

CITY OF PINEVILLE, LOUISIANA
PUBLIC HEARINGS & COUNCIL MEETING
MAYOR AND COUNCIL
December 16, 2025 – 5:00 P.M.
MINUTES

Mayor Joe Bishop and the Council of the City of Pineville, Louisiana, met in special session on Tuesday, December 16, 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. Public Works Director, Mr. James Robertson, gave the invocation.
- 3. Councilman O'Neal 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

-- Mayor Bishop requested consent to move items 17 and 18 forward to the front of the Agenda. There were no objections.

17. CONDEMNATION HEARING for Case File 2025-006, regarding the single-family home on the lot at 606 Sanders Street, owned by LPP Mortgage, Inc, listed with the address of 6000 Legacy Drive, Plano TX 75023, according to Rapides Parish Tax Assessor records. Mr. Morgan Briggs, Attorney with the Gold Law Firm, was appointed by the City to represent the owner of the property. He stated that LPP Mortgage has a potential buyer for the property and yielded the floor to the potential buyer, Mr. William LeBlanc of Tacoma, Washington. Mr. LeBlanc explained they wish to purchase the property, so they can move to Pineville and live in the house. He and his wife have experience renovating homes and intend to repair this one themselves. The realtor representing the LeBlanc family indicated that although the house does need some repairs on the inside, it is not as bad as it seems from the outside. The house has a solid foundation. Mr. Tom David, City Engineer, was absent so Mr. Thomas David, of Pan American Engineers, reported the property is dilapidated and believes the home is not worth the amount of money it would take to repair. He explained the Council will need to see the financial capacity of the owner, and the proper permitting must be done. His recommendation is to condemn the property. Chief Operations Officer, Darrel Basco, reminded the Council they can reverse a condemnation decision, if the buyer comes back and presents a viable work plan and condemnation does not affect permitting. COO Basco also explained the City would attempt to add this property to a State of Louisiana Grant that would provide funding for property demolition at no cost to the property owner.

A motion was made by Councilwoman Frederic and seconded by Councilman O'Neal to condemn the property and allow 60-days for the buyer to present a rehabilitation plan. There were no further comments heard. On vote the motion carried by majority with Councilmembers O'Neal, Frederic and Bouchie voting for and Dorn and Martin voting against.

18. CONDEMNATION HEARING for Case File 2025-005, regarding the single-family home at 113 Holly Oak Street, owned by Sandra Yanira Archila Valdez, ET AL, listed with the address of 6100 Bamford Drive, Sacramento CA 75823, according to Rapides Parish Tax Assessor records. Mr. Briggs was also appointed by the City to represent the out-of-state owners of this property and yielded the floor to a representative of one of the owners he was able to locate. Mr. Dionesio Boyington, 109 Harrison Street, indicated their intent is to keep the house and remodel it, because it would cost less than a rebuild. They intend to begin work in March with a hopeful completion time of August...they anticipate it as a 6-month project. They just purchased the property a couple months ago. Mr. David explained the property is in a major state of disrepair. If the owner does

wish to rehabilitate it, we need an expedited plan with itemized improvements, the contractors, documentation of financial capacity and the timetable. He also informed Mr. Boyington the house must be secured as soon as possible. His recommendation is to condemn the property and give the owner 60-days to present a plan and the Council can reconsider.

A motion was made by Councilman Dorn and seconded by Councilman O'Neal to accept the recommendation as stated. There were no further comments heard. On vote, the motion carried unanimously.

5. CONDEMNATION HEARING for Case File 2025-001, regarding a mobile home at 204 Madison Street, owned by Olivia T. Hayden, listed with the address of 403 Presley Street, Oakdale LA 71463, according to Rapides Parish Tax Assessor records. There was no one in attendance to represent this property. Mr. David reported this is a very dilapidated structure. His recommendation is to condemn the property and give the owner(s) 30-days to voluntarily demolish and clear the site.

A motion was by Councilman Dorn and seconded by Councilman Bouchie to accept the recommendation as stated. There were no further comments heard. On vote, the motion carried unanimously.

6. CONDEMNATION HEARING for Case File 2025-003, regarding 207 Dorothy Street, owned by Gary J. Bernard, listed with the address of 1741 White Street, Alexandria LA 71301, according to the Rapides Parish Tax Assessor records. There was no one in attendance to represent this property. Mr. David reported this property is in a dilapidated state and his recommendation is to condemn the property and give the owner(s) 30-days to voluntarily demolish and clear the site.

A motion was by Councilman O'Neal and seconded by Councilwoman Frederic to accept the recommendation as stated. There were no further comments heard. On vote, the motion carried unanimously.

7. CONDEMNATION HEARING for Case File 2025-004, regarding 1607 Melrose Street, owned by Bare Investments, LLC, with the address of 123 Pleasant Drive, Alexandria LA 71303, according to the Rapides Parish Tax Assessor records. Ms. Tyra Teasley, 4003 Payne Street, Alexandria, was in attendance representing the owner, Tyrone Teasley (who was also in attendance). She said they intend to work with the City and bring the home back into full compliance with code. On Sep 11, 2025, they became aware unauthorized individuals were attempting to remodel the mobile home to move in. The work being done was neither approved, permitted, nor performed by them. A police report was filed. Mr. Teasley is temporarily living with and caring for his elderly mother. She is requesting a condemnation decision not be based on damages caused by the trespass and they be given reasonable time to complete the repairs. Ms. Teasley explained there was an issue with a quick claim deed between them and Bare Investments and she has an attorney who is correcting it to ensure Bare Investments is no longer listed as owner. Mr. David explained that they will need to hire an inspector to see what work needs to be done in order to bring the mobile home into compliance with code. His recommendation is to continue the hearing in February, to allow the owners time to have the mobile home inspected and develop a plan for presentation to the Council.

A motion was made by Councilman O'Neal and seconded by Councilman Dorn to accept the recommendation as stated. There were no further comments heard. On vote, the motion carried unanimously.

8. CONDEMNATION HEARING for Case File 2025-007, regarding 108 Wood Street, owned by Larry D. Shaw c/o Patricia Shaw, with the address listed as 202 Hardtner Street, Pineville LA 71360, according to the Rapides Parish Tax Assessor records. Ms. Patricia Shaw stated she has begun demolition by tearing down the porch, but is concerned about losing the property as a result of condemnation. She was reassured that ownership of the property will not change if the mobile home is condemned, demolished and the land cleared. She was also concerned about her cost if the City was to do it. She was informed about a potential grant that would pay for the demolition, leaving no cost to her. So, if we condemn the property, the City would try to get it included in a future grant. Ms. Shaw concurred with the condemnation under those circumstances.

A motion was made by Councilman Dorn and seconded by Councilman O'Neal to condemn the property and give the owners 30-days to voluntarily demolish and clear the lot. There were no further comments heard. On vote, the motion carried unanimously.

9. CONDEMNATION HEARING for Case File 2025-002, regarding 110 Wood Street, owned by Rogers Frazier, with the address listed as 5200 Donahue Ferry Road, Pineville LA 71360, according to Rapides Parish Tax Assessor records. Mr. James Frazier, 5200 Donahue Ferry Road was in attendance representing the property owner. Mr. Frazier said he is not financially able to tear down the house or to repair it. Mr. David reported the house is in extreme disrepair and a nuisance to the community. His recommendation is to condemn the property and give the owner(s) 30-days to voluntarily demolish and clear the site. He also stated that we would attempt to include this property in a grant, so there will not cost to the owner. In the meantime, he requested that Mr. Fraizer secure the property to prevent entry into the house.

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

10. CONDEMNATION HEARING for Case File 2025-008, regarding 112 Wood Street, owned by Luzeal Frazier, with the address listed as 5200 Donahue Ferry Road, Pineville LA 7360, according to Rapides Parish Tax Assessor records. Mr. Frazier was also the representative in attendance for this property. He was informed about a potential grant that would pay for the demolition, leaving no cost for him. So if condemned, the City would try to get it included in a future grant. Mr. Frazier concurred.

A motion was made by Councilman Dorn and seconded by Councilman O'Neal to condemn the property and give the owner(s) 30-days to voluntarily demolish and clear the site. There were no further comments heard. On vote, the motion carried unanimously.

11. CONDEMNATION HEARING for Case File 2025-009, regarding 130 Buchanan Street, owned by Shirley Johnson, with the address listed as 7000 Highway 1 North, Boyce LA 71409, according to Rapides Parish Tax Assessor records. There was no one in attendance to represent this property. Mr. David reported this property is extremely dilapidated with vegetation growing through the building...can't even get inside of the property. His recommendation is to condemn the property and give the owner(s) 30-days to voluntarily demolish and clear the site.

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

12. CONDEMNATION HEARING for Case File 2025-011, regarding 510 Baptist Street, owned by Vanessa Baptiste, with the address listed as 6224 Dixie Lane, Alexandria LA 71301, according to Rapides Parish Tax Assessor records. There was no one in attendance to represent this property. Mr. David reported this is another dilapidated structure that is a nuisance to the community. His recommendation is to condemn the property and give the owner(s) 30-days to voluntarily demolish and clear the site.

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

13. CONDEMNATION HEARING for Case File 2025-012, regarding 105 Hoffman Street, owned by Beverly S. Gordon, with the address listed as 4806 General Polk Drive, Bossier City LA 71112, according to Rapides Parish Tax Assessor records. Mr. James Gordon Jr, 408 Larry St, Pineville, was in attendance to represent the property owner. He stated there is no plan to do anything with the house. Mr. David recommended the property be condemned and the owner(s) be given 30-days to voluntarily demolish and clear the site. He also stated the City will try to include this property in a future grant program, so there will be no cost to the owner. Mr. Gordon was in concurrence.

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

14. CONDEMNATION HEARING for Case File 2025-014, regarding 112 Lizzie Street, owned by Jerry R. Johnson, with the address listed as 2026 North MacArthur Drive, Alexandria LA 71303, according to Rapides Parish Tax Assessor records. There was no one in attendance to represent this property. Mr. David reported this structure is dilapidated and falling down on its own. His recommendation is to condemn the property and give the owner(s) 30-days to voluntarily demolish and clear the site.

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

15. CONDEMNATION HEARING for Case File 2025-017, regarding 1413 Donahue Ferry Road, owned by Aaron Lacour, with the address listed as 1625 Jewell Street, Pineville LA 71360, according to Rapides Parish Tax Assessor records. Mr. Lacour was present and stated that his plan is to renovate the property and rent it out. This is something he does all the time and can present his plan on or before the next council meeting. Councilwoman Frederic reminded the Council that Mr. Lacour has a track record and wants to "do his magic" as he's done with about 20 other properties. He just purchased the property not realizing it was being considered for condemnation.

A motion was made by Councilwoman Frederic and seconded by Councilman Dorn to provide a 30-day continuance of the condemnation hearing and if the owner presents a viable plan, the Mayor has authority to remove the property from consideration. There were no further comments heard. On vote, the motion carried unanimously.

16. CONDEMNATION HEARING for Case File 2025-010, regarding 110 Anderson Street, owned by Mary B. Sylve, with the address listed as 110 Anderson Street, Pineville LA 71360, according to Rapides Parish Tax Assessor records. Ms. Sylve, of Colfax, was present for the hearing. She stated that a tree fell on the house, she has been slowly trying to get it emptied and would like it torn down. She requested that we place the property into the potential grant program that has been discussed. Mayor Bishop assured Ms. Sylve that if we receive demolition grant money, this property will be on the list. Mr. David requested, in the meantime, the property be maintained and that she continue to remove anything that can be removed, because it is a dangerous site.

A motion was made by Councilwoman Frederic and seconded by Councilman Martin to condemn the property and give the owner(s) 30-days to demolish and clear the site. There were no further comments heard. On vote, the motion carried unanimously.

19. CONDEMNATION HEARING for Case File 2025-013, regarding 115 Holly Oak Street, owned by Evelyn Calahan, with the address listed as 115-1/2 Holly Oak Street, Pineville LA 71360, according to Rapides Parish Tax Assessor records. Mr. Terrance Joseph, 115 Holly Oak Street, was in attendance representing the property. He stated he has already been working on the house. He said the roof has been fixed and other repairs are about to be made. All the supplies have been purchased and he is requesting a month or two to finish the work. Mr. David reminded Mr. Joseph that all permitting must be properly done. He recommended a 90-day continuance of the condemnation hearing, for the March meeting. Mr. Joseph concurred.


A motion was made by Councilman Dorn and seconded by Councilman O'Neal to accept the recommendation as stated. There were no further comments heard. On vote, the motion carried unanimously.

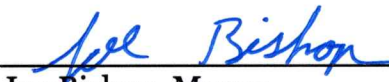
-- At this time Mayor Bishop requested to add Item 20 to the agenda, related to additional holidays for City employees. A motion was made by Councilman Dorn and seconded by Councilman Bouchie to add Agenda Item 20. There were no comments heard. Roll call was as follows:

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

20. A motion was made by Councilman Bouchie and seconded by Councilman Dorn to approve a resolution designating December 26, 2025 and January 2, 2026, as additional City of Pineville government holidays. Mr. Vilar explained this resolution is only for this Holiday season. There is a formal City Policy that is being worked on for inclusion into the Employee Manual that will allow the Mayor to include these days as holidays if he chooses. We are hoping to present the policy to the Council for approval in the next couple months. No further comments were heard. On vote, the motion carried unanimously.


At this time Mayor Bishop opened the floor for other business and there being none, a motion to adjourn was made by Councilwoman Frederic and seconded by Councilman Bouchie at 6:18 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 16th day of December, 2025.


Chris Workman, City Clerk