

CITY OF PINEVILLE, LOUISIANA
PUBLIC HEARING & COUNCIL MEETING
MAYOR AND COUNCIL
NOVEMBER 8, 2022 – 6:00 P.M.
MINUTES

Mayor Rich Dupree and the Council of the City of Pineville, Louisiana, met in regular session on Tuesday, November 8, 2022 at 6:00 p.m. in the Council Chambers of the City Hall, 910 Main Street, Pineville, Louisiana

1. Mayor Dupree called the meeting to order
2. Councilman Martin gave the invocation
3. Councilman Bouchie led the Pledge of Allegiance
4. Roll Call
Present: District 1 Councilwoman Mary Galloway
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 Councilwoman Frederic to accept the minutes of the October 11, 2022, regular meeting as published. The floor was opened for public comment. On vote, the motion carried unanimously.
6. A motion was made by Councilwoman Frederic and seconded by Councilman Bouchie to accept the financial report as read by Finance Director, Paige Weatherford. The floor was opened for public comment.
 - Ms. Debra Gunter asked if we have seen an increase in sales tax as a result of the sale of alcohol. Mayor Dupree responded that the sale of alcohol is not broken out in the reporting, so we don't know the exact amount. However, we have seen a bump year-over-year in comparison to others around us who are down. We did have several annexations of businesses that sell alcohol. We are not only getting sales tax from their alcohol sales, but also from everything else sold that we were not receiving before. We do believe it is contributing to the sales tax bump.
 - Councilman Martin asked how has the alcohol sales impacted the Police Dept in the last 2-3 years. Interim Police Chief Darrell Basco responded that overall, with the utilization of highway safety grants, they have seen a downward trend in alcohol related incidents.On vote, the motion carried unanimously.
7. Mayor Dupree presented a Certificate of Recognition to Jason Hawk, owner of Jason Hawk Farm Bureau, located at 308 Griffith Street in Pineville. Jason spearheads a weekly recognition program for Central Louisiana high school athletes and partners with the Cenla Pregnancy Center, providing car seats for new mothers.
8. Mayor Dupree presented certificates to recognize Chase Myers and Alexis Mathews for their heroism in extracting a family of three from the cab of a wrecked logging truck submerged in a bayou with downed power lines nearby, in the early morning hours of November 5, 2022, on Highway 165 in Pineville.
9. A HEARING was held for the adoption of an ordinance authorizing the City to adopt a reapportionment plan. The HEARING was led by Matt Johns, Executive Director of the Rapides Parish Planning Commission, as he presented the current Council District boundaries as compared to the proposed Council District boundaries.
 - As a result of the 2020 Census the ideal population for each district is now 2,913.
 - The difficult part of this exercise is minimizing the splitting of voting precincts and ensuring "census blocks" are adhered to.
 - District 1 picked up (from District 3) the area around Tanglewood Apartments between US Highways 71 and 165.
 - District 2 was left unchanged.
 - District 3 picked up (from District 4) the area of Camp Beauregard.

- District 4 picked up (from District 3) the east side of Military Highway, between Jefferson Highway and Ellis Drive...and the inside section of the Myrtlewood Drive loop off Military Highway.
- District 4 picked up (from District 5) almost the entire area on the south side of Susek Drive between Susek Drive and LA Highway 28 East.
- District 5 picked up (from District 4) the west side of Edgewood Drive between Susek Drive and Evergreen Lane.
- No minority districts have been flipped as a result of this reapportionment plan.

A motion was made by Councilman Dorn and seconded by Councilman Martin to adopt an ordinance Authorizing the City to Adopt the Reapportionment Plan as presented. The floor was opened for public comment.

On vote, the motion carried. Roll call was as follows:

Yea:	Councilpersons Galloway, Dorn, Frederic, Bouchie, Martin
Nay:	None
Abstain:	None
Absent:	None

10. Zoning Commission Report: Regarding a petition for zoning variance by Melvin LLC, to allow a manufactured home on the property located at 118 Hickory Street. Mr. David reported the property owner asked to table the request so she could gather additional information on the type, style, and structure of the home that she wanted to locate on the property. The Zoning Commission agreed to the property owner's request and decided to "table" this petition to potentially be reconsidered at a future date. No action is required by the Mayor and Council at this time.

11. CONDEMNATION HEARING regarding property at 107 Anderson Street owned by Virginia M. Leonard, who was duly served notice of this hearing on October 19, 2022. Ms. Leonard is currently residing in a FEMA disaster trailer on the same property. City Engineer, Mr. Tom David, reported the house was severely damaged from a storm and is not restorable. He recommended the owner be given sixty (60) days to demolish and clear the property.

The property owner was represented by Ms. Patty Noel of Hornbeck, Louisiana. Ms. Noel is from the FEMA Disaster Case Management Program and is the disaster case manager for Ms. Leonard. In June, Ms. Noel enrolled this property with the FEMA Restore Program and is waiting to hear if the Restore Program will demolish the house or try to restore it.

Councilman Bouchie explained this property came before the Council for condemnation 2-years ago and it was tabled to give Ms. Anderson a little more time to move on a decision with the property. Mr. David stated there is very little chance the Restore Program will act in a timely manner and we will be lucky to have an answer within a year. Therefore, his recommendation remains to give the home owner sixty (60) days to act or the City will take action with the resulting costs being placed as a lien on the property because in his professional opinion, the house is not restorable.

A motion was made by Councilman Bouchie and seconded by Councilwoman Galloway to accept the recommendation as stated. The floor was opened for public comment. On vote the motion carried unanimously.

12. CONDEMNATION HEARING regarding property at 64 Hillcrest Drive owned by Donna Bertch listed with the address of 64 Hillcrest Drive according to Rapides Parish Tax Assessor records. It was also found on the Tax Assessor records that Jerry Johnson, of 2026 North MacArthur Drive, Alexandria, Louisiana, has a tax interest in the property. Both were duly served notice of this hearing on October 19, 2022. There was no one present representing either party. City Engineer, Mr. Tom David, reported the house was severely dilapidated as a burned unit. He recommended the owner be given thirty (30) days to voluntarily demolish and clear the property. A motion was made by Councilwoman Galloway and seconded by Councilman Bouchie to accept the recommendation as stated. The floor was opened for public comment. On vote the motion carried unanimously.

13. CONDEMNATION HEARING regarding property at 206 & 208 Lakeview Street owned by Larwood Properties LLC, listed with the address of 800 Copper Road #3747, Copper Mountain, Colorado, according to Rapides Parish Tax Assessor records. The owner was duly served notice of this hearing on October 19, 2022.

There was no one present representing the owner. City Engineer, Mr. Tom David, reported the owner has an out-of-state address and as such, it is required by State Statute that the City appoint legal council to represent the owner at the hearing. Therefore, Mr. David recommended this condemnation be "tabled" until legal council is appointed to represent the owner.

City Attorney, Mr. Mark Vilar, reported it was recently discovered that Larwood Properties is in bankruptcy and records need to be checked to see if the property is actually owned by a trustee or if the bankruptcy court has control of this property. Mr. Vilar also recommended this condemnation be "tabled" until more research is done to make these determinations to ensure proper notification is made.

A motion was made by Councilwoman Galloway and seconded by Councilwoman Frederic to accept the recommendation to table this condemnation hearing. The floor was opened for public comment.

- Councilman Dorn suggested it is possible records may reflect that Larwood Properties owns several more properties on the City's Condemnation List. Mr. Vilar stated bankruptcy records will reflect all the properties affected and the City will then be able to match that list to our list and proceed as necessary.

On vote the motion carried unanimously.

14. CONDEMNATION HEARING regarding property at 1501 Military Highway owned by Bakies Properties, LLC, listed with the address of 2910 North Bolton Avenue, Alexandria, Louisiana, according to Rapides Parish Tax Assessor records. The owner was duly served notice of this hearing on October 19, 2022. There was no one present representing the owner. City Engineer, Mr. Tom David, reported the house was severely dilapidated as a burned unit on a major thoroughfare. He recommended the owner be given thirty (30) days to voluntarily demolish and clear the property. A motion was made by Councilwoman Frederic and seconded by Councilman Bouchie to accept the recommendation as stated.

The floor was opened for public comment.

- Mayor Dupree expressed disappointment that the owner is not present to account for the reason this structure, on a major thoroughfare, has not been dealt with.

On vote the motion carried unanimously.

15. CONDEMNATION HEARING regarding property at 300 Pelican Drive owned by Danyelle Fouts of 300 Pelican Drive and Demetrius Hicks ET AL of 452 Coeur Circle, Alexandria, Louisiana, according to Rapides Parish Tax Assessor records. Both owners were duly served notice of this hearing on October 19, 2022. There was no one present representing either owner. City Engineer, Mr. Tom David, reported the house was severely dilapidated and deteriorating. He recommended the owner be given thirty (30) days to voluntarily demolish and clear the property. A motion was made by Councilman Bouchie and seconded by Councilwoman Frederic to accept the recommendation as stated. The floor was opened for public comment.

On vote the motion carried unanimously.

16. CONDEMNATION HEARING regarding property at 601 Pelican Drive owned by Larry Franklin of 517 Holiday Circle, Pineville, Louisiana, according to Rapides Parish Tax Assessor records. Per Tax Assessor records, notice of this hearing was duly served to c/o Larry Franklin Jr., at 517 Holiday Circle, on October 19, 2022. There was no one present representing the owner. City Engineer, Mr. Tom David, reported the house is severely overgrown with vegetation, there is evidence of storm damage, it is in a state of disrepair, trees are down on the property, and there is an abandoned vehicle on the property. He recommended the owner be given thirty (30) days to voluntarily demolish and clear the property. A motion was made by Councilman Bouchie and seconded by Councilwoman Frederic to accept the recommendation as stated.

The floor was opened for public comment.

- Councilman Dorn explained that Larry Franklin is deceased. Mr. David reiterated the notice was sent to the care of Larry Franklin, Jr.

On vote the motion carried unanimously.

17. CONDEMNATION HEARING regarding property at 305 Singer Street owned by Bakies Properties LLC, at 2910 North Bolton Avenue, Alexandria, Louisiana, according to Rapides Parish Tax Assessor records. The owner was duly served notice of this hearing on October 19, 2022. There was no one present representing the owner. City Engineer, Mr. Tom David, reported the house is severely overgrown with vegetation and in horrible disrepair due to neglect. He recommended the owner be given thirty (30) days to voluntarily demolish and clear the property. A motion was made by Councilwoman Galloway and seconded by Councilman Bouchie to accept the recommendation as stated. The floor was opened for public comment.

- Mr. David stated that tonight if the Council approves all these condemnations and the City is unable to get the owners to voluntarily demolish and clear properties, we have probably spent \$50,000.

On vote the motion carried unanimously.

18. A motion was made by Councilwoman Frederic and seconded by Councilman Bouchie to approve a resolution:

WHEREAS, the Pineville City Council is the governing body of the City of Pineville; and

WHEREAS, the City of Pineville has determined the purchase of the following land located at 1967 Highway 165, Pineville, Louisiana, to be in the best interests of the City of Pineville and its citizens, provided the purchase price does not exceed the property's appraised value:

- 0.599 AC: PT OF LOTS 1-2 OF HOOPER HIERS PARTITION (CB 1632-151 JONES) (CB 2092-972 TRANSER: PILAT) (cb 2201-919 PILAT PROPERTIES, LLC) ***PARCEL I.D. #24-12-4370-1*** (1967 MONROE HWY) CLASS: XA
- 0.463 AC: PT LOT 1 OF HOOPER HEIRS PARTITION (2500)---(CB670-254 HOOOPER) (CB 1616-494 JONES) (CB 2092-972 TRANSFER: PILAT) (CB 2201-919 PILAT PROPERTIES LLC) ***PARCEL I.D. #24-12-4370-2*** (1967 MONROE HWY) CLASS: HB

(hereinafter collectively referred to as the "Property")

NOW, THEREFORE BE IT RESOLVED, that the Mayor is authorized to enter into negotiation and sign a Letter of Intent to purchase the 1.062 acres of said Property belonging to JNJ Enterprises, LLC.

The floor was opened for public comment.

- Mayor Dupree explained the City now has the opportunity to potentially purchase this property that was previously the Cenla Animal Clinic. This resolution will allow the City to begin the process of due diligence and obtain an appraisal. If/when we do reach a point of being able to purchase the property, this will be brought back to the Council for approval.
- Ms. Mobley asked what are the possible uses for this facility? Mayor Dupree responded with, Lot #2 of this property has been an animal clinic for over 30-years and will be an asset to the City, because we have outgrown the current facility.

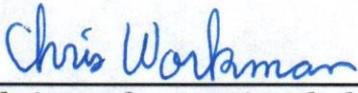
On vote the motion carried unanimously.

The floor was opened for public comment and the following was heard:

- Special Events Coordinator, Ms. Madonna LeBlanc, stated our Fall Fest at Kees Park and our 5th Saturday Market on Main Street were both a huge success. Ms. LeBlanc announced the following events.
 - This Friday, November 11th is the Veterans Parade beginning at the Levee Flag Pole with a special program at 9:00am. The parade will start at 10:00am at the Flag Pole and roll up Main Street to Shamrock Street.
 - Christmas Parade is Friday, Dec 9th at 7:00pm.
 - Christmas in the Pines Market is Dec 10th, 2:00pm-7:00pm.
- Mayor Dupree gave a special thanks to the City Marshal, Murphy Rachal for bringing a horse to the 5th Saturday Market and offering rides to the kids who came.
- Mayor Dupree introduced Mr. Jason Morgan as the new Public Works Director and Mr. Troy Burns as the new Utility Administration Supervisor over the meter readers and customer service clerks at City Hall.
- Mayor Dupree recognized Mr. Hugh Halle who had been the Interim Public Works Director since December 2021, thanking him for his hard work as he steps back into his previous roll in the Water/Wastewater Dept.
- Councilman Martin gave a thanks to Matt Johns and his team at the Rapides Parish Planning Commission for their support and attendance.

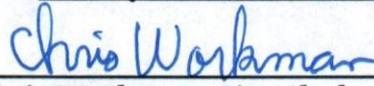
There being no further business to come before the Council, a motion to adjourn was made by Councilwoman Frederic and seconded by Councilman Bouchie at 7:30pm. On vote, the motion carried unanimously. Brett Dupuy, Pastor of Church on the Rock closed the meeting with the benediction.


Rich Dupree, Mayor


Chris Workman, City Clerk

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 November 2022.


Chris Workman, City Clerk