

BOSSIER PARISH POLICE JURY
BENTON, LOUISIANA
MINUTES
April 1, 2015
www.bossierparishla.gov

The Bossier Parish Police Jury met in regular and legal session on the 1st day of April, 2015, at 2:00 p.m., in the Police Jury Meeting Room, Bossier Parish Courthouse, Benton, Louisiana. The President, Mr. Jack Skaggs, called the meeting to order. The invocation was given by Mr. Mac Plummer, and the pledge of allegiance was led by Mr. Fred Shewmake. The Parish Secretary, Ms. Rachel Hauser, called the roll, with all members present, as follows:

Mr. Rick Avery	Mr. Jerome Darby
Ms. Wanda Bennett	Mr. Wayne Hammack
Mr. Glenn Benton	Mr. Mac Plummer
Mr. Bob Brotherton	Mr. Doug Rimmer, Absent
Mr. Jimmy Cochran	Mr. Fred Shewmake
Mr. Sonny Cook	Mr. Jack Skaggs

Others present were Mr. Bill Altimus, Parish Administrator; Mr. Patrick Jackson, Parish Attorney; Ms. Rachel Hauser, Parish Secretary.

Motion was made by Ms. Bennett, seconded by Mr. Shewmake, to amend the agenda to consider Agenda Item No. 11 at this time.

The President called for public comment. There being none, **motion carried, with the following vote recorded:**

AYES: Mr. Avery, Ms. Bennett, Mr. Benton, Mr. Brotherton, Mr. Cochran, Mr. Cook, Mr. Darby, Mr. Hammack, Mr. Plummer, Mr. Shewmake, Mr. Skaggs
NAYS: None
ABSTAIN: None
ABSENT: Mr. Rimmer

Mr. Bruce Easterly presented Plan Change No. 5 on the Consolidated Waterworks/Sewerage District No. 1 of the Parish of Bossier Wastewater Treatment Facility, North Bossier Parish Area, FP&C Project No. 50-J08-06B-02, advising that the plan change provides for 60 additional contract days. He stated that as of February 26, 2015, the Red River rose to a stage that prohibited work on the outfall structure and it is anticipated that the water level will remain high for approximately two to three more weeks. He recommended that the contract time stop effective February 26, 2015, and begin again once water levels have fallen to a level that the outfall structure can be accessed. **Motion was made by Ms. Bennett, seconded by Mr. Benton, to approve Plan Change No. 5 on the Consolidated Waterworks/Sewerage District No. 1 of the Parish of Bossier Wastewater Treatment Facility, North Bossier Parish Area, FP&C Project No. 50-J08-06B-02, and to authorize the President to execute documents.**

The President called for public comment. There being none, **votes were cast and the motion carried unanimously.**

RESOLUTION

BE IT RESOLVED by the Bossier Parish Police Jury in regular and legal session on this 1st day of April, 2015, that it does hereby approve Plan Change No. 5 on the Consolidated Waterworks/Sewerage District No. 1 of the Parish of Bossier Wastewater Treatment Facility, North Bossier Parish Area, FP&C Project No. 50-J08-06B-02.

BE IT FURTHER RESOLVED that Jack Skaggs, President, is hereby authorized to execute said Plan Change No. 5.

The resolution was offered by Ms. Bennett, seconded by Mr. Benton. Upon unanimous vote, it was duly adopted on this 1st day of April, 2015.

RACHEL D. HAUSER
PARISH SECRETARY

JACK SKAGGS, PRESIDENT
BOSSIER PARISH POLICE JURY

Motion was made by Ms. Bennett, seconded by Mr. Darby, to authorize the advertising for bids for the FY2014-2015 LCDBG Sewer Improvements Project for sewer improvements in East Benton Subdivision; bid date to be determined.

The President called for public comment. There being none, **votes were cast and the motion carried unanimously.**

Ms. Hauser announced the public hearing to consider the application of Ratcliff Investments, LLC, to the Bossier City-Parish MPC, for a zoning amendment to change the zoning classification of a 1.46-acre tract of land located on the south side of Curtis Sligo Road in the 1700 block adjacent to Steve's Motors, Bossier Parish, LA, from I-1, Light Industrial District, to B-3, General Business District, for a Dollar General Store. The application received a favorable recommendation from the Bossier City-Parish MPC. This matter was tabled on March 18, 2015.

Mr. Jackson recommended that this matter be remanded back to the Bossier City-Parish MPC due to a deficiency in the public notification list of property owners within 300 feet in proximity of the proposed development, which is required from the applicant by ordinance.

Motion was made by Mr. Brotherton, seconded by Mr. Cochran, to remand the application of Ratcliff Investments, LLC, to the Bossier City-Parish MPC, for a zoning amendment to change the zoning classification of a 1.46-acre tract of land located on the south side of Curtis Sligo Road in the 1700 block adjacent to Steve's Motors, Bossier Parish, LA, from I-1, Light Industrial District, to B-3, General Business District, for a Dollar General Store, back to the Bossier City-Parish MPC for further deliberation.

The President called for public comment. Ms. Marilyn Cahn, 1555 Sligo Road, stated that she has been a landowner in Killen's Farms Subdivision for approximately 11 years. She stated that this matter is very important to her and to her family, as well as to the residents living in this area, advising that they are opposed to a Dollar General Store

being located in this area. Ms. Cahn stated that they are not opposed to commercial development in this area, but do not feel a Dollar General Store is appropriate. She stated that Sligo Road does not have shoulders, and the increase in traffic will create a safety issue for motorists.

Mr. Skaggs stated that the zoning issue is being remanded back to the Bossier City-Parish MPC, and requested that Ms. Cahn make her presentation during the public comment period of the public hearing for the proposed development of Killen's Farm Subdivision, Unit No. 1A, Lots 2C and 2D.

Votes were cast and the motion carried unanimously.

Ms. Hauser announced the public hearing to consider approval of the plat of the proposed development of Killen's Farms Subdivision, Unit No. 1A, Lots 2C and 2D, being a resubdivision of Lot 2B, Killen's Farms Subdivision, located in Section 21, Township 17 North, Range 12 West, Bossier Parish, LA. This matter was tabled on March 18, 2015.

Mr. Geoff Westmoreland, Wiener, Weiss and Madison, attorney for Ratcliff Investments, LLC, stated that his client is requesting approval to resubdivide Lot 2B, Killen's Farms Subdivision for the location of a Dollar General Store. He referenced a letter he submitted to the police jury dated March 27, 2015, as well as Exhibits A through E provided at today's meeting. He expressed appreciation to the police jury for its time and consideration in this matter.

Mr. Westmoreland stated that his client was unaware of the police jury's requirement to obtain 100 percent of landowners' signatures in an existing subdivision prior to the resubdivision of a lot within that subdivision. He stated that his client has worked diligently since the March 18, 2015, police jury meeting to obtain the required signatures, advising that 14 of the 17 landowners have signed a petition supporting the proposed resubdivision of Lot 2B, Killen's Farms Subdivision. Mr. Westmoreland stated that two landowners are opposed and one landowner has chosen to not be involved in this matter.

Mr. Westmoreland stated that after reviewing the Bossier Parish Code of Ordinances, he feels that the request to resubdivide Lot 2B, Killen's Farms Subdivision, should not require approval from the Bossier Parish Police Jury. He stated that according to the Bossier Parish Code of Ordinances, regulations of the subdivision ordinance do not apply to the subdivision of land for commercial purposes only provided that it does not include any streets and does not adversely affect the overall planning for the area. Mr. Westmoreland further stated that he feels that a petition signed by 100 percent of the residents in Killen's Farms Subdivision approving the requested resubdivision should not be required.

Mr. Westmoreland stated that Killen's Farms Subdivision is a mixed-use subdivision that includes residential, business and industrial. He stated that there is no overall planning for this particular area. He further stated that the request to resubdivide Lot 2B should be considered an exception as stated in the Bossier Parish Code of Ordinances, and be approved by the police jury.

Mr. Westmoreland stated that there are a number of resubdivisions of lots in existing subdivisions in Bossier Parish without the requirement of a signed petition from 100 percent of the landowners in that subdivision. He stated that two of the approved resubdivision of lots are located in Killen's Farms Subdivision, one being a one acre tract of land subdivided from an existing lot and then sold, and the development of Summerland Subdivision, presented as Exhibit B.

Mr. Westmoreland referenced Exhibit C, a Partial Replat of Summerland Subdivision, advising that the police jury did not approve the replat nor was a petition obtained from 100 percent of the landowners.

Mr. Westmoreland expressed concern that there is no consistency in the process for approval of the resubdivision of lots within existing subdivisions in Bossier Parish, and stated that all applicants should be required to meet the same regulations.

Mr. Westmoreland referenced Exhibit D and E, Cypress Bay Subdivision, stating that resubdivision of lots were allowed without the requirement of police jury approval or a signed petition of 100 percent of landowners in the subdivision.

Mr. Westmoreland stated that the police jury has made exceptions to parish regulations for resubdivision of lots, and requested that the police jury make an exception and approve the request to resubdivide Lot 2B, Killen's Farms Subdivision. He referenced a petition signed by residents in the trade area near the proposed site of the Dollar General Store who are in favor of the development. Mr. Westmoreland stated that the Dollar General Store will serve approximately 3,000 to 4,000 residents in this area, and he feels there have been no legitimate reasons cited to justify denial of this commercial development.

Mr. Westmoreland stated that police juries and metropolitan planning commissions are created to make decisions for the betterment of a community, and the opposition of two residents should not prohibit a commercial development that would potentially serve thousands of residents who are in favor of the proposed development.

Mr. Westmoreland stated that according to the Bossier Parish Code of Ordinances, the request to resubdivide Lot 2B should be considered an exception of regulations requiring a petition with signatures of 100 percent of the residents of Killen's Farms Subdivision, and that based on previous exceptions of approved resubdivision of lots in Killen's Farms Subdivision and other subdivisions in Bossier Parish, the request should be approved.

Ms. Bennett asked if the petition submitted with the March 27, 2015, letter includes landowners or renters. Mr. Westmoreland stated that the police jury provided a list of 17 landowners in Killen's Farms Subdivision, but the petition submitted with the March 27, 2015, letter consists of the signatures of residents living in the surrounding area who are in favor of the proposed Dollar General Store.

Mr. Gregg Thompson, General Manager of Ratcliff Development, LLC, was present representing Ratcliff Investments, LLC. He stated that his company is a third generation family owned business that began in Alexandria, Louisiana, with offices located in Baton Rouge, Alexandria, and in Dallas, Texas. He stated that the company handles developments across the United States, and has experience in both large and small projects from Florida to New Mexico.

Mr. Thompson stated that Ratcliff Development, LLC, is one of the preferred developers for the Dollar General Store Corporation in the United States, and that they typically handle 10 to 12 of these types of developments every year across Louisiana. He stated that there have been similar concerns in the past with these developments in other communities.

Mr. Thompson stated that last year Ratcliff Development, LLC, developed \$10 million worth of retail development and provided approximately 80 jobs in communities with projects similar to the proposed development on Sligo Road. He stated that in identifying a potential site, they typically look at a market or trade area to determine the best and most optimal location. He further stated that he is professionally trained on gathering economic data, advising that a substantial amount of information is collected and considered when choosing a site. Mr. Thompson stated that the site chosen on Sligo Road is an existing industrial facility, and that the requested zoning amendment will increase use restrictions on the proposed tract of land.

Mr. Thompson stated that the trade area studied in this area has grown annually 2.14 percent since the year 2010, and it is projected that there will be over 4,000 people living within the trade area on Sligo Road by the year 2019. He stated that this data validates a need for retail services in this area. Mr. Thompson stated that there is concern that there could be additional retail development in the area if the proposed Dollar General Store is approved. He stated that this would only show that there is a demand for retail services in this area.

Mr. Thompson stated that the bayou and a closed bar are located across Sligo Road from the proposed site, and that there are no residences across the street. He stated that a pre-engineered metal building located west of the proposed site is currently being used for industrial purposes and will shield the proposed development from any residences located to the west. Mr. Thompson stated that to the east of the proposed development site is a mobile home park and vacant residential property, advising that the owner of that property is not opposed to the proposed Dollar General Store.

Mr. Thompson stated that his team chose the site, as it appears to have the lowest impact to the surrounding community. He presented a map of the proposed trade area boundaries for this proposed development. Mr. Thompson stated that had they chosen a site further to the west, the number of persons opposed to the proposed development would have greatly increased. He stated that it was their intention to choose an area with a documented definite need and with the lowest possible impact to the surrounding residents.

Mr. Thompson stated that planned access to the proposed Dollar General Store is being reviewed by the Department of Transportation and Development, and will not be approved if there are any safety issues.

Mr. Thompson stated that typically, the annual property tax revenue for this type of development is approximately \$9,000 to \$15,000, depending on the millage in that particular area. He stated that with this proposed development, it is anticipated that annual property taxes will be \$9,000, and approximately eight jobs will be created for the residents in this area.

Mr. Sam Marsiglia, Bossier City-Parish Metropolitan Planning Commission, stated that the Summerland Subdivision previously mentioned was zoned Residential Estate in 2004, and a major subdivision plat was submitted at that time. He stated that zoning and a plat were approved by the zoning board, as well as the police jury by public hearing.

Mr. Marsiglia stated that the subdivision regulations that Mr. Westmoreland has referenced are parish regulations, but the proposed site is located within the Bossier City-Parish MPC zoning jurisdiction and are subject to the Bossier City-Parish MPC subdivision regulations. He stated that a definition of a subdivision is the division of a lot or tract of land into two or more tracts of land, and that the subdivision approval process requires a minor subdivision plat for two lots, and a major subdivision plat for more than two lots. Mr. Marsiglia stated that the request to resubdivide Lot 2B, Killen's Farms Subdivision, is considered a minor subdivision plat and all minor subdivision plats require approval by a majority vote of the Bossier Parish Police Jury. He further stated that all requirements of the Bossier City-Parish MPC subdivision regulations must be met in this matter.

Mr. Nguyen Kha, Assistant Engineer, stated that DOTD has not approved the proposed site plan for the dollar store development, and a drainage plan has not been submitted for approval. He stated that the petition referenced earlier includes a mobile home park that is not part of Killen's Farms Subdivision.

Mr. Skaggs asked the current status DOTD approval of the site plan. Mr. Thompson stated that at the request of the Parish Engineer's Office, a site plan has been submitted to DOTD to avoid adding an additional driveway on Sligo Road, and is currently being reviewed. He stated that there was concern from the Parish Engineer's Office regarding the location of an additional driveway on Sligo Road, and they have combined an existing driveway through a conventional restrictive easement agreement with the seller of the property. Mr. Jackson stated that DOTD approval of the driveway is handled separately and the police jury can take action irrespective of DOTD's decision.

Ms. Marilyn Cahn, 1555 Sligo Road, stated that she is not opposed to commercial development in this area, but the commercial development needs to be appropriate. She stated that she has obtained the signatures of 71 citizens who oppose the development of the Dollar General Store, including five residents that live in Killen's Farms Subdivision. She stated that several residents are under the impression that Steve's Motors located adjacent to the proposed site of the Dollar General Store will be closing. She further stated that several elderly residents in Killen's Farms Subdivision did not fully understand the petition presented to them by the applicant.

Ms. Cahn expressed concern that the proposed development will cause an increase in traffic on Sligo Road, and stated that Sligo Road does not have shoulders, which further presents a danger. Ms. Cahn stated that large trucks turning into the dollar store property from Sligo Road could also create a traffic hazard.

Ms. Cahn stated that there is concern that the location of a dollar store at this location will decrease property values in the area.

Ms. Cahn presented a petition signed by citizens who are opposed to the proposed resubdivision of Lot 2B, Killen's Farms Subdivision, for location of a Dollar General Store.

Mr. Westmoreland requested a copy of Ms. Cahn's petition. He stated that the five residents that Ms. Cahn mentioned who are opposed to the resubdivision and development are not present at today's public hearing. Mr. Westmoreland stated that the information Ms. Cahn has presented is inconsistent with the petition they have signed by 14 of the 17 residents of Killen's Farms Subdivision. He further stated that those in opposition should be required to submit their opposition in writing since they are not present at today's public hearing.

Mr. Thompson stated that construction documents, which include drainage calculations, are not typically submitted to the parish engineer for review until the property has been properly zoned and the plat is officially approved.

He stated that his company has incurred design fees, as well as additional fees for this project, in the amount of approximately \$40,000.

Mr. Thompson stated that an issue of concern that has been presented today is a decrease in property values, but stated that he feels the location of this proposed development will increase property values.

Mr. Thompson stated that roadway improvements often follow growth in an area, and it is anticipated by the parish that the expansion of residential and commercial development in this area may facilitate the need for infrastructure improvements.

Mr. Benton asked if the design of the proposed Dollar General Store allows for semi-trucks to pull into the area for deliveries without blocking Sligo Road. Mr. Thompson stated that all sites and projects are engineered specifically to enable delivery vehicles to pull off the highway without the need to return to the highway to navigate the turning maneuver.

Ms. Stacy Pollard, 503 J R Drive, stated that her home is located near the proposed development and she is opposed to this development. She stated that she is concerned regarding the possible decrease in property values, and also regarding a possible increase in foot traffic during all hours of the night. Ms. Pollard stated that a Dollar General Store is located on Barksdale Boulevard less than one mile from the proposed location. She stated that she feels that no further commercial development is needed in this area.

Ms. Cahn stated that the petition she has submitted clearly indicates those residing in Killen's Farms Subdivision, and requested a copy of the petition submitted by Mr. Westmoreland. She asked that the police jury make a decision based on what is best for the community, and stated that the lack of public knowledge of these proceedings has resulted in the low number of those opposed in attendance today. Ms. Cahn stated that the area of the proposed development is at the only passing zone on Sligo Road, which presents a danger in this area.

Motion was made by Mr. Brotherton, seconded by Mr. Plummer, to deny the request for approval of the plat of the proposed development of Killen's Farms Subdivision, Unit No. 1A, Lots 2C and 2D, being a resubdivision of Lot 2B, Killen's Farms Subdivision, located in Section 21, Township 17 North, Range 12 West, Bossier Parish, LA.

The President called for public comment. Mr. Jackson stated that approval or denial of the proposed plat is at the discretion of the police jury, and sufficient evidence has been presented to make a determination in this matter.

Votes were cast and the motion carried, with the following vote recorded:

AYES: Mr. Avery, Mr. Brotherton, Mr. Cochran, Mr. Cook, Mr. Darby, Mr. Hammack, Mr. Plummer, Mr. Shewmake, Mr. Skaggs
NAYS: Ms. Bennett, Mr. Benton
ABSTAIN: None
ABSENT: Mr. Rimmer

Motion was made by Ms. Bennett, seconded by Mr. Darby, to schedule a public hearing on May 6, 2015, to consider a change in the boundaries of Bossier Parish Precinct 02-01, to include Lost River North Subdivision and Lost River South Subdivision, having been annexed into the corporate limits of the Town of Benton.

The President called for public comment. There being none, **votes were cast and the motion carried unanimously.**

Mr. David Ghormley, Property Standards Officer, presented current photographs of property located at 235 Silver Leaf Drive, Benton, LA, and advised that the property owner has done a substantial amount of work to clean the property and has secured the inoperable vehicles. Ms. Bennett recommended that the property continue to be monitored and when requested, Mr. Ghormley is to re-inspect the property to ensure that the property continues to meet all property standards regulations. Mr. Ghormley recommended that property standards file be closed, with continued monitoring of the property.

Motion was made by Mr. Bennett, seconded by Mr. Cochran, to dismiss condemnation proceedings on property at 235 Silver Leaf Drive, Benton, LA.

The President called for public comment. There being none, **votes were cast and the motion carried unanimously.** Mr. Ghormley is to continue to monitor the property.

Mr. Benton, Chairman of the Road/Subdivision Regulations Committee, reported on a meeting of that committee, advising that he, Mr. Avery, Ms. Bennett, Mr. Brotherton, Mr. Plummer, Mr. Shewmake, and Mr. Skaggs were present. He stated that Mr. Ford, Ms. Carlotta Askew, Mr. Sam Marsiglia, Mr. Jackson, and Mr. Rimmer were also present.

Mr. Benton stated that the committee discussed continued growth in Bossier Parish and the need for improvements to infrastructures due to the growth. He stated that there was also discussion of who is responsible for the payment of costs associated with these needed improvements. Mr. Benton stated that the committee has no recommendations at this time, advising that the matter is to be further reviewed. No action was taken.

Mr. Altimus presented a request from a timber company to surplus adjudicated property described as Lot 15-A, Correction Plat of Penny's Acres, Tax Assessment No. 116968. Mr. Benton expressed concern that the timber company will use Amy Lane to access the property, advising that Amy Lane is not constructed to handle logging trucks.

After further discussion, **motion was made by Mr. Benton, seconded by Ms. Bennett, to deny declaring adjudicated property described as Lot 15-A, Correction Plat Penny's Acres, Tax Assessment No. 116968, as surplus.**

The President called for public comment. There being none, **votes were cast and the motion carried unanimously.**

Mr. Larry Landry, Director of Public Utilities, requested that a “No Parking” sign be placed at 116 Flagg Drive in Mimosa Gardens where Manhole Number 11 is located in the drainage easement at this location. He stated that sewerage from South Merry Woods Subdivision, T.L. Rodes Elementary School and Platt Elementary School drain to this area at Flagg Drive, and it is imperative that Manhole Number 11 be accessible at all times for sewer maintenance. Mr. Landry stated that the resident at 116 Flagg Drive continues to park over Manhole Number 11 after having been requested several times to move his trailer and/or truck in order for crews to access the manhole. He stated that there is a potential of sewerage flooding the elementary schools, South Merry Woods Subdivision, and Mimosa Gardens Subdivision if crews are unable to access Manhole Number 11. He requested that no parking be allowed within 12 feet from the center of the manhole.

After further discussion, **motion was made by Mr. Benton, seconded by Mr. Brotherton, to adopt an ordinance prohibiting the parking of vehicles 12 feet from the center of Manhole Number 11, located near 116 Flagg Drive, Mimosa Gardens Subdivision, in Section 13, Township 18 North, Range 12 West, Bossier Parish, Louisiana, and providing penalties for violation thereof.**

The President called for public comment. There being none, **votes were cast and the motion carried unanimously.**

ORDINANCE NO. 4570

AN ORDINANCE PROHIBITING THE PARKING OF VEHICLES 12 FEET FROM THE CENTER OF MANHOLE NUMBER 11, LOCATED NEAR 116 FLAGG DRIVE, MIMOSA GARDENS SUBDIVISION, IN SECTION 13, TOWNSHIP 18 NORTH, RANGE 12 WEST, BOSSIER PARISH, LOUISIANA, AND PROVIDING THE PENALTIES FOR VIOLATION THEREOF.

BE IT ORDAINED by the Bossier Parish Police Jury in regular and legal session convened on this 1st day of April, 2015, that from and after the effective date of this ordinance, it shall be unlawful for any person to park a vehicle 12 feet from the center of Manhole Number 11, located near 116 Flagg Drive, Mimosa Gardens Subdivision, in Section 13, Township 18 North, Range 12 West, Bossier Parish, Louisiana.

BE IT FURTHER ORDAINED, etc., that any person who is found to be in violation of any provisions of this ordinance shall be punished by a fine not exceeding Five Hundred Dollars (\$500.00), or imprisonment for a term not exceeding 30 days, or by both such fine and imprisonment within the discretion of the court.

BE IT FURTHER ORDAINED, etc., that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

The ordinance was offered by Mr. Benton, seconded by Mr. Brotherton. Upon unanimous vote, it was duly adopted on this 1st day of April, 2015.

RACHEL D. HAUSER
PARISH SECRETARY

JACK SKAGGS, PRESIDENT
BOSSIER PARISH POLICE JURY

Motion was made by Mr. Avery, seconded by Mr. Darby, to accept the streets and drainage in Rosedale Place Subdivision, Unit No. 15, into the parish road system for permanent maintenance.

The President called for public comment. There being none, **votes were cast and the motion carried unanimously.**

ORDINANCE NO. 4571

WHEREAS, the Bossier Parish Police Jury in regular and legal session convened on the 1st day of April, 2015, has received a request from H&H Contracting Company, Inc., that the parish accept into its system for permanent maintenance, the streets and drainage in Rosedale Place Subdivision, Unit No. 15, Bossier Parish, Louisiana; and

WHEREAS, the said streets and drainage have been completed in accordance with the specifications of the Bossier Parish Police Jury; and

WHEREAS, a two-year maintenance bond has been executed in favor of the Bossier Parish Police Jury to guarantee against failure of said streets and drainage as to material and workmanship as required by Chapter 110, Section 110-201 of the Bossier Parish Code of Ordinance.

WHEREAS, THEREFORE, BE IT RESOLVED, by the Bossier Parish Police Jury that it does accept the two-year maintenance bond of H&H Contracting Company, Inc., including labor and materials, for the above captioned streets and drainage.

BE IT FURTHER RESOLVED, that the Bossier Parish Police Jury does hereby accept into the parish maintenance system for continuous maintenance, streets and drainage located in Rosedale Place Subdivision, Unit No. 15, Bossier Parish, Louisiana:

- Quincy Drive – 0.051 mile
- Tensas Drive – 0.020 mile

BE IT FURTHER RESOLVED, that a certified copy of this ordinance be recorded in the Office of the Clerk of Court, Bossier Parish, Louisiana, together with the maintenance bond.

The Ordinance was offered by Mr. Avery, seconded by Mr. Darby. Upon vote, it was duly adopted on this 1st day of April, 2015.

RACHEL D. HAUSER
PARISH SECRETARY

JACK SKAGGS, PRESIDENT
BOSSIER PARISH POLICE JURY

Motion was made by Mr. Avery, seconded by Mr. Shewmake, to approve Amendment No. 2 with Dewberry Consultants, LLC, in the amount of \$13,260 to evaluate and refine proposed mitigation options, determine optimal solution, and update the final hydraulic analysis report for the Guideline Levee along Red Chute Bayou, and to authorize the President to execute documents.

The President called for public comment. There being none, **votes were cast and the motion carried unanimously.**

RESOLUTION

BE IT RESOLVED by the Bossier Parish Police Jury in regular and legal session on this 1st day of April, 2015, that Jack Skaggs, President, be and is hereby authorized to execute on behalf of the Bossier Parish Police Jury, Amendment No. 2 to the Agreement with Dewberry Consultants, LLC, in the amount of \$13,260 to evaluate and refine proposed mitigation options, determine optimal solution, and update the final hydraulic analysis report for the Guideline Levee along Red Chute Bayou.

The resolution was offered by Mr. Avery, seconded by Mr. Shewmake. Upon unanimous vote, it was duly adopted on this 1st day of April, 2015.

RACHEL D. HAUSER
PARISH SECRETARY

JACK SKAGGS, PRESIDENT
BOSSIER PARISH POLICE JURY

Mr. Kha presented Plan Change No. 1 on the Consolidated Waterworks/Sewerage District No. 1 of the Parish of Bossier, Contract "A" – Sewer Force Main Project No. 2014-425, advising that the plan change results in a deduct of \$225,498.38. **Motion was made by Mr. Benton, seconded by Mr. Hammack, to approve Plan Change No. 1 on the Consolidated Waterworks/Sewerage District No. 1 of the Parish of Bossier, Contract "A" – Sewer Force Main Project No. 2014-425, and to authorize the President to execute documents.**

The President called for public comment. There being none, **votes were cast and the motion carried unanimously.**

RESOLUTION

BE IT RESOLVED by the Bossier Parish Police Jury in regular and legal session on this 1st day of April, 2015, that it does hereby approve Plan Change No. 1 on the Consolidated Waterworks/Sewerage District No. 1 of the Parish of Bossier, Contract "A" – Sewer Force Main Project No. 2014-425.

BE IT FURTHER RESOLVED that Jack Skaggs, President, is hereby authorized to execute said Plan Change No. 1.

The resolution was offered by Mr. Benton, seconded by Mr. Hammack. Upon unanimous vote, it was duly adopted on this 1st day of April, 2015.

RACHEL D. HAUSER
PARISH SECRETARY

JACK SKAGGS, PRESIDENT
BOSSIER PARISH POLICE JURY

Motion was made by Mr. Brotherton, seconded by Mr. Shewmake, to increase the load limit on Caplis Sligo Road Bridge from 15 to 25 tons to 25 to 40 tons.

The President called for public comment. There being none, **votes were cast and the motion carried unanimously.**

ORDINANCE NO. 4572

AN ORDINANCE TO OFFICIALLY POST THE CAPLIS SLIGO ROAD BRIDGE OVER RED CHUTE BAYOU, BOSSIER PARISH, LOUISIANA, AS TO THE LOAD CARRYING CAPABILITIES OF SAID BRIDGE STRUCTURE; AND PROVIDING THE PENALTIES FOR VIOLATION THEREOF.

SECTION 1. BE IT ORDAINED by the Bossier Parish Police Jury in regular and legal session on this 1st day of April, 2015, that from and after the effective date of this ordinance the Caplis Sligo Road Bridge over Red Chute Bayou is hereby officially posted as to load carrying capabilities, as follows:

<u>Location:</u>	<u>Load Posting:</u>
Caplis Sligo Road Bridge over Red Chute Bayou	25 – 40 tons

SECTION 2. BE IT FURTHER ORDAINED, etc., that any person found guilty of violating the provisions of this ordinance shall be fined a sum not to exceed Five Hundred and no/100 Dollars (\$500.00), or imprisoned for not more than thirty (30) days, or both.

SECTION 3. BE IT FURTHER ORDAINED, etc., that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

The ordinance was offered by Mr. Brotherton, seconded by Mr. Shewmake. Upon vote, it was duly adopted on this 1st day of April, 2015.

RACHEL D. HAUSER
PARISH SECRETARY

JACK SKAGGS, PRESIDENT
BOSSIER PARISH POLICE JURY

Jurors were provided a copy of district highway reports.

Mr. Altimus stated that requests have been received to surplus two adjudicated tracts of land in Vantage Point Subdivision. Ms. Monica Grappe stated that one tract of land, Lot A, Vantage Point Subdivision, Tax Assessment No. 148468, includes a private road, Vantage Point Road, and an oil well site, and the second tract is a 1.993-acre tract of land, Lot 8A, Vantage Point Subdivision, Tax Assessment No. 119860. Mr. Avery asked if Vantage Point Road would be included as surplus with Lot A. Ms. Grappe confirmed that Vantage Point Road is part of Lot A.

Ms. Grappe stated that in 1976 the police jury approved Vantage Point Subdivision, but the roads remained private, which have been renamed since that time. She stated that the Parish Secretary reviewed the records and it has been determined that the previously named Hunter Haven, Dupree Drive, Emilane Street and that portion of Joyner Lane located in Vantage Point Subdivision were never accepted into the parish road system. She stated that Joyner Lane and Dupree Drive are now Vantage Point Road, and Hunter Haven and Emilane Street are now Jamerson Road. She stated that Lot A also includes a well site, but ownership of the well site has not been determined.

Mr. Brotherton stated that Vantage Point Road is used by approximately four land owners to access their homes, and that the roadway is in poor condition.

Mr. Benton recommended that the police jury not surplus Lot A, Vantage Point Subdivision. Mr. Jackson stated that if the police jury surpluses the private road, the highest bidder could block access to other landowners living on Vantage Point Road.

After further discussion, it was recommended that Lot A, Vantage Point Subdivision, which includes Vantage Point Road not be surplus. The jury concurred.

Mr. Jackson recommended that the police jury surplus property described as Lot 8A, Vantage Point Subdivision, Tax Assessment No. 119860, with the police jury reserving all oil and gas mineral rights in said property. Mr. Avery requested that the value of the land be determined, and that a minimum bid be placed on the property based on that value. Mr. Jackson stated that the minimum bid for surplus property usually consists of the taxes owed, plus a \$75 fee.

Ms. Grappe is to further review information pertaining to Lot 8A, Vantage Point Subdivision, and provide that information at a later date.

Mr. Altimus introduced Mr. Pat Culverhouse, newly hired Public Information Officer for the Parish of Bossier. He stated that Mr. Culverhouse will be working to keep the public informed on events, projects and other activities of the police jury through social media, as well as the parish website.

Mr. Altimus expressed concern that at the November 4, 2014, election, the library millage renewal was approved by only 444 votes. He stated that the library millage is needed to provide upkeep, maintenance, improvements and daily expenses for Bossier Parish library facilities. Mr. Altimus stated that without the renewal of the library's tax millage, Bossier Parish libraries would be closed. He stated that there is a need to educate the public of the importance of the renewal of tax millages, and how these millages affect Bossier Parish residents. Mr. Altimus stated that Mr. Culverhouse will be responsible for educating the public via social media on these types of issues, and will be maintaining the parish website.

Mr. Jackson requested an update on the Sligo Road Bridge closure by the Department of Transportation and Development. Mr. Kha stated that due to the high water level of Red Chute Bayou, DOTD is delaying the closure of that bridge for repairs.

Mr. Jackson stated that the bridge was scheduled to be replaced in November of 2015, but a report has been received that the abutment has washed out, which may require an emergency closure of the bridge. He clarified that the Sligo Road Bridge is a state bridge, not a parish bridge.

Mr. Altimus stated that it is anticipated that the Caplis Sligo Road Bridge will be used as a detour when the Sligo Road Bridge is closed.

Mr. Altimus reported that DOTD is closing two bridges on Highway 157 effective Monday, April 6, 2015, for approximately 30 days. He stated that the bridges are being replaced with culverts to allow unlimited loads to cross those areas. Mr. Altimus stated that the Alford Road Bridge was recently closed for improvements to allow traffic to detour onto Alford Road while Highway 157 is closed.

Mr. Altimus reported that the parish is working with a landowner regarding the use of a private dirt road as a detour route for emergency personnel and vehicles only during an emergency event while Highway 157 is closed. Mr. Jackson stated that a cooperative endeavor agreement will be required between the landowner and the Parish of Bossier in order to make any improvements to the private road that may be required for the road to be suitable for use as a detour route for emergency vehicles.

Mr. Mark Coutee, Public Works Director, presented an update on activities of the highway department and on several road projects in the parish.

Mr. Coutee stated that repairs to Old Plain Dealing Road Bridge and Alford Road Bridge are complete, and it is anticipated that repairs to the Fairview Point Road Bridge will be complete this week.

Mr. Benton stated that the police jury owns property located on the corner of Highway 80 and the east side of Tall Timbers Boulevard that serves as an overflow parking lot for the Tall Timbers Park. He stated that the adjacent landowner requested to purchase the remaining portion in order to expand a daycare center, and the police jury authorized obtaining proposals for a survey and for appraisal of the property, as well as declared the property as surplus in order to advertise for bids at the July 16, 2014, regular meeting.

Mr. Benton stated that the landowner is withdrawing his request to purchase the property, and has requested to lease the property from the parish.

Mr. Jackson stated that public property can be leased in exchange for maintenance and upkeep. This request is to be further reviewed.

Mr. Jackson stated that Mr. Culverhouse will be an asset to the parish in providing public information to better inform the residents of Bossier Parish. He stated that public information will be vital as the sewer district evolves. Mr. Jackson stated that the public will soon be receiving water bills from the sewer district, and need to be informed that several water systems being considered for condemnation by the Department of Environmental Quality were purchased by the sewer district and improved to allow continued water service to Bossier Parish residents. He stated that there will be concern by Bossier Parish residents regarding the amount of the water bills, but those additional costs are necessary to improve the water systems and provide continued water service.

Mr. Jackson stated that negative information is always available to the public concerning governmental entities, but Mr. Culverhouse will assist in providing the public with information regarding positive issues in Bossier Parish.

Mr. Jackson stated that the public should be made aware that the Bossier Parish Highway Department replaced the Alford Road Bridge in a record five days during terrible weather conditions. He further stated that taxpayers need to

be made aware of how well the public fist is being protected and how hard parish employees are working to make sure the community runs smoothly.

There being no further business to come before the Bossier Parish Police Jury in regular and legal session on this 1st day of April, 2015, the meeting was adjourned by the President at 3:35 p.m.

RACHEL D. HAUSER
PARISH SECRETARY

JACK SKAGGS, PRESIDENT
BOSSIER PARISH POLICE JURY