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GADSDEN COUNTY GOVERNMENTAL COMPLEX

BUILDING INSPECTION
AND
FACILITIES MAINTENANCE
Building Inspection Code Enforcement Facilities Maintenance

2006 USDA Rural Development Community of the Year

Judge Magistrate: Parson, Stewart
Board of County Commissioners
Code Enforcement Hearings
Minutes
July 11, 2013
9: 00 a. m.

Present: Judge Stewart Parsons
Arthur Sellers
Anthony Powell
Debbie Joyner
Beryl H. Wood

Meeting Called to Order:

Approval of June 2013 Minutes: Minutes were approved

Old Business:

1. 001-2013 Dangerous Structure (Anthony Powell Case)

Joseph Frank Jones Estate

C/O Mary Blount (not present)

Pt. Milligan Road, Quincy, Parcel #3 03-2N-3W-0000-00212-0400

Mr. Powell commented there was no change to the property and Mrs. Blount would like County to take action by removing the structure and placing a lien against the property.

Judge Parsons said he would enter final order.

2. 002-2013 Dangerous Structure (Anthony Powell Case)

Alice Cox

C/O Tywana Culpepper (not present – lives in California)

Martin Street, Quincy, Parcel #3-15-2N-4W-0911-0000B-0120

Mr. Powell stated there was no change to property. Has not heard from defendant heirs.

Judge Parsons stated he would enter final order.

3. 003-2013 Dangerous Structures/Trashed Yard (Oliver Sellers Case)

Keith A. and Shady E. Trim (not present)

153 Alma Yates Street, Quincy, Parcel #6-02-1S-4W-1270-0000C-0100

Mr. Sellers said this property is being cleaned, cost will have to be levied on property, and lien will be imposed.

Judge Parsons will enter order of default.

4. 004-2013 Dangerous Structure (Oliver Sellers Case)

E.L. Lambert and Wife

Willie and Sylvia Morgan (current owners)

1705 FLA-GA Hwy, Havana, Parcel #3-14-2N-2W-0000-00141-0100

Mr. Sellers said they had satisfied all conditions of original order and property is cleaned and fine is paid.

Judge Parson ordered case closed.

New Business:

1. 005-2013 Dangerous Building (Anthony Powell Case)

Annette Hoffman

TanChand Zheng & Sanbo Quin (New Owners)

126 Anderson Avenue, Havana, Parcel #2-26-3N-2W-210-0000K-0600

Mr. Powell commented the house is not up to Code. He said in the last 45 days the house was sold to current property owners and they would like to restore house.

Mrs. Sanbo Quin said they have started cleaning most of the yard since June 21, 2013. They are cleaning the yard and giving treatment for termites. She said she would need about 3 months.

Judge Parsons asked was the house able to be restored.

Mr. Powell said they need to bring plans into the office. The house is deplorable and would need extensive work.

Mrs. Quin commented we are willing to repair the house.

Judge Parsons asked that they work with the building department so the work will meet their requirement.

Mr. Powell said they need to hire contractor there is major work and it's not safe. He said plans need to be turned in and he has explained to them they would need permits to begin work on the house.

Judge Parsons ordered he would continue the case for 60 days.

2. 006-2013 Abandoned Auto/Junk Items (Anthony Powell Case)

Santiago Campos (not present)

195 Wild Turkey Lane, Gretna, Parcel # 4-26-1N-4W-0000-00213-4500

Mr. Powell said the registered letter came back from this defendant and this is a repeat offender with an unauthorized junk yard. "We need to do something with property. Eyesore for neighborhood." He said that a misdemeanor case was in County Court and he would not apply with Judge Garner orders. They did issue a notice of violation that was placed on the property.

Judge Parsons commented when registered letters come back, post notice on property and file affidavit in file.

He rescheduled the case for 30 days.

3. 007-2013 Trashed Property/ Junk Items (Oliver Sellers Case)

Randolph W and Johnette Kyllonen (not present)

7365 Hardaway Hwy., Chattahoochee, Parcel # 2-27-3N-5W-0000-00331-0100

Mr. Sellers said the registered letter was not returned on this property and asked that it be rescheduled.

Judge Parsons rescheduled (continue) for 30 days.

4. 008-2013 Dangerous Structure/Burned House (Oliver Sellers Case)

Rebecca and Jason Blair (not present)

1989 Atlanta Street, Quincy, Parcel #3-15-2N-4W-0000-00421-0600

Mr. Sellers said the property was posted and registered letter was not returned.

Judge Parsons commented in situations where registered mail is permitted and letter comes back you need to post property or have Sheriff serve them. "You need some documentation in file. Sending a letter in regular mail is not adequate."

Mr. Sellers stated we put tracking number on it; they don't have to sign it.

Judge Parsons said you have to demonstrate they received notice of default and of hearing. Need legal description of property, you can serve yourself, but it needs to be correct language. He encouraged them to check with Sheriff's Office or Clerk's Office for legalities.

Arthur Sellers asked about green receipt where they have to sign.

Judge Parsons responded yes you can do that and then if it doesn't work, then they must be served. Judge read part of ordinance. "You have to make attempt with return – receipt, must be established before default can be issued."

Next meeting: August 29, 2013 - Last Thursday

Adjournment:

**THERE BEING NO OTHER BUSINESS BEFORE THE JUDGE, THE HEARINGS
WERE ADJOURNED AT 9:45 P.M.**

Judge Stewart Parsons, Judge Magistrate

ATTEST:

Beryl H. Wood, Deputy Clerk