove any mobile homes/structures that reports deem unrepairable or uninhabitable.

Within 14 days:

Remove any fences or other items that were damaged beyond repair and repair any that are too remain on the property. Remove all trash/debris/materials and litter including storm debris and tree debris from property. Remove any dangling limbs that have potential to cause damage or injury. Mow and weed eat any overgrown grass/weeds/bushes. Remove or secure any containers or items that may hold water or allow water to puddle.

If the Respondent fails to meet the schedule set by the Code Enforcement Board at any time, Respondent shall be considered in violation of this order and shall be fined an initial fine of \$500.00 on the day after schedule was broken and a daily fine of \$500.00 a day continuing until schedule is resumed. Respondent shall attend the next Code Enforcement Board meeting on April 25, 2019 to determine compliance and if further actions are required and what fines will be assessed.

Chairman Roman-Quinones asked the Board if there were any questions or comments.

Board Member Champoux asked when was the last code violation that Mr. Holloway had, Director Poole told the Board the 1st order was signed on Dec. 2nd 2014. Board member Champoux also asked what was the state of the property prior to Hurricane Michael, Director Poole explained it was brought into compliance.

Chairman Roman-Quinones asked how large is the property, Mr. Holloway told the Board 4.7 acres. He also asked how many mobile homes where there left since the storm, Mr. Holloway stated, he doesn't have that information, maybe 7 tenants are left. Chairman asked what the property was like, or was it in good condition before the storm. Mr. Holloway assured it was 95% in good condition. He explained that he is in \$50,000 into trying to repair the mobile home park the last 6 months, but explained that he cannot get anyone to work and he stated it's impossible to get a contractor.

Board member Champoux asked if he would take advantage of the CPDR Program. He assured her he was happy to have this offered to him.

Director Poole told the Board she would not mind going out to the property to help Mr. Holloway prioritize and to see what needs to be done. She explained to the Board, 1st thing will be the home inspections. She has had complaints that the mobile homes were trying to be rented and they are unsafe. Mr. Holloway explained that he had and add to help contractors move in if they will agree to fix the property.

Board Member Dougall said he understands what it's like to be a property owner and think he thinks 21 days is more sufficient.

Vice-chairman Banks agreed to have the home inspections done within the 7 days and agreed to 21 days as well for the rest.

Motion:

Motion was made by Board Member Paros and seconded by Board Member Dougall to accept Director Poole's recommendation to help Mr. Holloway prioritize and to see what needs to be done by the next Code Enforcement meeting on April 25, 2019. Motion carried unanimously.

DISCUSSION

Director Poole told the Board if anyone knows of someone that needs help to please take advantage of the Personal Property Debris Program (PPDR).

ADJOURNMENT

There being no further business, the meeting adjourned at 6:37 p.m.

Clerk

Amanda Hopkins, Administrative Support

Board Chairman