

CITY OF PINEVILLE, LOUISIANA  
PUBLIC HEARING & COUNCIL MEETING  
MAYOR AND COUNCIL  
July 9, 2024 – 6:00 P.M.  
**MINUTES**

Mayor Rich Dupree and the Council of the City of Pineville, Louisiana, met in regular session on Tuesday, July 9, 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 Councilwoman Frederic and seconded by Councilman Dorn to accept the minutes of the June 28, 2024, special meeting as published. Mayor Dupree explained the special meeting was to pass the new fiscal year operating budget that began on July 1st. 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. Mr. Humphries stated we closed out the fiscal year with a growth of 2.6% in sales tax and a growth of 5.72% in occupational licenses over the previous fiscal year. Mayor Dupree pointed out that we had a sales tax growth in ten out of the 12 months in the fiscal year that just ended. The floor was opened for public comment and there were none. On vote, the motion carried unanimously.

7. Mayor Dupree recognized Coach Mike Byrnes for obtaining the milestone of 500 wins as the Head Coach of the Baseball Program at Louisiana Christian University (LCU). He presented Coach Byrnes with a Pineville Proud Award for his successful 24-year coaching career at LCU. Coach Byrnes recognized Assistant Coaches Cody Laprarie and Brooks Southall. He expressed gratitude to the Mayor, Council and his wife.

8. Mayor Dupree turned the floor over to Rebecca Audie from the Louisiana Department of Environmental Quality. Ms. Audie presented Mayor Dupree with a \$500,000 grant check from the Environmental Protection Agency for Brownfield Sites in the City of Pineville. Ms. Audie explained that Brownfield Sites are blighted locations with environmental issues that must be resolved before they can be reused. Pineville is one of five communities in Louisiana to receive the grant. Kimberly Boyd, from the Rapides Area Planning Commission (RAPC), was the grant writer who successfully made the application and was also present to receive the check. Mayor Dupree expressed gratitude and explained this grant will provide funds to pay for Brownfield assessments at the former HP Long Charity Hospital, the former Byrant Cleaners, and the former Eddie's Exxon along Main Street. This is the first step to putting the locations back into commerce.

9. CONDEMNATION HEARING for Case File 2024-003, regarding the single-family home on the lot at 503 Grant Street, owned by Jessica Lambert, listed with the address of 2330 Arkansas Road, Lot F, West Monroe, Louisiana 71291, according to Rapides Parish Tax Assessor records. Mr. Doug Gann, Chief Administrative Officer, reported the owner was duly served notice of this hearing and both, the City Code Enforcement Officer and RAPC Building Inspector cited the house is a candidate for condemnation in the inspection report. Mr. Gann further noted there is a tree through the house that is in disrepair and certainly is a blight to the community. Mr. Gann's recommendation is to condemn the house. Jessica Lambert was present and stated the tree fell on the house right after she purchased the property with the intent to rebuild. However, now she does

not have the means to proceed and has no plans for the house. She stated that she agrees the property should be condemned.

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

10. CONDEMNATION HEARING for Case File 2024-013, regarding the single-family home on the lot at 522 Myers Street, owned by Bright Morning Star Missionary Baptist Church, listed with the address of P.O. Box 4600, Pineville, Louisiana 71360, according to Rapides Parish Tax Assessor records. Mr. Gann reported the owner was duly served notice of this hearing and both, the City Code Enforcement Officer and RAPC Building Inspector cited the house is a candidate for condemnation in the inspection report. He stated this house is condemnable as it cannot be rehabilitated. Mr. Gann's recommendation is to condemn the house. Mr. Johnny Hardwell, representing the church as Chairman of the Deacons, was present and stated the church had started tearing it down, but stopped because of circumstances. Therefore, they need all the help they can get. He does agree with a condemnation decision.

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

11. CONDEMNATION HEARING for Case File 2024-014, regarding the single-family home on the lot at 206 Ball Street, owned by Jeanette Kelley, listed with address of 6204 Eagle Way, Alexandria, Louisiana 71301, according to Rapides Parish Tax Assessor records. Mr. Gann reported the owner was duly served notice of this hearing and both, the City Code Enforcement Officer and RAPC Building Inspector cited the house is a candidate for condemnation in the inspection report. This property has a lot of overgrowth, is dilapidated and an eye-sore to the community. Mr. Gann's recommendation is to condemn the house. There was no one in attendance representing the owner of the property.

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

12. CONDEMNATION HEARING for Case File 2024-015, regarding the single-family home on the lot at 302 Andrews Street, owned by Leroy Bowers, Jr., listed with the address of 2504 Detroit Street, Alexandria, Louisiana 71303, according to Rapides Parish Tax Assessor records. Mr. Gann reported the owner was duly served notice of this hearing and both, the City Code Enforcement Officer and RAPC Building Inspector cited the house is a candidate for condemnation in the inspection report. The overgrowth is so bad that you can barely see the home and Mr. Gann's recommendation is to condemn the house. Mr. Leroy Bowers, Jr., was present and stated he intended to tear the house down, but does not have the means and he has no intention to do anything with the property.

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

13. CONDEMNATION HEARING for Case File 2024-016, regarding the single-family home on the lot at 202 Andrews Street, owned by Christopher Jarod Gibson, listed with the address of 618 Baptist Street, Pineville, Louisiana 71360, according to Rapides Parish Tax Assessor records. Mr. Gann reported the owner was duly served notice of this hearing and both, the City Code Enforcement Officer and RAPC Building Inspector cited the house is a candidate for condemnation in the inspection report. The home is completely gutted and in need of condemnation. Therefore, Mr. Gann's recommendation is to condemn the house. Mr. Christopher Gibson was present and admitted the home is in bad shape. He indicated he attempted to do work on it, but determined it was "lost" and agrees with the condemnation.

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

14. CONDEMNATION HEARING for Case File 2024-017, regarding the single-family home on the lot at 335 Baker Street, owned by Virginia Lee Boyd Kober, listed with the address of 68 Cheri Street, Alexandria, Louisiana 71302, according to Rapides Parish Tax Assessor records. Mr. Gann reported the owner was duly served notice of this hearing and both, the City Code Enforcement Officer and RAPC Building Inspector cited the house is a candidate for condemnation in the inspection report. The structure is overgrown, dilapidated and falling down on the inside and outside. Mr. Gann's recommendation is to condemn the house. There was no one in attendance representing the owner of the property.

A motion was made by Councilwoman Galloway and seconded by Councilwoman Frederic to accept the recommendation of condemnation. The floor was opened for public comment and there were none. On vote the motion carried unanimously.

15. CONDEMNATION HEARING for Case File 2024-018, regarding the single-family home on the lot at 516 Baptist Street, owned by James Lewis ET AL, listed with the address of 518 Church Street, Pineville, Louisiana 71360, according to Rapides Parish Tax Assessor records. Mr. Gann reported the owner was duly served notice of this hearing and both, the City Code Enforcement Officer and RAPC Building Inspector cited the house is a candidate for condemnation in the inspection report. This home is completely overgrown, shows no signs of attention and windows are boarded up. Mr. Gann's recommendation is to condemn the house. Erica Lewis was present to represent the owner. She said they had been searching for a way to tear down the house, but lost the means to do so. The home has some deferred maintenance and disaster related issues. She hopes to get help from the Community Development Block Grant to demolish the house.

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

16. CONDEMNATION HEARING for Case File 2024-021, regarding the single-family home on the lot at 107 Chandler Street, owned by Essie Ruth Sias, AL SUCC., c/o James Gordon Jr., listed with the address of P.O. Box 7242, Alexandria, Louisiana 71306-7242, according to Rapides Parish Tax Assessor records. Mr. Gann reported the owner was duly served notice of this hearing and both, the City Code Enforcement Officer and RAPC Building Inspector cited the house is a candidate for condemnation in the inspection report. This house is overgrown. Although this is a brick home, there are structural issues. Mr. Gann's recommendation is to condemn the house. Mr. James Gordon was present. He believes the house can be saved and plans to look into it near the end of August. He feels a budget of \$25K-\$30K can rehab the house. Councilman Dorn recommended we delay this hearing for 60-days to provide Mr. Gordon with time to assess the property and present the Council with a plan of action. Mayor Dupree expressed during this 60-day period, the expectation is to clean up the property and get rid of the three inoperative vehicles.

A motion was made by Councilman Dorn to provide a 60-day extension and was seconded by Councilwoman Galloway. The floor was opened for public comment and there were none. On vote the motion carried unanimously.

17. A motion was made by Councilman Bouchie and seconded by Councilman Martin to approve a resolution to accept the Mayor's recommendation to reappoint Ms. Kimberly Boyd to the Pineville Municipal Fire and Police Civil Service Board. 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 Councilwoman Galloway to approve a resolution authorizing the Mayor to serve notice to the property owners of a single-family home at 387 Carolyn 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 Councilwoman Galloway and seconded by Councilwoman Frederic to approve a resolution authorizing the Mayor to serve notice to the property owners of a mobile home at 103 Sanders 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 Councilman Dorn and seconded by Councilwoman Galloway to approve a resolution authorizing the Mayor to serve notice to the property owners of a single-family home at 520 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.

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 a single-family home at 201 Anthony 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 Bouchie and seconded by Councilman Dorn to approve a resolution authorizing the Mayor to serve notice to the property owners of a single-family home at 107 Bell 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.

23. A motion was made by Councilwoman Galloway and seconded by Councilman Dorn to approve a resolution authorizing the Mayor to serve notice to the property owners of a single-family home at 720 Sycamore 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.

24. 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 a single-family home at 111 Anthony 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.

25. 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 a single-family home at 104 Lakeview Street and schedule a public hearing for condemnation. Councilwoman Galloway questioned the address location. City Clerk, Chris Workman, explained that although the house does appear to be located on the river side of the levee on Sanders Street, the Rapides Parish Tax Assessor identifies the address as located on Lakeview Street. The floor was opened for public comment and there were none. On vote, the motion carried unanimously.

26. 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 a mobile home at 109 Lakeview 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.

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

*-- 2 each recliners, unknown make/model*

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

28. A motion was made by Councilwoman Frederic and seconded by Councilman Martin to approve a resolution requesting the Rapides Parish Police Jury to renew the 25-year Nonexclusive Franchise Agreement for use of Parish rights of way to construct, maintain and operate a water system and authorize the Mayor to execute related documents. The floor was opened for public comment and there were none. On vote, the motion carried unanimously.

29. A motion was made by Councilman Dorn and seconded by Councilman Bouchie to approve a resolution requesting the Rapides Parish Police Jury to renew the 25-year Nonexclusive Franchise Agreement for use of Parish rights of way to construct, maintain and operate a sewerage collection system and authorize the Mayor to execute related

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

30. A motion was made by Councilman Dorn and seconded by Councilwoman Frederic to introduce/accept for publication/refer to zoning a petition for rezoning of the lot at 113 Hilton Court, belonging to Louisiana Heritage Properties, LLC, from R-1 to C-1 for commercial use. The floor was opened for public comment and there were none. On vote, the motion carried unanimously.

31. A motion was made by Councilman Dorn and seconded by Councilman Martin to introduce/accept for publication/refer to zoning a petition for rezoning of the lot at 2819 Highway 107, belonging to JWT Properties, LLC, from R-2 to C-2 for the purpose of a boat storage facility. The floor was opened for public comment and there were none. On vote, the motion carried unanimously.

32. A motion was made by Councilwoman Galloway and seconded by Councilman Martin to introduce/accept for publication/refer to zoning a petition for rezoning of the lot at 2889 Military Highway, belonging to Evergreen Presbyterian Ministries, Inc., from R-2 to C-1 for the purpose of locating administrative offices. The floor was opened for public comment and there were none. On vote, the motion carried unanimously.

33. A motion was made by Councilman Martin and seconded by Councilman Bouchie to introduce, accept for publication an ordinance authorizing the City to proceed with a not to exceed \$10M financing through the Louisiana Local Government Environmental Facilities and Community Development Authority and providing for other matters with respect thereto. Mayor Dupree explained the purpose of this Bond is to use the funds to improve our utility system. This is the first step to get our request before the State Bond Commission. Councilman Martin expressed appreciation to the Administration, Mr. Humphries as the Finance Director and Councilwoman Frederic as Finance Committee Chair, while noting the many capital improvement projects that have taken place throughout the City. He thanked Mr. Humphries for helping to find money to continue these projects. Mr. Humphries explained some of the projects being referred to are connecting the dead-end water lines throughout the City and several road improvement projects, along with needed upgrades to the Wastewater Treatment Plant and infrastructure improvements on the grounds of what used to be Central Hospital. Most of what is done are improvements not seen to water and sewer infrastructure below the ground. The floor was opened for public comment and there were none. On vote, the motion carried unanimously.

34. A motion was made by Councilman Dorn and seconded by Councilman Martin to nominate Councilwoman Galloway as the Mayor Pro Tempore for Fiscal Year 2024-2025. The floor was opened for public comment and there were none. On vote, the motion carried unanimously.

35. A motion was made by Councilman Martin and seconded by Councilman Bouchie to approve a resolution to amend account information for accounts held by Red River Bank. The floor was opened for public comment and there were none. On vote, the motion carried unanimously.

36. Mayor Dupree requested this item to approve a resolution to approve the selection for Grant Management and Administrative Services for the City's Louisiana Disaster Recovery Community Development Block Grant Program – Louisiana Watershed Initiative Round 2 Application – *SMITHVILLE DRAINAGE IMPROVEMENTS* be removed from the Agenda and delay for 30-days. He stated the City is not ready at this time to make a recommendation, as we are still going through the advertisement process. Mayor Dupree explained the goal is to have this ready for the August meeting. A motion to delay this resolution by 30-days was made by Councilwoman Galloway and seconded by Councilman Bouchie. The floor was opened for public comment and there were none. On vote, the motion carried unanimously.

37. Mayor Dupree requested this item to approve a resolution to approve the selection for Engineering Services for the City's Louisiana Disaster Recovery Community Development Block Grant Program – Louisiana Watershed Initiative Round 2 Application – *SMITHVILLE DRAINAGE IMPROVEMENTS* be removed from the Agenda and delay for 30-days. He stated the City is not ready at this to make a recommendation, as we are still going through the advertisement process. A motion to delay this resolution by 30-days was made by Councilman Dorn and seconded by



Councilwoman Frederic. Councilman Dorn noted the value of this grant that has been awarded is \$1.4M. The floor was opened for public comment and there were none. On vote, the motion carried unanimously.

-- Mayor Dupree requested the Council to add Agenda Item 38. He explained late on July 8, 2024, we were notified by the Tax Assessor's Office that the assessment was completed and we need to call for a hearing to adopt to adopt the 2024 millage rates at the August 13, Council Meeting. A motion was made by Councilman Dorn to add Agenda Item 38 and seconded by Councilwoman Galloway. The floor was opened for public comment and there were none. On vote, the motion carried unanimously. Roll call was as follows:

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

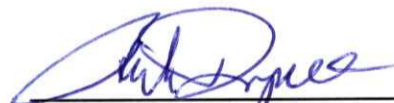
38. A motion was made by Councilman Bouchie and seconded by Councilman Martin to call for a public hearing to adopt the 2024 millage rates on August 13, 2024, at 6:00 p.m. Mayor Dupree pointed out this will take place at the start of the Council Meeting. The floor was opened for public comment and there were none. On vote, the motion carried unanimously. Roll call was as follows:

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

The floor was opened for any final public comment.

- Mr. Cornelius White, Jr., of 3638 10th Street, Alexandria, Louisiana, expressed appreciation to the Mayor for his monthly call-in radio show and willingness to answer all questions posed to him. He thanked the Mayor and Council for their cooperation in handling City business and respect for the public.
- Mr. Johnny Hardwell, 1212 Purser Street, Pineville, Louisiana, expressed gratitude for road improvements on his street and for taking care of a bad smell in his neighborhood that is no longer there.
- Mayor Dupree complimented our Public Works Streets Department for their work on our street overlay projects. He credited a new piece of equipment called an "asphalt zipper" that the Council invested in. This asphalt zipper reduces the work in half as it relates to time, because the equipment recycles the asphalt as the new base for the street overlay. Then we just have to pay for the new asphalt overlay. We are able to overlay some streets in just one day.

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 7:30 p.m. On vote, the motion carried unanimously. Mayor Dupree asked his friend, Mr. Robert Hines, to close 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 9th day of July, 2024.

*Chris Workman*

Chris Workman, City Clerk