

BOSSIER PARISH POLICE JURY  
MINUTES  
BENTON, LOUISIANA  
January 8, 2003

The Bossier Parish Police Jury met in regular and legal session on this 8th day of January, 2003, at 2:00 p.m., in the Police Jury Meeting Room, Bossier Parish Courthouse, Benton, Louisiana. The President, Mr. Jimmy Cochran, called the meeting to order. The invocation was given by Mr. Eddy Shell and the pledge of allegiance was led by Mr. Wayne Hammack. The Secretary-Treasurer, Cheryl Martin, called the roll, with all members present, as follows:

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

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Others present were Mr. Bill Altimus, Parish Administrator; Mr. Patrick Jackson, Parish Attorney; Cheryl Martin, Secretary-Treasurer.

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**Motion was made by Mr. Hammack, seconded by Mr. Altimus, to deviate from the agenda to add Mr. Steve Murphy. Motion carried unanimously.**

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Mr. Don Pierson, on behalf of the Greater Bossier Economic Development Foundation, advised that they have received a request for a purchase option, not to exceed 10 years, to allow for the future sale of property in the Viking Drive Industrial Park. He stated that the proposed purchase option would allow the Coordinating and Development Corporation to purchase at some future date, a 1.57 acre parcel of land for \$12,000 per acre. Mr. Pierson stated that the property would become a part of the grounds of the Business and Industry Service Center, which will soon be established by the Coordinating and Development Corporation.

Mr. Cochran stated that he is in favor of the proposal, but requested that it be stipulated that if someone else is interested in purchasing the property within the 10-year period, the Coordinating and Development Corporation will be allowed the first right of refusal. Mr. Altimus would like assurance that the property will remain on the market. **Motion was made by Mr. Shell, seconded by Mr. Altimus, to approve the requested 10-year purchase option on a 1.57 acre parcel in the**

**Viking Drive Industrial Park, with the stipulation that if someone else wants to purchase the property during the 10 year period, the Coordinating and Development Corporation will be given first right of refusal. Motion carried unanimously.**

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Mr. Steve Murphy, Evangeline Drive, Elm Grove, LA, discussed problems at South Bossier Fire District No. 2. He stated that the fire district is currently experiencing personnel problems, and requested that the police jury look into the matter. Mr. Murphy stated that several experienced firefighters have resigned. Mr. Meachum stated that the matter will be reviewed.

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Mr. Avery requested a deviation from the agenda to consider Agenda Items No. 6 and 7 at this time. Ms. Martin announced the public hearing to consider the application of Verizon Wireless for Planning Approval on an R-A tract of land at 160 Bobby Byrd Road, Bossier Parish, LA, for a 150' communications tower. The application received a favorable recommendation by the Bossier City-Parish MPC. Mr. Avery presented a petition signed by 20 residents of the area who are opposed to the proposed location of a communications tower at this location.

Mr. Karl Crawley, Irving, Texas, on behalf of Verizon Wireless, addressed the jury advising that this application is being withdrawn. **Motion was made by Mr. Meachum, seconded by Mr. Mitchell, to accept the withdrawal of the application of Verizon Wireless for Planning Approval on an R-A tract of land at 160 Bobby Byrd Road, Bossier Parish, LA, for a 150' communications tower. Motion carried unanimously.**

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Ms. Martin announced the public hearing to consider the application of Masterplan/Karl A. Crawley for Planning Approval on an R-A tract located in Section 13, Township 17 North, Range 13 West, Bossier Parish, LA., for a wireless communications tower. The proposed site is located on the extension of Rossie Lee Drive behind General Ewell Drive.

Mr. Karl Crawley stated that a 150' monopole is proposed, and that this site was selected in order to provide service to Barksdale Air Force Base residents. He stated that this is the only option available to accommodate the needs of Barksdale, and that there will be room for other providers to

co-locate on this tower. Mr. Crawley stated that a gravel road will be constructed and that the tower is inspected once each month.

Mr. James Vick, 4801 General Ewell Drive, spoke on behalf of the owner of property at 4731 General Ewell Drive. He stated this property is rental property, and that the owner Mr. George Nesbitt, 7131 Mink Hollow Road, Highland, Maryland, has provided a letter of opposition. Mr. Vick stated that Mr. Nesbitt has advised that he feels a communications tower should not be located in a residential area.

Mr. Vick expressed opposition to the use of gravel on the proposed access road to the tower, stating that he mows this area. Mr. Crawley explained that there will be no gravel where Mr. Vick mows. He further stated that the tower has been moved back 150 feet, and that in the event the tower falls, it will fall on the land being leased for the tower. Mr. Sam Marsiglia, Bossier City-Parish MPC, stated that the location of this tower meets all fall zone requirements.

**Motion was made by Mr. Shell, seconded by Mr. Hammack, to approve the application of Masterplan/Karl A. Crawley for Planning Approval on an R-A tract located in Section 13, Township 17 North, Range 13 West, Bossier Parish, LA., for a wireless communications tower, as presented. Motion carried unanimously.**

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Ms. Martin announced the public hearing to consider abandoning the south 1/4 mile of the Bossier Point Road, located in Sections 23 and 24, Township 20 North, Range 14 West, Bossier Parish, LA. Mr. Damon Boudreau, on behalf of property owners Robert Turner and Rick Mills, stated that there are problems with illegal dumping and potential loitering. He stated that they propose to move the existing gate north 1/4 mile and that Mr. Turner and Mr. Mills own all property along the road past this point.

Mr. Altimus expressed concern regarding any other property owners north of the Turner and Mills property. Mr. Boudreau stated that all other owners are provided access to their property, and all have keys to the gate. Mr. Rowe stated that an employee of the highway department who was working on the road, has advised that a property owner approached him and expressed opposition to the proposed abandonment. Mr. Meachum requested that the matter be delayed to allow research of all property owners on Bossier Point Road. The matter is to be considered in February.

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Ms. Martin announced the public hearing to consider approval of the plat of the proposed development of Lone Oak Subdivision Resub, located in Section 17, Township 20 North, Range 13 West, Bossier Parish, LA. Mr. James Mohr, Mohr and Associates, Inc., and Mr. Mark Matthews, developer, addressed the jury, advising that this is a resubdivision of Lone Oak Subdivision which was recorded but never developed. Mr. Mohr stated that the proposed development is located 1.5 miles north of Benton on Highway 3, and will consist of 160' wide lots. Mr. Altimus advised that the plat has been approved by the Benton-Parish MPC. Mr. Mohr stated that they have obtained the required permit from the Louisiana Department of Transportation and Development for access off Louisiana Highway 3.

Mr. Rogers asked if fire hydrants and street lights are proposed in accordance with parish regulations. Mr. Mohr stated that there is no water system at this location, and that lights will be on the utility poles in the development.

**Motion was made by Mr. Johnston, seconded by Mr. Mitchell, to abandon Lone Oak Subdivision as recorded in Conveyance Book 808, Pages 224 and 225 of the records of Bossier Parish, LA, as the subdivision was never developed. Motion carried unanimously.**

There being no opposition, **motion was made by Mr. Johnston, seconded by Mr. Mitchell, to approve the plat of the proposed development of Lone Oak Subdivision Resub, located in Section 17, Township 20 North, Range 13 West, Bossier Parish, LA. Motion carried unanimously.**

Mr. Cummings requested that a copy of the minutes be attached to the plat prior to recordation, to clarify that the original plat has been abandoned.

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Ms. Martin announced the public hearing to consider approval of the plat of the proposed development of Plantation Estates Subdivision, Unit No. 7, located in the East 1/2 of Section 29, Township 19 North, Range 13 West, Bossier Parish, LA. Mr. Rob Stinson, developer, and Mr. Ken Smith, Smith Engineering, Co., Inc., addressed the jury. Mr. Smith stated that this is a continuation of existing units of Plantation Estates. There being no opposition, **motion was made by Mr. Avery,**

**seconded by Mr. Meachum, to approve the plat of the proposed development of Plantation Estates, Unit No. 7, as presented.**

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Ms. Martin announced the public hearing to consider approval of the plat of the Cash Point Road Dedication, located in the Northwest Quarter of Section 29 and the North Half of Section 30, Township 19 North, Range 13 West, Bossier Parish, LA. Mr. Avery stated that in order to apply for grant funds through the Office of Rural Development for overlay of Cash Point Road, the road right-of-way must be publicly dedicated.

Mr. Rogers expressed concern, stating that Cash Point Road does not meet parish specifications. Mr. Avery recommended that the police jury approve the right-of-way dedication subject to approval of Rural Development funds for overlay of the road. Mr. Rogers further recommended that it be stipulated that no maintenance will be done on Cash Point Road by the police jury until the road meets parish road specifications and is accepted into the parish road system..

After discussion, **motion was made by Mr. Avery, seconded by Mr. Mitchell, to approve the plat of the Cash Point Road Dedication, subject to application for and approval of funding through the Office of Rural Development for overlay of Cash Point Road. Motion carried unanimously.**

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Mr. Jackson stated that in meeting with Mr. Altimus and Mr. Williams regarding an unapproved subdivision at the end of Holli Road, there are three options to consider in resolving this matter: (1) The police jury could reverse all transactions in the development of this subdivision, (2) The police jury could require the developer to bring the roads and drainage in the development up to parish specifications, or (3) The police jury could perform the required work on the road, with the developer reimbursing the police jury this expense.

Mr. Jackson stated that to reverse all transactions would be a lengthy process and could prove costly for residents of the subdivision. Mr. Avery recommended that the developer hire a contractor, at his expense, to bring this development into compliance with parish regulations.

It was the consensus that option (3) should not be considered. Mr. Jackson was authorized to present the other two options to Mr. Steve Gross, developer.

Mr. Rowe, Director of Public Works, stated that driveways in this development are under water. Mr. Rogers stated that the police jury needs to look at flood elevations on driveways in mobile home developments. Mr. Avery stated that the police jury should review proposed restrictive covenants for all subdivisions. Mr. Jackson, Parish Attorney, stated that the police jury should consider establishing minimum restrictive covenants for subdivision developments located outside zoning jurisdiction. The Subdivision Regulations Committee is to review these recommendations for consideration at a later date.

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Mr. Jim Firth, Purchasing Manager, Mr. Charles Coyle and Mr. Vince DeFatta, Coyle Engineering Co., Inc., and Mr. Joe Ford, newly hired Bossier Parish Engineer, discussed budget figures for the proposed maximum security jail and proposed courthouse addition/renovation. Total estimated cost for the proposed jail project is \$28,847,959, and the total estimated cost for the courthouse addition/renovation project is \$28,181,222. Mr. Hammack advised of additional costs in the amount of \$1,000,000 for construction manager/testing, temporary parking and utility relocation, which brings the total estimated cost for both projects to \$58,029,181.

There was discussion of hiring a construction manager for the two projects. Mr. Ford stated that he will begin work as the Parish Engineer on January 13, 2003, and that he would work directly with the construction manager. He stated that he feels the courthouse project will be more complex due to the relocation of existing offices in the building, dealing with the public and the necessity of maintaining day to day operations of offices located within the building. Mr. Ford stated that he recommends that a construction manager be hired and that the majority of his time be dedicated to the courthouse project. He stated that he will work closely with this individual and that they will report directly to the police jury.

**Motion was made by Mr. Hammack, seconded by Mr. Shell, to authorize the advertising for bids for the construction of a maximum security jail facility, subject to finalization and approval of all bid documents and bid specifications.**

There was discussion on the motion. Mr. Cochran discussed bid additive alternates, stating that he strongly recommends that the isolation pod be included as bid Additive Alternate No. 1, and the proposed fence be included as bid Additive Alternate No. 2. Mr. Rogers agreed, stating that he feels the isolation pod is more important.

**Votes were cast on Mr. Hammack's motion to authorize the advertising for bids for the construction of a maximum security jail facility, subject to finalization and approval of all bid documents and bid specifications, with the isolation pod to be included as Bid Additive Alternate No. 1, and the proposed fence to be included as Bid Additive Alternate No. 2; bids to be received March 19, 2003. Motion carried unanimously.**

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Mr. DeFatta reported on the status of the proposed renovation of the second floor of the health unit, advising that seepage into the building must be eliminated. He stated that the exterior of the building must be addressed. Mr. DeFatta stated that there are problems with window installation and a new roof is needed. He stated that final documents on this project should be complete by the end of January.

Mr. DeFatta reported that additional time is needed on finalizing plans for the proposed expansion of the juvenile detention center.

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Mr. Rowe, Public Works Director, presented photographs of property at 260 Pine Acres Drive, Haughton, advising that there is a burned house on the property. **Motion was made by Mr. Williams, seconded by Mr. Rogers, to proceed with condemnation of property at 260 Pine Acres Drive, Haughton, LA, in accordance with property standards regulations. Motion carried unanimously.**

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**Motion was made by Mr. Cummings, seconded by Mr. Rogers, to adopt a resolution supporting The Shaw Group and allowing The Shaw Group to receive the local benefits of the Enterprise Zone Program. Motion carried unanimously.**

RESOLUTION

A RESOLUTION STATING THE BOSSIER PARISH POLICE JURY'S ENDORSEMENT OF THE SHAW GROUP TO PARTICIPATE IN THE BENEFITS OF THE LOUISIANA ENTERPRISE ZONE PROGRAM.

WHEREAS, the Louisiana Enterprise Zone Act 901 of 1981, Act 337 of 1982, Act 433 of 1987, Act 1024 of 1992, Act 581 of 1995, and Act 624 and Act 647 of 1997 state the requirements of Louisiana's Enterprise Zone Program; and

WHEREAS, the Louisiana Enterprise Zone Program offers significant incentives for economic development to some of the most distressed areas in Bossier Parish; and

WHEREAS, the Louisiana Department of Economic Development designated Census Tract 104.00 Block Group 9 in Bossier Parish as "Enterprise Zone" eligible based on enabling legislation R.S. 51.21.1787-1791); and

WHEREAS, the Bossier Parish Police Jury states that this endorsement is in agreement with the Overall Economic Development Plan for the Parish of Bossier; and

WHEREAS, the **attached Enterprise Zone map has been marked** to show the location of the business being endorsed; and

WHEREAS, in accordance with the Louisiana Enterprise Zone Program requirements, the Bossier Parish Police Jury agrees:

1. To participate in the Enterprise Zone Program.
2. To assist the Department in evaluating progress made in any Enterprise Zone within its jurisdiction.
3. To rebate all local sales/use taxes, except those that are dedicated to the repayment of a bond issue, on the purchase of eligible construction materials, machinery, and equipment purchased for this project and used by the business **permanently on that site.**

NOW, THEREFORE, BE IT RESOLVED by the Bossier Parish Police Jury in regular and legal session convened on this 8th day of January, 2003, that The Shaw Group and their project 2003-2004 Facility Expansion, Enterprise Zone Application #20020587 is endorsed to participate in the Louisiana Enterprise Zone Program.

BE IT FURTHER RESOLVED, that if any provision or item of this resolution is held invalid, such invalidity shall not affect other provisions, items or applications of this resolution which can be given effect without the invalid provisions, items or applications and to this end, the provisions of this resolution are hereby declared severable.

BE IT FURTHER RESOLVED, that all resolutions or parts thereof in conflict herewith are hereby repealed.

The resolution was offered by Mr. Cummings, seconded by Mr. Rogers. Upon unanimous vote, it was duly adopted on this 8th day of January, 2003.

CHERYL G. MARTIN  
SECRETARY-TREASURER

JIMMY COCHRAN, PRESIDENT  
BOSSIER PARISH POLICE JURY



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**Motion was made by Mr. Williams, seconded by Mr. Mitchell, to approve the reappointment of Mr. Steve Watkins to the Caddo-Bossier Port Commission for a six-year term which expires February 15, 2009. Motion carried unanimously.**

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**Motion was made by Mr. Rogers, seconded by Mr. Darby, to adopt a resolution amending a resolution adopted on November 20, 2002, authorizing the State Mineral Board to handle an oil, gas and mineral lease on police jury property, to correct the property legal description.**

RESOLUTION

BE IT RESOLVED by the Bossier Parish Police Jury in regular and legal session convened on this 8th day of January, 2003, that it does hereby request and authorize the State Mineral Board to advertise for and handle an oil, gas and mineral lease on property owned by the Bossier Parish Police Jury located in Section 12, Township 16 North, Range 11 West, Bossier Parish, LA, being more particularly described as follows:

All the Bossier Parish Police Jury's right, title and interest in and to all streets and roads lying within the boundaries of Section 12, Township 16 North, Range 11 West, Bossier Parish, LA, containing approximately 14.14 acres, excluding beds and bottoms of all navigable waters, within the following boundaries:

Beginning at a point having coordinates X=1,704,206.78 and Y=630,241.96; thence South 89 degrees 44 minutes 00 seconds East 5,309.14 feet to a point having coordinates of X=1,709,515.87 and Y=630,217.26; thence South 00 degrees 15 minutes 52 seconds West 5,311.42 feet to a point having coordinates of X=1,709,491.35 and Y=624,905,90; thence North 89 degrees 44 minutes 00 seconds West 5,309.99 feet to a point having coordinates of X=1,704,181.42 and Y=624,930.60; thence North 00 degrees 16 minutes 25 seconds East 5,311.42 feet to the point of beginning. All bearings, distances and coordinates are based on Louisiana Coordinate System of 1927 (North Zone).

The resolution was offered by Mr. Rogers, seconded by Mr. Darby. Upon unanimous vote, it was duly adopted on this 8th day of January, 2003.

CHERYL G. MARTIN  
SECRETARY-TREASURER

JIMMY COCHRAN, PRESIDENT  
BOSSIER PARISH POLICE JURY

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Mr. Altimus reported that he has received numerous complaints from residents in south Bossier regarding the laying of water lines by Lawler Construction for the Sligo Water System. He stated that he has advised Lawler Construction of the complaints, and has also advised the water system of the complaints. He stated that residents are unsatisfied with the condition of driveways and ditches in the area after the lines have been laid. Mr. Altimus stated that he understands there are also problems in the Benton area with this contractor. Mr. Cochran requested that Mr. Altimus check on work being done on the north side of Cleveland Street in Benton.

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Mr. Altimus presented a proposal from Wilbur Smith Associates to prepare a Comprehensive Master Plan for the area located within the additional five miles beyond the Bossier City-Parish MPC five-mile planning area. He stated that the proposed fee is \$110,000 and would generally extend to the northern limits of Benton and to the parish boundary to the east and south. Mr. Altimus stated that they have also included supplemental services to develop a unified development code for this area. Mr. Rogers requested that the Town of Haughton be contacted to see if they want to be included in this proposal. He stated that municipalities in the parish may be willing to contribute to the cost of this project. The Benton-Parish MPC currently regulates the area within five miles of the Town of Benton, and Mr. Altimus stated that regulations should be uniform. Mr. Altimus is to contact the Benton-Parish MPC regarding this matter.

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Mr. Altimus reported that Barksdale Air Force Base will be using parking space at the Bossier Parish Health Unit during an upcoming military trial. He stated that the public is allowed to attend the trial, but will be shuttled from the health unit to the base. The Louisiana Department of Health and Hospitals has granted its approval for use of the parking lot.

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Mr. Altimus stated a Unified Development Code workshop will be held on January 16, 2003, at the Bossier City Civic Center. He stated that the workshop will be held in two sessions, and that he, Ms. Martin and Ms. Dodson will attend the first session, and Mr. Shell will attend the second session.

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Mr. Altimus stated that the proposed lease agreement renewal with Horseshoe Casino for the leasing of property on Coleman Street has been forwarded to Horseshoe's legal counsel for approval.

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Mr. Altimus advised of a request for driveway repairs at schools in Bossier Parish, and that the highway department is currently preparing cost estimates for the work.

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**Motion was made by Mr. Altimus, seconded by Mr. Avery, to adopt a resolution authorizing the President to execute Cash Sale Deeds in connection with the acquisition of right-of-way for the Airline Drive expansion project on property owned by Ralph C. Merritt and Dorothy Merritt Ricketson. Motion carried unanimously.**

#### RESOLUTION

BE IT RESOLVED by the Bossier Parish Police Jury in regular and legal session on this 8th day of January, 2003, that Jimmy Cochran, President, be and is hereby authorized to execute on its behalf, Act of Cash Sale deeds with the following property owners, in connection with the acquisition of right-of-way for the Airline Drive 5-Lane Expansion Project; Ralph C. Merritt, Dorothy Merritt Ricketson.

The resolution was offered by Mr. Altimus, seconded by Mr. Avery. Upon unanimous vote, it was duly adopted on this 8th day of January, 2003.

CHERYL G. MARTIN  
SECRETARY-TREASURER

BILL ALTIMUS, PRESIDENT  
BOSSIER PARISH POLICE JURY

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**Motion was made by Mr. Avery, seconded by Mr. Johnston, to authorize the advertising for bids for the purchase of various equipment items for the Bossier Parish Highway Department.**

**Motion carried unanimously.**

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Mr. Jackson discussed regulations currently being enforced in Webster Parish which provide assistance to landowners when dealing with unauthorized hunters on their property. He stated that he has received a copy of the Webster Parish ordinance and recommended that such regulations be considered in Bossier Parish. Mr. Jackson stated that he will prepare a draft of these regulations for review and consideration by the jury.

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**Motion was made by Mr. Cummings, seconded by Mr. Mitchell, to adjourn into executive session to discuss contractual negotiations with Precision Cartographics. Motion carried unanimously.**

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Mr. Mitchell reported on expenses to the parish for animal control services with the City of Bossier City, stating that a large portion of this expense is for owner surrendered animals. He recommended that the police jury consider establishing its own animal control program for the parish.

Mr. Mitchell further recommended that the police jury consider training employees for maintenance and operation of traffic lights in the parish.

Mr. Mitchell stated that solid waste disposal should also be a future consideration of the police jury. Mr. Rogers stated that Mr. Mitchell has discussed several capital improvements projects, and stated that the projects should be reviewed and prioritized.

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**Motion was made by Mr. Avery, seconded by Mr. Darby, to send a letter to the Louisiana Department of Transportation and Development and to the City of Bossier City, requesting that the installation of a red light at the intersection of Benton Road and Brownlee Road be considered due to the number and severity of vehicle accidents at this location. Motion carried unanimously.**

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Mr. Avery referred to the development of River Bend Subdivision off Palmetto Road, stating that the streets in this development do not meet parish road specifications. He stated that homes are being built, and that he understands that most of the lots are sold. The Parish Attorney is to advise the developer to cease any further development of this subdivision until roads in the development are brought up to parish road specifications.

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Mr. Shell requested that members of the Parks and Recreation Committee meet on Sunday, January 19, 2003, at 2:00 p.m., to go on a tour of proposed recreational sites in the parish.

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**Motion was made by Mr. Rogers, seconded by Mr. Hammack, to schedule a public hearing on January 22, 2003, to consider approval of the plat of the proposed development of Dogwood South Subdivision, Unit No. 3, located in the West 1/2 of the Northeast 1/4 of Section 8, Township 18 North, Range 12 West, Bossier Parish, LA. Motion carried unanimously.**

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There being no further business to come before the Bossier Parish Police Jury in regular and legal session on this 8th day of January, 2003, the meeting was adjourned by the President at 4:45 p.m.

CHERYL G. MARTIN  
SECRETARY-TREASURER

JIMMY COCHRAN, PRESIDENT  
BOSSIER PARISH POLICE JURY