

CITY OF PINEVILLE, LOUISIANA
PUBLIC HEARING & COUNCIL MEETING
MAYOR AND COUNCIL
July 8, 2025 – 5:00 P.M.
MINUTES

Mayor Joe Bishop and the Council of the City of Pineville, Louisiana, met in regular session on Tuesday, July 8, 2025, beginning at 5:00 p.m. in the Council Chambers of the City Hall, 910 Main Street, Pineville, Louisiana

1. Mayor Bishop called the meeting to order.
2. Councilman Dorn gave the invocation.
3. Councilman Bouchie led the Pledge of Allegiance.
4. Roll Call Present: District 1 Councilman Randy O'Neal
 District 2 Councilman Kevin Dorn
 District 3 Councilwoman Christy Frederic
 District 4 Councilman Tom Bouchie
 District 5 Councilman Nathan Martin
 Absent: None

5. A motion was made by Councilman Dorn and seconded by Councilman Martin to accept the minutes of the June 30, 2025, special meeting as published. There were no comments heard. On vote, the motion carried unanimously.

6. The June financial report was given by Finance Director, Mr. David Humphries. Mr. Humphries reported the Pooled Cash ending balance for the month is \$749,878. Sales tax was up year-over-year by 13.21%; which is an increase of \$179,671. We closed out the year up by 6.85%. Councilman Bouchie expressed appreciation to those who shop in Pineville. No further comments were heard.

-- Mayor Bishop took liberty to "Thank" all city employees for working together on the Fireworks Over Buhlow event and was regretful in calling it off early due to weather.

7. CONDEMNATION HEARING for Case File 2024-020, regarding the single-family home on the lot at 1703 Melrose Street, owned by Nathaniel Encalade, Jr., and Renautris Rena Scott Encalade, listed with the address of 2129 Pisa Circle, Stockton CA 95206, according to Rapides Parish Tax Assessor records. Mr. Tom David, City Engineer, was absent so Mr. Sam Gassiott reported the property owner was duly served notice of this hearing and it was published in the official journal. He explained the home has been inspected and is in a very dilapidated condition. Mr. Gassiott recommended the property be condemned and the owner be given 30-days to demolish and clear the property. There was no one present representing the property. Mr. Chris Workman, City Clerk, indicated he has been in contact with Mr. Encalade and the property owner concurs with the condemnation of the property. Mr. Mark Vilar, City Attorney, explained these four properties being heard tonight were all placed on the condemnation list quite some time ago, but the City had to secure an attorney to make proper legal notification/publication because they are listed with out-of-state owners. There were no further comments heard.

A motion was made by Councilwoman Frederic and seconded by Councilman Dorn to accept the recommendation as stated. There was no Council discussion. On vote, the motion carried unanimously.

8. CONDEMNATION HEARING for Case File 2024-024, regarding the single-family home on the lot at 520 Myers Street, owned by Lee Green c/o Vergie L. Green Johnson, 525 West Westchester Pkwy #1422, Grand Prairie TX 75052, according to Rapides Parish Tax Assessor records. Mr. Gassiott reported the property owner was duly served notice of this hearing and it was published in the official journal. He explained the home has been inspected and is in a very dilapidated condition. Mr. Gassiott recommended the property be condemned and the owner be given 30-days to demolish and clear the property. There was no one present representing the property and no further comments were heard.

A motion was made by Councilman Bouchie and seconded by Councilman O'Neal to accept the recommendation as stated. There was no Council discussion. On vote, the motion carried unanimously.

9. CONDEMNATION HEARING for Case File 2024-042, regarding the single-family home on the lot at 307 Baker Street, owned by Tom Leonard c/o Peggy Staley, 28637 Spring Arbor Drive, Southfield MI 58076, according to Rapides Parish Tax Assessor records. Mr. Gassiott reported the property owner was duly served notice of this hearing and it was published in the official journal. He explained the home has been inspected and is in a very dilapidated condition. Mr. Gassiott recommended the property be condemned and the owner be given 30-days to demolish and clear the property. There was no one present representing the property and no further comments were heard.

A motion was made by Councilman O'Neal and seconded by Councilwoman Frederic to accept the recommendation as stated. There was no Council discussion. On vote, the motion carried unanimously.

10. CONDEMNATION HEARING for Case File 2024-044, regarding the mobile home on the lot at 200 Wadley Street, owned by Thomas G. Bass, Sr., and Charlotte Sanders Bass, 1381 Old Walthall Road, Eupora MS 39744, according to Rapides Parish Tax Assessor records. Mr. Gassiott reported the property owner was duly served notice of this hearing and it was published in the official journal. He explained the home has been inspected and is in a very dilapidated condition. It is burned out mobile home that is beyond repair. Mr. Gassiott recommended the property be condemned and the owner be given 30-days to demolish and clear the property. There was no one present representing the property and no further comments were heard.

A motion was made by Councilman Dorn and seconded by Councilman Martin to accept the recommendation as stated. There was no Council discussion. On vote, the motion carried unanimously.

11. ZONING COMMISSION REPORT: In the absence of Mr. Tom David, Zoning Commissioner, Ms. Celeste Mobley stated the Zoning Commission considered a petition for annexation of 0.49 acres of property located at 2735 Donahue Ferry Road, belonging to Kevin and Jarie Sampson, to be zoned for R-1 (Residential). It is the Commission's recommendation to approve this petition and no further comments were heard.

A motion was made by Councilman Martin and seconded by Councilman O'Neal to accept the recommendation of the Zoning Commission as stated. There was no Council discussion. Roll call was as follows:

Yea:	Councilpersons O'Neal, Dorn, Frederic, Bouchie, Martin
Nay:	None
Abstain:	None
Absent:	None

12. PUBLIC HEARING was held for the adoption of an ordinance to establish a franchise agreement with Vexus Fiber. There were no comments heard.

A motion was made by Councilwoman Frederic and seconded by Councilman Bouchie to adopt an ordinance to establish a franchise agreement with Vexus Fiber. There was no Council discussion. Roll call was as follows:

Yea:	Councilpersons O'Neal, Dorn, Frederic, Bouchie, Martin
Nay:	None
Abstain:	None
Absent:	None

13. PUBLIC HEARING was held for the adoption of an ordinance to amend and modify the Code of Ordinances, Appendix A - Zoning, Section 4, relative to Off-Street Parking, Loading and Unloading. There were no comments heard.

A motion was made by Councilman Dorn and seconded by Councilman Martin to adopt an ordinance to amend and modify the Code of Ordinances, Appendix A - Zoning, Section 4, relative to Off-Street Parking, Loading and Unloading. There was no Council discussion.

Roll call was as follows:

Yea:	Councilpersons O'Neal, Dorn, Frederic, Bouchie, Martin
Nay:	None
Abstain:	None
Absent:	None

14. PUBLIC HEARING was held for the adoption of an ordinance to amend and modify the Code of Ordinances, Appendix A - Zoning, Section 5, relative to R-1 Residence District. There were no comments heard.

A motion was made by Councilman Dorn and seconded by Councilman Martin to adopt an ordinance to amend and modify the Code of Ordinances, Appendix A - Zoning, Section 5, relative to R-1 Residence District. There was no Council discussion. Roll call was as follows:

Yea:	Councilpersons O'Neal, Dorn, Frederic, Bouchie, Martin
Nay:	None
Abstain:	None
Absent:	None

15. PUBLIC HEARING was held for the adoption of an ordinance to amend and modify the Code of Ordinances, Appendix A - Zoning, Section 6, relative to R-2 Residence District. There were no comments heard.

A motion was made by Councilman Bouchie and seconded by Councilman Martin to adopt an ordinance to amend and modify the Code of Ordinances, Appendix A - Zoning, Section 6, relative to R-2 Residence District. There was no Council discussion. Roll call was as follows:

Yea:	Councilpersons O'Neal, Dorn, Frederic, Bouchie, Martin
Nay:	None
Abstain:	None
Absent:	None

16. A motion was made by Councilwoman Frederic and seconded by Councilman O'Neal to introduce and accept for publication, an ordinance to amend and modify the Code of Ordinances, Chapter 34, Article II, Section 34-27, subparagraph (c), relative to Collection of Tax by Dealer. There were no comments heard. On vote, the motion carried unanimously.

17. A motion was made by Councilman Bouchie and seconded by Councilwoman Frederic to introduce and accept for publication an ordinance to amend and modify the Code of Ordinances, Chapter 2, Article I, Section 2-2, relative to Salaries for the Mayor, City Council, and City Officials and to modify, establish, and confirm the compensation of the Mayor, City Council, City Clerk and Police Chief. There were no comments heard. On vote, the motion carried unanimously.

18. A motion was made by Councilman Dorn and seconded by Councilman Martin to introduce, accept for publication and refer to zoning a petition to expand the Mobile Home Overlay (MHO) District to include properties located at 393, 397, 401, 403 and 415 Hickory Street, belonging to Leatherman Aviation, LLC. There was a lengthy discussion between the petitioner and Council regarding Agenda Items 18-21. The petitioner is asking the Council to either allow mobile homes on the properties by expanding the MHO District or approve de-annexation. There were no further comments heard. On vote, the motion carried unanimously.

19. A motion was made by Councilman Bouchie and seconded by Councilman O'Neal to introduce, accept for publication and refer to zoning a petition for De-annexation to exclude properties located 393, 397, 401, 403 and 415 Hickory Street, belonging to Leatherman Aviation, LLC. There were no comments heard. On vote, the motion carried unanimously.

20. A motion was made by Councilman Dorn and seconded by Councilwoman Frederic to introduce, accept for publication and refer to zoning a petition to expand the Mobile Home Overlay District to include properties listed at 417, 419 and 421 Hickory Street, belonging to Hernandez Homes, LLC. There were no comments heard. On vote, the motion carried unanimously.

21. A motion was made by Councilwoman Frederic and seconded by Councilman O'Neal to introduce, accept for publication and refer to zoning a petition for De-annexation to exclude properties located at 417, 419 and 421 Hickory Street, belonging to Hernandez Home, LLC. There were no comments heard. On vote, the motion carried unanimously.

22. A motion was made by Councilman Martin and seconded by Councilman Dorn to approve a resolution declaring the following items in the Police Department as surplus for the purpose of selling, donating, auctioning, or disposing of as necessary.

DEPT	NOMENCLATURE (MODEL)	SERIAL NO/VIN.
102	Autel Evo II 640T Drone	SER# HA2922225016
102	Autel Evo II 640T Drone	SER# HA2921491066

There were no comments heard. On vote, the motion carried unanimously.

23. A motion was made by Councilman Dorn and seconded by Councilman Martin to approve a resolution accepting the Mayor's recommendation to confirm Gerard Hebert as a Louisiana Christian University appointee to the Pineville Municipal Fire and Police Civil Service Board. It was point out the correct spelling his last name is "Abair". There were no further comments heard. On vote, the motion carried unanimously.

24. A motion was made by Councilwoman Frederic and seconded by Councilman Bouchie to approve a resolution accepting the Mayor's recommendation to confirm Daniel Wilburn as a Louisiana Christian University appointee to the Pineville Municipal Fire and Police Civil Service Board. There were no comments heard. On vote, the motion carried unanimously.

25. A motion was made by Councilman Martin and seconded by Councilwoman Frederic to approve a resolution to adopt an Ethics Policy for all City of Pineville officials and employees. There were no comments heard. On vote, the motion carried unanimously.

26. A motion was made by Councilman Bouchie and seconded by Councilman Dorn to approve a resolution to adopt a Policy on Election Participation for all City of Pineville employees. There were no comments heard. On vote, the motion carried unanimously.


27. A motion was made by Councilman Dorn and seconded by Councilman O'Neal to approve a resolution to adopt a Sexual Harassment and Discrimination Policy for all City of Pineville officials and employees. There were no comments heard. On vote, the motion carried unanimously.

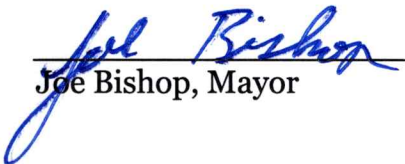
28. A motion was made by Councilwoman Frederic and seconded by Councilman Bouchie to nominate Councilman Martin as Mayor Pro Tempore for Fiscal Year 2025-2026. There were no comments heard. On vote, the motion carried unanimously.

At this time Mayor Bishop opened the floor for other business:

- Mr. Garry Nalley, 2928 Hwy 107, expressed dissatisfaction with the Council for allowing the Dollar General to be built next to his residence a few years ago. At this time he needs their fence fixed, as it was torn down by an automobile accident. He also has issue with the trash from the Dollar General blowing onto his property. He is asking for assistance from Code Enforcement.
- Mr. Herman Odom, 1307 Jeannie Street, expressed appreciation for having bushes cut from the right-of-way near his driveway that were impeding his vision. He is asking for the overgrowth behind his home to be cleared and the drainage issue in his yard to be taken care of.

There being no further business, a motion to adjourn was made by Councilman O'Neal and seconded by Councilman Dorn at 5:51 p.m. Councilman Martin prayed the benediction.


Chris Workman, City Clerk


Joe Bishop, Mayor

CERTIFICATE

I, Chris Workman, Clerk for the City of Pineville, Louisiana, do hereby certify that the above and foregoing constitutes a true and correct record of the official action taken at a regular meeting of the Mayor and Council of the City of Pineville, Parish of Rapides, State of Louisiana, in legal session convened, on the 8th day of July, 2025.



Chris Workman, City Clerk