

CITY OF PINEVILLE, LOUISIANA
PUBLIC HEARING & COUNCIL MEETING
MAYOR AND COUNCIL
June 11, 2024 – 6:00 P.M.
MINUTES

Mayor Rich Dupree and the Council of the City of Pineville, Louisiana, met in regular session on Tuesday, June 11, 2024, 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 Councilman Martin to accept the minutes of the May 14, 2024, regular meeting as published. The floor was opened for public comment and there were none. On vote, the motion carried unanimously.

6. A motion was made by Councilwoman Frederic and seconded by Councilwoman Galloway to accept the financial report as read by Finance Director David Humphries. The floor was opened for public comment and there were none. On vote, the motion carried unanimously.

7. Mayor Dupree recognized Pineville Police Officers Hunter Rachal and Brandon Paul for their recent graduation from the Alexandria Regional Police Academy. Police Chief Darrell Basco introduced each officer and gave the badges to their Training Officers for the pin-on.

-- Mayor Dupree took a moment to recognize our District B Representative of the Rapides Parish School Board, Mr. Steve Berry, who was in attendance at tonight's Council Meeting.

8. CONDEMNATION HEARING for Case File 2024-009, regarding the single-family home on the lot at 101 Olive Street, owned by Wanda O. Cryer, listed with the address of PO Box 112, Bentley, Louisiana 71407, according to Rapides Parish Tax Assessor records. The owner was duly served notice of this hearing and a notice of this hearing was published in the official journal. There was no one present representing the property. Mayor Dupree reported the Administration has met with Ms. Cryer and he requested a motion to table this discussion for another meeting.

A motion was made by Councilman Martin and seconded by Councilwoman Frederic to accept the recommendation as stated. The floor was opened for public comment and there were none. On vote the motion carried unanimously.

9. CONDEMNATION HEARING for Case File 2024-010, regarding the single-family home on the lot at 103 Meyer Drive, owned by Bernard Hayes, Jr., c/o Irma Hayes, listed with the address of 160 Smith Street, Pineville, Louisiana 71360, according to Rapides Parish Clerk of Court records. The Rapides Parish Tax Assessor indicates NAX 1954 Realty Company, 221 Chevallier Drive, Ball, Louisiana, 71405 has a tax interest in the property. The owner and NAX 1954 Realty Company, were both duly served notice of this hearing and notice of this hearing was published in the official journal. There was no one present representing the property owner. City Engineer, Mr. David, reported the property has roofing, structural, and access issues. The property is a blighted influence on the community and a candidate for "condemnation by neglect" and appears to have not been taken care of for many years.

His recommendation is to condemn the home and give the owner thirty (30) days to voluntarily demolish and clear the property. Mr. Courtland Tatum, Sr., was present representing NAX 1954 Realty Company. Mr. Tatum indicated that he purchased the taxes on the property at a Tax Sale in 2023, and plans to refurbish the property. Deputy Clerk Tammy Page clarified that Mr. Tatum purchased the property tax at the 2022 Tax Sale. Ms. Page stated Mr. Tatum will have to pay the taxes through 2025 before he will have full ownership. In the meantime, the owner may still redeem the taxes. Mr. David stated that his initial recommendation remains the same because Mr. Tatum does not have full ownership of the property.

A motion was made by Councilwoman Galloway and seconded by Councilman Dorn to accept the recommendation as stated. The floor was opened for public comment and there were none. On vote the motion carried unanimously.

10. CONDEMNATION HEARING for Case File 2024-004, regarding the single-family home on the lot at 212 Reagan Street, owned by LeLe Thi Nguyen, listed with the address of 609 Osiris Street, Alexandria, Louisiana 71303, according to records filed at the Rapides Parish Clerk of Court. This particular piece of property has been sold twice since the latest update at the Rapides Parish Tax Assessor Office, which indicated the owner as BTSV Properties, LLC, with the address of 1414 Lake Drive, Woodworth, Louisiana 71485. The owner and BTSV Properties, LLC, were both duly served notice of this hearing and notice of this hearing was published in the official journal. Mr. David reported the property is in a blighted condition with debris and household garbage spread throughout. The house is accessible with a lot of structural deterioration. His recommendation is to condemn the home and give the owner thirty (30) days to voluntarily demolish and clear the property. The owner, LeLe Thi Nguyen was present and stated she just purchased the property on May 14, 2024, and was not aware of the condemnation status. She plans to rehabilitate the structure and introduced her contractor, Mr. Clarence Reed of C & R Mentor's Renovation. Mr. Reed indicated they plan to install new doors & locks and a new roof, along with clearing out all of the debris, painting and cleaning up the outside of the house within the next 30-days. Once they have the house secured and the outside of the house looking nice, they will begin work on the inside. He intends to have the project completed in 90-days on a budget of approximately \$35K to \$40K. Based on the testimony, Mr. David altered his recommendation to table the condemnation decision and provide the owner 90-days to renovate the house.

A motion was made by Councilwoman Galloway and seconded by Councilman Dorn to accept the recommendation as stated. The floor was opened for public comment and there were none. On vote, the motion carried unanimously, with Councilman Bouchie abstaining from the vote.

11. CONDEMNATION HEARING for Case File 2024-005, regarding the single-family home on the lot at 204 Dorothy Street, owned by Carlos Del Rio, listed with the address of 2804 Summerwood Lane, Alexandria, Louisiana 71303, according to Rapides Parish Clerk of Court records. The Rapides Parish Tax Assessor indicates Jerry R. Johnson, 2026 N. MacArthur Drive, Alexandria, Louisiana, 71303, has a tax interest in the property. The owner and Mr. Johnson were both duly served notice of this hearing and notice of this hearing was published in the official journal. There was no one present representing the property. Mr. David reported this property has extensive damage from lack of care all along the front area of the house. It is in severe disrepair, with evidence of vagrant activity inside. Due to the blighted and unsafe condition, his recommendation is to condemn the home and give the owner 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 and there were none. On vote the motion carried unanimously.

12. CONDEMNATION HEARING for Case File 2024-011, regarding the single-family home on the lot at 307 Stephen Street, owned by Ha Ngan, 6009 W. Alexandra Drive, Alexandria, Louisiana 71303, according to records filed at the Rapides Parish Clerk of Court. This particular piece of property has been sold since the latest update at the Rapides Parish Tax Assessor Office and the Assessor's Office indicates NAX 1954 Realty Company has a tax interest in the property. The owner and NAX 1954 Realty were both duly served notice of this hearing and notice of this hearing was published in the official journal.

Mr. David reported the home has been secured and it appears a renovation has begun, but he cannot be sure. The property still remains a blight to the community. His recommendation is to condemn the home and give the owner thirty (30) days to voluntarily demolish and clear the property. The owner, Mr. Ngan, was present. He stated he purchased the property on February 27, 2024, because the windows had been replaced and the roof repaired. He was unaware of the condemnation status. He is having the home renovated and introduced his contractor, Mr. Clarence Reed of C & R Mentor's Renovation. Mr. Reed stated they have already begun clearing the property and started placing siding on the outside and have installed a new A/C system. He expects the project to be completed within the next 60-days. Approximately \$25K has already been invested of a \$45K budget. Mr. Tatum of NAX 1954 Realty Company was present and reiterated his tax interest in the property. However, Ms. Page indicated the taxes had just recently been redeemed by the owner. Based on the testimony, Mr. David altered his recommendation to table the condemnation decision pending completion of the renovation.

A motion was made by Councilwoman Galloway and seconded by Councilman Dorn to accept the recommendation as stated. The floor was opened for public comment and there were none. On vote the motion carried unanimously.

13. CONDEMNATION HEARING for Case File 2024-012, regarding the single-family home on the lot at 1029 Erion Street, owned by Michael Hanson Pease, listed with the address of 1027 Erion Street, Pineville, Louisiana 71360, according to Rapides Parish Tax Assessor records. The owner was duly served notice of this hearing and notice of this hearing was published in the official journal. Mr. David, reported the property is secured, but shows signs of neglect with very little care around the property and is a blight to the community. He considers this property on the "fence" and would like to hear from the owner before making a recommendation. The owner, Mr. Pease, was present and stated he has begun clearing the outside of the property and intends to do work on the inside to make it livable. He agreed to go ahead and remove the shed on the property. Mr. David stated the house will be a candidate for condemnation if the neglect continues. The recommendation is to table this discussion for 60-days to provide Mr. Pease the opportunity to show progress in the care for the house. Mr. Pease was assured we will not place a lien on the house for demolition if he chooses participation in the Louisiana Community Block Grant Program we received for blighted property. However, if the house is condemned and demolished at a later date without the Grant, then there would be a lien placed on the property. Mr. Pease will notify the administration within the 60-day timeframe, if he decides to participate in the Grant.

A motion was made by Councilwoman Galloway and seconded by Councilman Dorn to accept the recommendation as stated. The floor was opened for public comment and there were none. On vote the motion carried unanimously.

14. A motion was made by Councilwoman Frederic and seconded by Councilwoman Galloway to approve a resolution authorizing the Mayor to serve notice to the property owners of 522 Myers Street and schedule a public hearing for condemnation. The floor was opened for public comment and there were none. On vote, the motion carried unanimously.

15. A motion was made by Councilwoman Galloway and seconded by Councilman Bouchie to approve a resolution authorizing the Mayor to serve notice to the property owners of 206 Ball Street and schedule a public hearing for condemnation. The floor was opened for public comment and there were none. On vote, the motion carried unanimously.

16. A motion was made by Councilman Dorn and seconded by Councilwoman Galloway to approve a resolution authorizing the Mayor to serve notice to the property owners of 302 Andrews Street and schedule a public hearing for condemnation. The floor was opened for public comment and there were none. On vote, the motion carried unanimously.

17. A motion was made by Councilwoman Galloway and seconded by Councilman Bouchie to approve a resolution authorizing the Mayor to serve notice to the property owners of 202 Andrews Street and schedule a public hearing for condemnation. The floor was opened for public comment and there were none. On vote, the motion carried unanimously.

18. A motion was made by Councilwoman Galloway and seconded by Councilman Bouchie to approve a resolution authorizing the Mayor to serve notice to the property owners of 335 Baker Street and schedule a public hearing for condemnation. The floor was opened for public comment and there were none. On vote, the motion carried unanimously.

19. A motion was made by Councilman Dorn and seconded by Councilwoman Galloway to approve a resolution authorizing the Mayor to serve notice to the property owners of 516 Baptist Street and schedule a public hearing for condemnation. The floor was opened for public comment and there were none. On vote, the motion carried unanimously.

20. A motion was made by Councilwoman Galloway and seconded by Councilman Bouchie to approve a resolution authorizing the Mayor to serve notice to the property owners of 804 Erion Street and schedule a public hearing for condemnation. The floor was opened for public comment and there were none. On vote, the motion carried unanimously.

21. A motion was made by Councilwoman Galloway and seconded by Councilman Bouchie to approve a resolution authorizing the Mayor to serve notice to the property owners of 1703 Melrose Street and schedule a public hearing for condemnation. The floor was opened for public comment and there were none. On vote, the motion carried unanimously.

22. A motion was made by Councilman Dorn and seconded by Councilman Martin to approve a resolution declaring The Town Talk as the official journal of record pursuant to R.S. 43:141. The floor was opened for public comment and there were none. On vote, the motion carried unanimously.

23. A motion was made by Councilman Bouchie and seconded by Councilwoman Galloway to approve a resolution declaring the following item as surplus for the purpose of selling, donating, auctioning or disposing of as necessary.

DEPT	YEAR	MAKE/MODEL	VIN/SERIAL
108	2016	2016 Ford Expedition	1FMJU1FT6GEF390840

The floor was opened for public comment and there were none. On vote, the motion carried unanimously.

24. A motion was made by Councilwoman Galloway and seconded by Councilwoman Frederic to introduce/accept for publication/refer to zoning a petition for rezoning 11.2547 acres located at 2136 Rainbow Drive, belonging to Pineville Development, LLC, from C-1 to C-3 for the purpose of construction of a new automobile dealership. The floor was opened for public comment and there were none. On vote, the motion carried unanimously.

25. Councilwoman Frederic, serving as Chair of the Finance Committee, commended the Mayor and Staff for all of their hard work put into the budget that is being proposed. The Finance Committee met last night and its recommendation is to introduce the Fiscal Year 2023-2024 Amended Budget and the proposed Fiscal Year 2024-2025 Budget to the Council for adoption. She would like to make the motion to accept this recommendation. The motion was seconded by Councilman Bouchie. The floor was opened for public comment and there were none. On vote, the motion carried unanimously.

26. A motion was made by Councilwoman Frederic and seconded by Councilwoman Galloway to introduce and accept for publication an ordinance amending the budget for Fiscal Year 2023-2024 and other matters with respect thereto. The floor was opened for public comment and there were none. On vote, the motion carried unanimously.

27. A motion was made by Councilwoman Frederic and seconded by Councilman Bouchie to introduce and accept for publication an ordinance adopting and appropriating the budget for Fiscal Year 2024-2025 and other matters with respect thereto. The floor was opened for public comment and there were none. On vote, the motion carried unanimously.

28. A motion was made by Councilman Dorn and seconded by Councilwoman Galloway to call for a Public Hearing and Special Council Meeting on June 28, 2024, at Noon for the adoption of budgets. The floor was opened for public comment:

- City Attorney Mark Vilar corrected the agenda item as listed. He pointed out the correct year is 2024 and not 2023.

No further comment was heard. On vote, the motion carried unanimously.

29. A motion was made by Councilman Dorn and seconded by Councilman Martin to approve a resolution ratifying the Declaration of Emergency, by the Mayor, on June 5, 2024, regarding the repair of the water storage tank on Janet Drive.

The floor was opened for public comment:

- Mayor Dupree corrected the agenda item as listed. The water tank is above ground and not underground as indicated. He continued to explain the City had to take its 1,000,000 gallon water storage tank offline for major repairs. Also the water well on Janet Drive has been inactive for roughly 45-days. We have two 20,000 gallon water tanks temporarily set up pending the repairs. The Emergency Declaration was made because of potential public safety concerns and to allow us to move quicker with the repairs.

No further comment was heard. On vote, the motion carried unanimously.

30. A motion was made by Councilman Bouchie and seconded by Councilman Martin to approve a resolution declaring the intention of the City to proceed with financing in an amount not to exceed \$10,000,000 for the purpose of financing any costs associated with constructing and acquiring improvements, extensions, and replacements to the waterworks system and sewer system of the City; authorizing an application to the Louisiana Local Government Environmental Facilities and Community Development Authority of the Louisiana State Bond Commission; and providing for other matters with respect thereto. The floor was opened for public comment:

- Mayor Dupree explained this is an effort to take advantage of some opportunities for improvements, which includes the 1,000,000 gallon water storage tank on Janet Drive.

No further comment was heard. On vote, the motion carried unanimously.

Roll call was as follows:

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

-- Mayor Dupree took the liberty, with the Council's consent, to move the Public Comment portion of the meeting ahead on the agenda before the scheduled Executive Session.

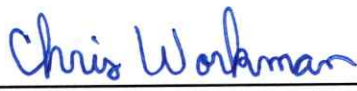
- Mr. Cornelius White, Jr., of 3638 10th Street, Alexandria, Louisiana, expressed appreciation to the Mayor for his monthly call-in radio show and to the Council for their accommodation of the public. As a veteran, he is grateful to the City for its support and recognition of the Flag.
- Councilman Martin "Thanked" Mr. Berry for his attendance.
- Councilman Dorn expressed gratitude to the Police and Fire Departments for their kindness and response to a recent personal need.

31. A motion was made by Councilwoman Frederic and seconded by Councilwoman Galloway at 7:27 p.m., to enter into an Executive Session to discuss potential legal action involving a former employee. On vote, the motion carried unanimously.

Upon returning to the Council Chambers at 8:15 p.m., a motion was made by Councilwoman Frederic and seconded by Councilwoman Galloway to exit the Executive Session and reenter the Regular Council Meeting. The floor was opened for public comment and there were none. On vote, the motion carried unanimously.

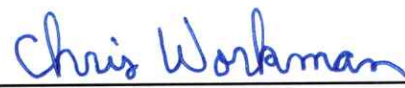
There being no further business to come before the Council, a motion to adjourn was made by Councilman Bouchie and seconded by Councilman Martin at 8:16 p.m. On vote, the motion carried unanimously. Councilman Martin closed the meeting with the benediction.


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 11th day of June, 2024.


Chris Workman, City Clerk