

BOSSIER PARISH POLICE JURY
ROAD/SUBDIVISION REGULATION COMMITTEE MEETING
MINUTES

Mr. Philip Rodgers, Chairman
December 20, 2023

The Road/Subdivision Regulation Committee of the Bossier Parish Police Jury met on this 20th day of December, 2023, at 12:00 p.m., in the Police Jury Conference Room, Bossier Parish Courthouse, Benton, Louisiana. Mr. Philip Rodgers, Chairman, called the meeting to order, with the following members present:

Mr. Philip Rodgers, Chairman, Mr. Glenn Benton, Mr. Bob Brotherton, Mr. John Ed Jordan, Mr. Chris Marsiglia, Ms. Julianna Parks, Mr. Mac Plummer, Mr. Doug Rimmer

Others present for the meeting:

Ms. Charlotte Askew-Brown,

Mr. Jimmy Cochran,

Mr. Mark Coutee

Mr. Jerome Darby

Mr. Julian Darby

Mr. Jimbo Davlin

Ms. Stacie Fernandez

Mr. Jim Firth

Mr. Butch Ford

Mr. David Ghormley

Ms. Julie Gill

Ms. Rachael Graves

Mr. Jacob Hannigan

Ms. Kadee Hannigan

Mr. Eric Hudson

Mr. Patrick Jackson

Mr. Jordan Johnson

Mr. Nguyen Kha

Mr. Sam Marsiglia

Ms. Megan Ramos

Mr. Matt Redmon

Mr. Tom Salzer

Mr. Keith Sutton

Mr. Hunter Timms

Mr. Rod White

Mr. Eric Hudson, Parish Engineer, discussed the Road Overlay Program for 2024-26, which is on the regular meeting agenda today for approval. He urged jurors to carefully review the proposed overlay program since adoption of the program will be considered at the regular meeting today.

Mr. Hudson introduced Jimbo Davlin, Code Inspections Plus, to discuss generator permits. He stated that the increase in permit fees are a result of increased requirements from the Louisiana State Uniform Construction Code. Mr. Davlin stated that information provided explains the requirements for the three (3) most common generator manufacturers, and as per new regulations, Code Inspections Plus, is required to follow a checklist of requirements that are based on the generator manufacturer. He stated that a home must be inspected to determine if it is located in a flood zone, and if so, the homeowner is required to obtain an elevation certificate in order to have the generator installed. Mr. Davlin stated that upon installation of a generator, carbon monoxide detectors are now required to be installed, and these detectors will be inspected at the same time the generators are inspected. He stated that the current fee for a residential generator installation is \$225, and this fee will increase to \$275. Mr. Davlin stated that the fee for commercial installation will increase from \$425 to \$525.

Mr. Hudson introduced Ms. Kadee Hannigan and Mr. Jacob Hannigan to discuss the subdividing of a five (5)-acre lot in the Greenacres Ranchettes Subdivision. He stated that in accordance with parish subdivision regulations, in order to subdivide the lot, the Hannigans are required to obtain a petition signed by 100% of the existing residents of the subdivision stating that they approve and are in favor of subdividing the lot. Ms. Hannigan stated that over the past six months, she has been going door to door to obtain signatures for the petition, advising that it is difficult and unsafe to go door to door to obtain these signatures. She asked that the jurors keep that in mind when considering how to proceed with this issue. Ms. Hannigan stated that there are six (6) lot owners she has not been able to reach, and there are four (4) previously subdivided lots, which were subdivided without the police jury's approval. It was noted that the lot next to the Hannigan's property was previously a 13-acre tract that has subdivided five (5) times, by metes and bounds. There was a survey completed but it was not brought to the police jury for approval.

Mr. Patrick Jackson, Parish Attorney, and various jurors discussed possible solutions for this issue that would still uphold the current subdivision policy. Mr. Hunter Timms, a local real estate agent, suggested that the property owner be required to obtain a certain percentage of the required 100% petition signatures, before bringing it to the police jury for approval. Mr. Jerome

Darby expressed concern about people going door to door to obtain signatures. He stated that many property owners are very cautious, and this puts people in danger when going door to door to obtain signatures. Mr. Jackson stated that the matter can be reviewed at the January 10, 2024 meeting.

Mr. Hudson reported that he, Mr. Rodgers, Mr. Ford, Parish Administrator and Mr. Redmon, Parish Engineer, toured the Provenance neighborhood in south Shreveport, as well as the East Bank District in Bossier City, to look at on-street parking being used in these areas. Mr. Hudson stated that Provenance's commercial section has on-street parking on both sides of the street, advising that this layout is similar to what is proposed in the development of The Parc Subdivision.

The Road/Subdivision Committee voted to accept the parking spaces proposed in development of The Parc Subdivision, with the requirements being, the road section must be 32.5 feet wide and 25-foot standard road section with 7.5-foot-wide parking space. Parking shall be constructed of concrete. The committee's recommendation will be voted on in the regular meeting by all police jury members.

AYE: Benton, Brotherton, Jorden, Marsiglia, Parks, Plummer, Rimmer, Rodgers
NAY: none

Mr. Hudson discussed putting a cul-de-sac at the end of Twin Point Drive, advising that one of the landowners will donate right of way, but another landowner believes that the cul-de-sac is not necessary. Mr. Hudson proposed three different options, Option A is to expropriate the required right of way for building a cul-de-sac at a cost of approximately \$100,000, plus the cost of obtaining the right of way to build the cul-de-sac. Option B provides that for under \$50,000, the highway department could complete the cul-de-sac, provided the right of way is donated. Option C would be to widen the pavement within the right of way, which does not require right of way from either landowner. He stated that this option is more expensive, approximately \$85,000, and would encompass the entire existing right of way for the parish to complete.

The Road/Subdivision Committee voted to approve Option B. The committee's recommendation will be voted on in the regular meeting by all police jury members.

AYE: Benton, Brotherton, Jorden, Marsiglia, Parks, Plummer, Rimmer, Rodgers
NAY: none

Mr. Hudson introduced Mr. David Ghormley, Property Standards, to discuss four (4) adjudicated properties on Hedge Drive. Mr. Ghormley asked the police jury how to proceed with condemnation since these properties are owned by the parish. Mr. Patrick Jackson stated that the parish has the authority to clean up these properties but is not required to clean them up. Due to time constraints, Mr. Hudson stated this matter will be considered at a later date.

The meeting was adjourned by the Chairman.

MEGAN C. RAMOS
INTERIM PARISH SECRETARY

PHILIP RODGERS, CHAIRMAN
BOSSIER PARISH POLICE JURY