

CITY OF PINEVILLE, LOUISIANA
PUBLIC HEARING & COUNCIL MEETING
MAYOR AND COUNCIL
May 14, 2024 – 6:00 P.M.
MINUTES

Mayor Rich Dupree and the Council of the City of Pineville, Louisiana, met in regular session on Tuesday, May 14, 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 2 District 3 District 4 District 5	Councilman Kevin Dorn Councilwoman Christy Frederic Councilman Tom Bouchie Councilman Nathan Martin
	Absent:	District 1	Councilwoman Mary Galloway

5. A motion was made by Councilman Dorn and seconded by Councilman Bouchie to accept the minutes of the April 9, 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 Councilman Bouchie 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 members of the Pineville Junior High Girls Softball Team for winning the 2024 Cenla Junior High Softball League District Championship, culminating an 11-2 record. He presented Head Coach Bobbi Arnaud with the Pineville Proud Award and team members with a Certificate of Recognition. Team members include: Jordyn Burch, Berkley Byrnes, Abigail Daniels, ZaRiah Hicks, Analiese Holmes, Jhizelle Jacobs, Olivia Lanclos, Anistyn Lee, Raven Leopard, Ayvah Novris, Laynee Rodden, Avaha Russel, Anna Kate Ulrich, Harper Wallace, and Ashlyn Weatherford. Also congratulations to Assistant Coach Josh Daniels.

8. Mayor Dupree recognized members of the Pineville High Girls Softball Team for their successful season taking them to the LHSAA Division I (Select) State Tournament semi-final game, culminating a 21-14 record. He presented Head Coach Allison Frye with the Pineville Proud Award and team members with a Certificate of Recognition. Team members include: Sydney Alford, Jadin Basco, Addalyn Burch, Briley Byrnes, Mallory Edwards, Madelyn Halle, Kate Herron, Aniyah Jackson, Savanna Johnson, Katie Kelley, Margaret Mertens, Ava Moore, Kaylee Ramos, Cassidy Sicuro, Chelsie Simpson, and Annalee Stevens. Also congratulations to Assistant Coaches Rick Barr and Kayla Busby.

9. Mayor Dupree turned the floor over to Mr. Craig Phillips, Commander of American Legion Post 3 and former Mayor of Lecompte. Mr. Phillips recognized Pineville Fire Department Captain Dale Dion as a "Hometown Hero" and presented him a Firefighter Certificate of Commendation for outstanding public service benefiting our community, state and nation.

10. PRESENTATION was made by the owner of the property located at 206 & 208 Lakeview Street, Ken Roques, from Louisiana One Team, LLC. Mr. Roques is a contractor from Covington who travels around the country fixing damaged structures after storms and disasters. He saw the opportunity to purchase this property at auction and return it to commerce as an investment into Pineville. He was not notified of the condemnation status during the closing process. He is requesting the Council to lift the condemnation so he can continue with the refurbishment of the property.

He has already reframed the structure, replaced the roof, replaced all the damaged trestles and gutted everything inside that was bad. All the exterior of the structure is either replaced or repaired. He is now entering the exterior paint phase of the project and still needs to complete the inside, install all new HVAC, wiring and plumbing. He has received State Fire Marshal approval for the structure. After completion his intent is to continue operating the structure as a landlord and has hired a local property management company to manage the long-term leasing. He will not operate it as a temporary stay B&B. Mayor Dupree explained he and City Chief Administrative Officer, Doug Gann, along with Building Inspector Kenny Andrews has meet with Mr. Roques previously regarding the property and expectations.

11. A motion was made by Councilman Dorn and seconded by Councilwoman Frederic to approve a resolution to lift the condemnation decision of the property located 206 & 208 Lakeview Street, owned by Louisiana One Team, LLC. The floor was opened for public comment:

- Councilmembers stated there does not seem to be a risk to lifting this condemnation. If Mr. Roques is not able to complete this renovation, the Council will just condemn the property again. Mr. Roques was commended for showing a commitment to this project with all his effort and equity already placed into it, and for his vision to see what the structure could be.

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

12. CONDEMNATION HEARING for Case File 2024-001, regarding the single-family home on the lot at 304 Rainbow Drive, owned by Weslyn Rose Sweeney Wright Lowe ET AL, listed with the address of 304 Rainbow Drive, Pineville, Louisiana 71360, according to Rapides Parish Tax Assessor records. The listed owner was found to be deceased, so notice was duly served to next of kin, Braxton Patin at 212 Mosby Drive, Pineville, Louisiana 71360 and a notice of this hearing was published in the official journal. There was no one present representing the property. City Engineer, Mr. Tom David, reported the property is not a candidate for renovation. It has severe roofing structural damage. 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 Councilman Bouchie 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.

13. CONDEMNATION HEARING for Case File 2024-008, regarding the single-family home on the lot at 309 Stephen Street owned by Stephen V. Lavespere, listed with the address of 207 Valley Drive, Pineville, Louisiana 71360, 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. City Engineer, Mr. Tom David, reported this is clearly a blighted property and a danger to the community. His recommendation is to condemn the home and give the owner thirty (30) days to voluntarily demolish and clear the property. Mayor Dupree indicated that he has been in contact with Stacey Gates, owner's daughter. The owner is in bad health and they are not in a position to demolish the structure at this time.

A motion was made by Councilman Dorn 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.

14. CONDEMNATION HEARING for Case File 2024-006, regarding the single-family home on the lot at 212 Lakeview Street owned by John Michael George ET AL, listed with the address of 209 Lee Street, Pineville, Louisiana 71360, 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. Mr. John George was present representing the property. City Engineer, Mr. Tom David, reported this is not a candidate for rehabilitation with numerous rotted structure members. It is severely dilapidated and has been vacant for a very long time. His recommendation was to condemn the home and give the owner thirty (30) days to voluntarily demolish and clear the property. To avoid a lien against his property for City demolition, Mr. George stated that he is willing to demolish the structure himself, but would need more time. Mr. George was informed he will need to obtain a demolition permit. Mr. David altered his initial recommendation to condemn the home and give the owner ninety (90) days to voluntarily demolish and clear the property.

A motion was made by Councilman Dorn 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.

15. CONDEMNATION HEARING for Case File 2024-007, regarding the single-family home on the lot at 218 Lakeview Street owned by Henry James Properties LLC, listed with the address of 3810 Maywood Street, Alexandria, Louisiana 71302, 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. Ms. Barbara Banks was present representing the property. City Engineer, Mr. Tom David, reported this structure is severely dilapidated from what appears to be storm damage and part of it is burned. His recommendation is to condemn the home and give the owner thirty (30) days to voluntarily demolish and clear the property. Ms. Banks indicated that she does not have the means to demolish the house and it was a neighbor's house fire that spread to her property causing the fire damage. She continued to state the tree on her house, also came from a neighbor. It was explained, to Ms. Banks, the City would place a lien on the property for the cost of demolition if she is not able to have it done.

A motion was made by Councilman Bouchie 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.

16. A motion was made by Councilman Martin and seconded by Councilman Dorn to approve a resolution to adopt policies and procedures for participating in the State of Louisiana Community Development Block Grant Demolition Clearance Program. The floor was opened for public comment:

- Mayor Dupree explained this is the next step in moving forward with this grant that was awarded by the Office of Community Development. Mr. Gann and City Clerk Chris Workman have been working with Pan American Engineers to get the list of properties submitted for this grant. Mr. Workman clarified the four condemned properties from this evening's meeting are all on that list. Mayor Dupree continued to explain that the City of Pineville was one of four Cities in the State to be awarded this demolition grant a few years ago as part of a pilot program. That success led to us receiving the grant again this time in the amount of nearly \$280,000.

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

17. A motion was made by Councilwoman Frederic and seconded by Councilman Martin to accept the Mayor's recommendation to appoint Jason Hale to the Pineville Zoning Commission. The floor was opened for public comment and there were none. On vote the motion carried unanimously.

18. A motion was made by Councilman Dorn and seconded by Councilman Martin to approve a resolution authorizing the Mayor to enter into and execute an agreement with the Louisiana Department of Transportation and Development for the rehabilitation of the concrete pavement on Jones Street. 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 Councilman Martin to approve a resolution accepting the contact of MJL Construction, LLC, for the project entitled *WATER MAIN EXTENSION ALONG CATHERINE, FLOYD, HOLLY, OAK STREETS AND MEYERS DRIVE* as "Substantially Complete." The floor was opened for public comment:

- Mayor Dupree explained this is the third phase of correcting dead-end water lines around the City and this the largest collection of streets we have addressed at this point.

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

20. A motion was made by Councilwoman Frederic and seconded by Councilman Bouchie to accept the contract of Progressive Construction Company, LLC, for the project entitled *COLLEGE DRIVE PAVEMENT REHAB* as "Substantially Complete." The floor was opened for public comment:

- The contractor was complimented on doing an outstanding job on rehabbing this section of College Drive. The project included street and sidewalk improvements, along with replacement of below ground infrastructure. In response to a question, Mr. David indicated he believed College Drive to be in existence since the late 1940's to early 1950's, due it's style of construction. The Jones Street project will not be as extensive as this one on College Drive. Jones Street will not include sidewalks and is simply replacing panels and not the entire street.

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

21. A motion was made by Councilman Bouchie and seconded by Councilman Martin to approve a resolution awarding the contract for *GREER ROAD IMPROVEMENTS* and authorizing the Mayor to execute contracts, change orders and other documents related to the project between the City of Pineville and the selected Bidder. The floor was opened for public comment:

- Mr. David explained there were five bidders and the low bid came in at \$188,900 from Regional Construction LLC...the engineers estimate was \$200,000. Mayor Dupree explained this money comes from a \$250,000 allocation that Senator Luneau helped us to get in the previous Legislative Session. The remaining amount of those allocated funds is being directed to other street improvements that we are already receiving invoices for.

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

22. A motion was made by Councilman Martin and seconded by Councilwomen Frederic to declare the following items from the Pineville Fire and Police Departments as surplus for the purpose of selling, donating, auctioning or disposing of as necessary.

- 2015 Ford Taurus Interceptor, VIN# 1FAHP2MK9FG117717
- 2015 Ford Explorer Interceptor, VIN# 1FM5K8AB7PGA35260
- 2015 Ford Expedition, VIN# 1FMJU1HT4FEF13322
- 2009 Ford Expedition, VIN# 1FMFU15589LA13000
- 30 sections of fire hose (50' x 3.5")

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

23. A motion was made by Councilwoman Frederic and seconded by Councilman Dorn to approve a call for a Finance Committee Meeting on Monday, June 10th, 2024 at 5:30pm in the City Council Chambers. The floor was opened for public comment.

- Mayor Dupree explained this is culmination of meetings with each department head and division director over the last couple months to present the Fiscal Year 2025 Budget to the Council.
- Councilwoman Frederic recognized and thanked Finance Committee citizen member, Peter Ford, for his participation in the process.

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

The floor was opened for any final public comment.

- Ms. Deborah Gunter at 101 Chaudoir Drive, addressed the Council with concern about Heart of Worship Church removing part of the fence between their commercial property and the residential neighborhood along Chaudoir Drive. She said the church also placed a culvert on the small strip of land behind the church along Chaudoir Drive on a piece of property that does not belong to them with the appeared intent to one day build an exit and parking lot on that side of the church. She is asking the City of Pineville to have the church replace the fence and remove the culvert. Mayor Dupree assured Ms. Gunter the City would look into the issue.
- Ms. Bobbie Sheppard came to the meeting because she received notice about a condemnation hearing to take place this evening for property located at 503 Grant Street. She indicated that she did own the property at one time, but has sold it. She was concerned that she would be responsible for the demolition of the structure. Mr. Workman replied that initially this property was on the agenda for the hearing, but after the notice was sent and the hearing published in the official journal, it was discovered the property was sold. Therefore, because the new owner had not been given proper notice, the property was removed from the agenda. Ms. Sheppard was assured she is not being held responsible for the property.

There being no further business to come before the Council, a motion to adjourn was made by Councilman Bouchie and seconded by Councilwoman Frederic at 7:26 pm. On vote, the motion carried unanimously. Councilman Martin closed the meeting with the benediction.



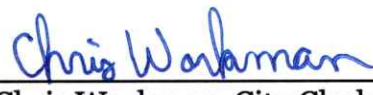
Rich Dupree, Mayor



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 14th day of May, 2024.



Chris Workman, City Clerk