

BOSSIER PARISH POLICE JURY
BENTON, LOUISIANA
MINUTES
October 5, 2005
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The Bossier Parish Police Jury met in regular and legal session on this 5th day of October, 2005, at 2:00 p.m., in the Police Jury Meeting Room, Bossier Parish Courthouse, Benton, Louisiana. The President, Mr. Jeff Rogers, called the meeting to order. The invocation was given by Mr. Eddy Shell and the pledge of allegiance was led by Mr. Winfred Johnston. The Secretary-Treasurer, Ms. Cheryl Martin, called the roll, with Mr. Cummings absent, as follows:

Mr. William Altimus	Mr. Winfred Johnston
Mr. Rick Avery	r. Hank Meachum
Mr. Jimmy Cochran	Mr. Henry Mitchell
Mr. Brad Cummings, absent	Mr. Jeff Rogers
Mr. Jerome Darby	Mr. Eddy Shell
Mr. Wayne Hammack	Mr. Jesse Williams

Others present were Mr. Bill Altimus, Parish Administrator; Mr. Patrick Jackson, Parish Attorney, Mr. Joe E. "Butch" Ford, Jr., Parish Engineer; Ms. Cheryl Martin, Secretary-Treasurer.

Motion was made by Mr. Williams, seconded by Mr. Shell, to amend the agenda to add Mr. James Wilson, and Mr. and Mrs. Wes Burdine. Motion carried unanimously.

Mr. Rogers presented a resolution to Mr. Vince DeFatta, as adopted by the police jury on September 21, 2005, expressing appreciation to Mr. DeFatta for his service as a member of the Bossier City-Parish Metropolitan Planning Commission Board of Directors. Mr. DeFatta is retiring this position effective December, 2005, after 21 years of service. Mr. DeFatta thanked jurors for the resolution, stating that it has been an honor to serve the citizens of Bossier City and Bossier Parish.

Mr. Cyril Hicks and Ms. Nancy Penwell, Benton-Parish Metropolitan Planning Commission, presented the proposed MPC 2006 budget. The Benton-Parish MPC has in the past received equal funding from the police jury and the Town of Benton. Ms. Penwell, Administrator for the Benton-Parish MPC, stated that due to the tremendous growth in the Benton area, the MPC has found it necessary to request additional funding for the year 2006. She stated that office space is needed to provide an area where records can be located and accessed when needed. Ms. Penwell stated that an office will provide a centralized location where the public can obtain applications and where she can have a phone capable of holding messages. Mr. Altimus and Mr. Williams are to meet with Town of Benton officials to discuss this matter.

Mr. James Wilson, 4507 Palmetto Road, addressed the jury regarding work he has done on his property in preparation for the construction of a house at this location. Mr. Ford, Parish Engineer, stated that he has reviewed regulations pertaining to building set-back requirements on Cypress-Black Bayou Lake, and advised that Mr. Wilson has amended his construction plans to meet this requirement.

Mr. Ford stated that there are concerns regarding possible increased drainage to adjacent properties. He stated that Jeff Raley, Raley and Associates, Inc., has submitted a letter stating that there should be no significant drainage impact to neighbors, and recommending that swales be established on both sides of Mr. Wilson's lot to ensure proper drainage to Black Bayou lake.

Mr. Ford stated that the construction of a home on Mr. Wilson's property will cause additional water to the front of the lot, but stated that the recommended swales will prevent water from crossing the adjoining property.

Mr. Steve Nichols, Specialty Trachoe, and Mr. Jim Fine, building contractor, addressed the jury. Mr. Nichols stated that some dirt on Mr. Wilson's property was moved, but stated that he feels once healthy sod covers the lot, there will be no erosion. Mr. Fine suggested that an underground gutter from the house to the lake be considered.

Mr. Wilson stated that he has obtained a building permit for his new home, but that no work has been done.

Mr. Wes Burdine and Ms. Peggy Burdine, adjoining landowners, expressed concern regarding additional drainage to their property. Mr. Burdine stated that he is very concerned that his lot will flood, and stated that the proposed location of Mr. Wilson's home will block their view of the lake. Ms. Burdine stated that she feels this will devalue their property.

After discussion, **motion was made by Mr. Williams, seconded by Mr. Altimus, to stipulate that in the construction of his new home at 4507 Palmetto Road, Mr. James Wilson must provide underground drainage from the house to Black Bayou Lake, and to stipulate that during construction, a silt fence must be provided and maintained. Motion carried unanimously.**

Mr. Jackson, Parish Attorney, stated that there are no parish regulations which stipulate how far from the lake a home must be constructed.

Mr. Vince DeFatta, Mr. Louis Covington, Ms. Ada Myrick and Ms. Marilyn McGowen, were present for the opening of bids for the general contract for construction of a new Benton Library, 115 Courthouse Drive, Benton Louisiana 71006. Mr. DeFatta opened bids as follows:

Bidder:	Bid Amount:
Brown Builders, Inc.	\$2,114,000.00
Carter Construction	\$2,028,000.00
Integrity, Inc.	\$1,978,970.00

Mr. DeFatta stated that the following bid requirements are met by each bidder:

Contractors License No. provided
Bid Security provided
Signature on bid form
All bidders acknowledge Bid Addendum Nos. 1, 2, 3, and 4

Motion was made by Mr. Williams, seconded by Mr. Johnston, to take the bids under advisement for review and possible awarding later in the meeting. Motion carried unanimously.

Motion was made by Mr. Shell, seconded by Mr. Avery, to authorize the advertising for bids for the East 80 Branch Library addition project, and to authorize the advertising for bids for renovations to the technical services department at the Bossier Central Library; bids to be received November 16, 2005. Motion carried unanimously.

Sealed bids were opened and read aloud for a six-month supply of hot mix for the Bossier Parish Highway Department, as follows:

Bidder:	Bid Amount:
Benton and Brown, LLC	\$42.00 per ton

Ms. Martin advised that this is the only bid received. **Motion was made by Mr. Hammack, seconded by Mr. Johnston, to accept the bid of Benton and Brown, LLC, for a six-month supply of hot mix for the Bossier Parish Highway Department. Motion carried unanimously.**

Mr. Ford stated that following a review of bids received on September 7, 2005, it is recommended that the low bid of Best-Yet Builders, LLC, in the amount of \$910,894.00, be accepted for the in place cement stabilized base course and two (2) inches of asphaltic wearing course of approximately 5.00 miles of the Johnson/Koran Road. Twelve inches (12") of cement treated base course and a two inches (2") of Type (III) asphaltic wearing course, the base course being 22 feet wide and the asphaltic concrete course being 21 feet wide, including related construction items. **Motion was made by Mr. Meachum, seconded by Mr. Mitchell, to accept the low bid of Best-Yet Builders, LLC, as recommended. Motion carried unanimously.** Bid results are as follows:

Bidder:	Bid Amount:
Best-Yet Builders, LLC	\$910,894.00
Benton and Brown, LLC	\$923,694.50

Ms. Martin announced the public hearing to consider approval of the plat of the proposed development of Victoria Place, Unit No. 1, located off Caplis Sligo Road in Section 22, Township 17 North, Range 12 West, Bossier Parish, LA. Mr. Joey French, French Engineering, stated that the proposed development is located on the west side of Sligo Road. He stated that a central sewer collection system is proposed, and advised that curb and gutter streets, sidewalks and street lights are planned. There being no opposition, **motion was made by Mr. Meachum, seconded by Mr. Shell, to approve the plat of the proposed development of Victoria Place, Unit No. 1, subject to receipt of a copy of the drainage study for the development. Motion carried unanimously.**

Ms. Martin announced the public hearing to consider approval of the plat of the proposed development of Old River Place, Unit No. 1, located off Caplis Sligo Road in Section 22, Township 17 North, Range 12 West, Bossier Parish, LA. Mr. French stated that the proposed development is located further north and east of the proposed development of Victoria Place, Unit No. 1. Mr. Ford stated that a new road section with a center turn lane is to be constructed. He stated that there are no adverse drainage issues with this development. There being no opposition, **motion was made by Mr. Meachum, seconded by Mr. Mitchell, to approve the plat of the proposed development of Old River Place, Unit No. 1, as presented. Motion carried unanimously.**

Ms. Martin announced the public hearing to consider approval of the plat of the proposed development of The Colony, Unit No. 3, located in Section 32, Township 19 North, Range 13 West, Bossier Parish, LA. Mr. Travis Sturdivant, Raley and Associates, Inc., stated that the proposed Unit No. 3 of The Colony will be developed in the same manner as the existing units. Mr. Ford stated that he recommends approval. There being no opposition, **motion was made by Mr. Avery, seconded by Mr. Mitchell, to approve the plat of the proposed development of The Colony, Unit No. 3, as presented. Motion carried unanimously.**

Ms. Martin announced the public hearing to consider an amendment to the Unified Development Code to reflect changes pertaining to the placement of modular homes. Mr. Sam Marsiglia, Bossier City-Parish Metropolitan Planning Commission, stated that the proposed ordinance will establish regulations for the placement of modular homes, advising that the modular homes must blend in with neighboring residences. Mr. Altimus recommended that representatives of local modular home businesses be provided a copy of the proposed ordinance for review and asked to attend the October 19 police jury meeting to provide input. **Motion was made by Mr. Altimus, seconded by Mr. Avery, to invite representatives of local modular home businesses to the October 19, 2005 regular meeting, for final review and adoption of an ordinance to establish regulations pertaining to the placement of modular homes within the five-mile jurisdiction of the Bossier City-Parish MPC. Motion carried unanimously.**

Ms. Martin announced the public hearing to consider the application of B3- 2C Storage, LLC, to the Bossier City-Parish Metropolitan Planning Commission for a zoning amendment to change the zoning classification of a 3.83 acre tract of land located in a portion of Lot 1, Buckhall Subdivision, in Section 19, Township 19 North, Range 13 West, Bossier Parish, LA, from R-A, Residential-Agriculture District, to B-3, General Business District, for a mini-storage warehouse facility. At the request of the developer, this matter was tabled on September 7, 2005. Mr. Ford, Parish Engineer, stated that there is concern regarding the proposed driveway to the facility, which must cross the railroad tracks off Benton Road south of Kingston Road. He stated that the developer is interested in moving the driveway to another location. **Motion was made by Mr. Avery, seconded by Mr. Darby, to approve the application of B3- 2C Storage, LLC, subject to moving the proposed driveway to a location which complies with all requirements of the railroad**

company, the LA Department of Transportation and Development, and all parish regulations. Motion carried unanimously.

ORDINANCE NO. 4064

AN ORDINANCE TO AMEND BOSSIER PARISH ORDINANCE NO. 3908 OF 2003, WHICH ADOPTED A UNIFIED DEVELOPMENT CODE FOR THE BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION AND THE PARISH OF BOSSIER, LOUISIANA, BY CHANGING THE ZONING CLASSIFICATION OF A TRACT OF LAND LOCATED IN SECTION 19, TOWNSHIP 19 NORTH, RANGE 13 WEST, BOSSIER PARISH, LA, FROM R-A, RESIDENTIAL-AGRICULTURE DISTRICT, TO B-3, GENERAL BUSINESS DISTRICT, WITH STIPULATIONS FOR LOCATION OF THE DRIVEWAY.

BE IT ORDAINED by the Bossier Parish Police Jury in regular and legal session convened on this 5th day of October, 2005, that Ordinance No. 3908 of 2003 (Unified Development Code) of the Police Jury of Bossier Parish, is hereby amended to change the zoning classification of a tract of land located in Section 19, Township 19 North, Range 13 West, Bossier Parish, LA, from R-A, Residential-Agriculture District, to B-3, General Business District, being more particularly described as follows:

Tract B: A 3.83 acre portion of Lot 1, Buckhall Subdivision, a subdivision of Buckhall Plantation located in Section 19, T19N-R13W, Bossier Parish, Louisiana, as per Plat recorded in Conveyance Book 60 at Page 431, Records of Bossier Parish, said portion being located easterly of the current Red River Mainline Levee, being more particularly described as follows: Beginning at a found iron pipe marking the northeast corner of said Lot 1, run south 15° 23' 47" east along the east line of said Lot 1; being parallel with and 70 feet westerly of measured at right angles to the centerline of the St. Louis/Southwestern Railroad, a distance of 608.4 feet to the southeasterly corner of said Lot 1; run thence west along the south line of Lot 1, a distance of 393.02 feet to the point of intersection with the centerline of the Red River Mainline Levee; run thence north 49° 30' 13" west, a distance of 37.74 feet; run thence north 11° 43' 33" east, a distance of 574.04 feet; run thence west, a distance of 143.52 feet to the point of beginning.

Applicant: B3-2C Storage, LLC

Purpose: Mini-storage warehouse facility

(Stipulations: Driveway to the facility must be situated at a location that is in full compliance with all regulations of the Railroad Commission, the Louisiana Department of Transportation and Development, and all parish requirements)

The ordinance was offered by Mr. Avery, seconded by Darby. Upon unanimous vote, it was duly adopted on this 5th day of October, 2005.

CHERYL G. MARTIN
SECRETARY-TREASURER

JEFF ROGERS, PRESIDENT
BOSSIER PARISH POLICE JURY

Ms. Martin advised that the zoning application of W. E. "Dub" Hendrix to the Bossier City-Parish MPC for a zoning amendment to change the zoning classification of a tract of land located in Section 4, Township 18 North, Range 12 West, Bossier Parish, LA, from R-A, Residential-Agriculture District, to R-LD, Residential-Low Density District, for a subdivision, has been withdrawn by the applicant. **Motion was made by Mr. Avery, seconded by Mr. Darby, to accept the withdrawal of the application of W. E. "Dub" Hendrix for a zoning amendment, as requested. Motion carried unanimously.**

Motion was made by Mr. Shell, seconded by Mr. Johnston, to schedule a public hearing on November 2, 2005, to consider an amendment to the Unified Development Code pertaining to Overlay District regulations. Motion carried unanimously.

Motion was made by Mr. Altimus, seconded by Mr. Avery, to schedule a public hearing on November 2, 2005, to consider the application of KCB Management, LLC, for a zoning amendment to change the zoning classification of a 6.873 acre tract of land located in Section 33, Township 19 North, Range 13 West, Bossier Parish, LA, from R-A, Residential-Agriculture District, to B-3, General Business District, for mini-warehouses. Motion carried unanimously.

Motion was made by Mr. Avery, seconded by Mr. Darby, to schedule a public hearing on November 2, 2005, to consider the application of Johnny's Pizza House, Inc., for Conditional Use Approval at a B-2 location, 5510 Airline Drive, Bossier City, LA, for on-premises consumption of low content alcohol at a restaurant. Motion carried unanimously.

Motion was made by Mr. Shell, seconded by Mr. Williams, to table the reappointment of Mr. Mike Montgomery to the Bossier Parish Library Board of Control. Motion carried unanimously.

Motion was made by Mr. Avery, seconded by Mr. Mitchell, to approve the appointment of Mr. Dan McGrath as alternate to the Bossier City-Parish Metropolitan Planning Commission Board of Appeals, filling the vacancy of Renee Nance, term to expire 9/1/2009.

Motion was made by Mr. Altimus, seconded by Mr. Avery, to appoint Mr. Ben Rauschenbach to the Bossier City-Parish Metropolitan Planning Commission Board of Directors, effective upon the retirement of Mr. Vince DeFatta in December, 2005. Motion carried unanimously.

The new appointees to the Bossier City-Parish MPC are to be invited to the October 19, 2005 police jury meeting.

Mr. Ford reported on a request for acceptance of Fowler Lane into the parish road maintenance system, advising that Fowler Road is a 10 foot wide gravel road. He stated that residents of the road need to hire a surveyor and proceed with the donation of a 60 foot road right-of-way to the parish. He further stated that a cul-de-sac is needed at the end of the road. **Motion was made by Mr. Williams, seconded by Mr. Altimus, to advise the residents of Fowler Lane of the requirements for acceptance of Fowler Road into the parish road system. Motion carried unanimously.**

Mr. Vince DeFatta, Coyle Engineering Co., Inc., and representatives of the Bossier Parish Library, addressed the jury advising that bids received for the general contract for construction of the new Benton Library have been reviewed. Mr. DeFatta stated that it is recommended that the low bid of Integrity, Inc., in the amount of \$1,978,970 be accepted. **Motion was made by Mr. Hammack, seconded by Mr. Williams, to accept the low bid of Integrity, Inc., for the general contract for construction of a new Benton Library, 115 Courthouse Drive, Benton Louisiana. Motion carried unanimously.** Bid results are as follows:

Bidder:	Bid Amount:
Brown Builders, Inc.	\$2,114,000.00
Carter Construction	\$2,028,000.00
Integrity, Inc.	\$1,978,970.00

Mr. Altimus discussed a request for adoption of a resolution urging the Louisiana Legislative Delegation in Washington to earmark \$23 million for I-69 in the appropriations bill to be considered next month by the Congress. Mr. Altimus stated that he feels the I-69 project is very important, but advised that Louisiana will receive an additional \$200 million dollars in Federal highway funds and recommended that the proposed use of these funds be researched. He stated that the I-49 construction project should be completed first. The jury concurred.

Motion was made by Mr. Johnston, seconded by Mr. Mitchell, to adopt a resolution authorizing Mr. Altimus to execute all documents in connection with the Demoss Hill Sewer Improvement Project through the 2005 LCDBG Program. Motion carried unanimously.

RESOLUTION

BE IT RESOLVED by the Bossier Parish Police Jury in regular and legal session on this 5th day of October, 2005, that William Altimus, Bossier Parish Administrator, be and is hereby authorized to execute on behalf of the Bossier Parish Police Jury, any necessary documents in connection with the Demoss Hill Sewer Improvement Project through the 2005 Louisiana Community Development Block Grant Program.

The resolution was offered by Mr. Johnston, seconded by Mr. Mitchell. Upon unanimous vote, it was duly adopted on this 5th day of October, 2005.

CHERYL G. MARTIN
SECRETARY-TREASURER

JEFF ROGERS, PRESIDENT
BOSSIER PARISH POLICE JURY

Mr. Altimus reported on the number of residential construction permits issued during the month of September.

Mr. Altimus advised of a request for three additional lap top computers for school nurses, and recommended that funding for this purchase come from the Health Unit Fund. **Motion was made by Mr. Altimus, seconded by Mr. Williams, to approve an expenditure from the Health Unit Fund for the purchase of three lap top computers for Bossier Parish school nurses, at a cost of \$1,460 each. Motion carried unanimously.**

Mr. Altimus presented correspondence from the Project SB, Urban Land Institute Initiative, advising that a contribution of \$12,500 for a study of the proposal for the metropolitan area is requested from the police jury. He stated that the project is designed to promote development in older business areas of the community. Mr. Altimus stated that in many areas there are existing buildings and infrastructure which could result in a reduction in development costs. Mr. Linc Coleman, representative of Project SB, is to be invited to the October 19, 2005, regular meeting for discussion.

Mr. Ford, Parish Engineer, presented a draft of a plaque to be placed on the new courthouse addition, and requested that jurors verify correct spelling. He stated that a time capsule will be enclosed at the time the plaque is installed and requested ideas on items to be placed in the capsule.

Mr. Ford advised of a revised schedule from Walton Construction regarding a completion date for the courthouse addition project. Mr. Jackson, Parish Attorney, stated that a firm date needs to be determined so that courthouse departments can begin to prepare for the relocation process.

Motion was made by Mr. Altimus, seconded by Mr. Shell, to approve Plan Change No. 4 on the Aulds Library Renovation Project in an additional amount of \$5,211.00, and to authorize the President to execute the plan change. Motion carried unanimously.

RESOLUTION

BE IT RESOLVED by the Bossier Parish Police Jury in regular and legal session on this 5th day of October, 2005, that Jeff Rogers, President, be and is hereby authorized to execute on behalf of the Bossier Parish Police Jury, Plan Change No. 4 on the Aulds Library Renovation Project.

The resolution was offered by Mr. Altimus, seconded by Mr. Shell. Upon unanimous vote, it was duly adopted on this 5th day of October, 2005.

CHERYL G. MARTIN
SECRETARY-TREASURER

JEFF ROGERS, PRESIDENT
BOSSIER PARISH POLICE JURY

Jurors were provided a copy of 2006 budget requests for review.

Mr. Gary Cathcart, Director of Public Works, advised of complaints regarding property standards violations on property located on Ranchtown Road, Mayflower Road and on Secret Cove in Lakewood North.

Mr. Cathcart reported that dirt work for the tennis courts at North Bossier Parish is complete. He reported that the Smith Road bridge has been repaired. Mr. Cathcart stated that mosquito control has increased, advising that the highway department is receiving a large number of complaints from the public regarding mosquitoes.

There was discussion of repairing additional roads in 2005. Mr. Altimus is to review the 2005 road overlay budget and advise jurors of his findings.

Mr. Altimus commended employees of the highway department for their hard work during Hurricane Rita.

Mr. Cathcart reported that the garbage truck/dumpster has been ordered.

Motion was made by Mr. Johnston, seconded by Mr. Darby, to approve the reappointment of Mr. Jackie Byrd and Mr. Bill White to the Board of Commissioners for Bossier Parish Fire District No. 7, for two-year terms each, terms to expire 7/31/07. Motion carried unanimously.

Mr. Meachum requested that the condition of property on Ranchtown Road be monitored to see if efforts are being made to correct property standards violations at this location.

Mr. Avery advised of a request from the Airline High School for red infield rock at the baseball field. He stated that the cost for the rock is approximately \$2,400 and ask other jurors to review their discretionary funds for possible contribution to purchase of the rock.

Mr. Avery requested the installation of a larger culvert in Plantation Estates Subdivision. Mr. Ford will review this matter.

Mr. Altimus stated that Mr. Cummings is contributing \$2,500 from matching discretionary funds and \$1,000 from discretionary funds for construction of a walking trail at Meadowview Elementary School. He stated that the total cost for the project is approximately \$10,774, and advised that he will contribute \$500 from his discretionary funds for the project. Mr. Mitchell, Mr. Shell and Mr. Hammack also offered to contribute. **Motion was made by Mr. Altimus, seconded by Mr. Mitchell, that the following jurors will contribute to the construction of a walking trail at Meadowview Elementary School:**

Mr. Cummings	2,500 from matching discretionary funds
Mr. Cummings	\$1,000 from discretionary funds
Mr. Altimus	\$500 from discretionary funds
Mr. Mitchell	\$1,000 from discretionary funds
Mr. Shell	\$500 from discretionary funds
Mr. Hammack	\$500 from discretionary funds

Motion carried unanimously.

Mr. Darby advised of an expense in the amount of \$886.05 for fuel and meals, in connection with the housing of hurricane evacuees at Hooter Park. The police jury will pay this expense and request reimbursement from FEMA.

Mr. Rogers requested that Mr. Cathcart check on a pot hole at 3310 Shadow Wood Drive and on Dogwood Trail.

Mr. Jackson, Parish Attorney, discussed the need to hire a property standards employee, and recommended that this be considered in the 2006 police jury budget.

Mr. Jackson reported on operations of the coroner's office with the recent death of Dr. George McCormick. He stated that there are still unresolved issues.

Mr. Jackson reported that legal proceedings in the matter of Barry Butler vs. Bossier Parish Police Jury will begin October 21, 2005.

Mr. Jackson discussed the Lake Bistineau drawdown issue, advising that Mr. H. F. Anderson claims that he owns the lake bed. **Motion was made by Mr. Williams, seconded by Mr. Hammack, to employ Monica Grappe to research ownership of the Lake Bistineau lake bed in Bossier Parish. Motion carried unanimously.**

There being no further business to come before the Bossier Parish Police Jury in regular and legal session on this 5th day of October, 2005, the meeting was adjourned by the President at 5:00 p.m.

CHERYL G. MARTIN
SECRETARY-TREASURER

JEFF ROGERS, PRESIDENT
BOSSIER PARISH POLICE JURY