

BOSSIER PARISH POLICE JURY  
RURAL DEVELOPMENT COMMITTEE MEETING  
MINUTES

Mr. John Ed Jorden, Chairman  
Mr. Chris Marsiglia, Co-Chairman  
July 3, 2024

The Rural Development Committee of the Bossier Parish Police Jury met on this 3<sup>rd</sup> day of July, 2024, at 11:00 a.m., in the Police Jury Conference Room, Bossier Parish Courthouse, Benton, Louisiana. Mr. John Ed Jorden, Chairman, called the meeting to order, with the following members present:

Mr. John Ed Jorden, Chairman, Mr. Doug Rimmer, Mr. Philip Rodgers, Mr. Keith Sutton.

Others present for the meeting:

Mr. Glenn Benton	Ms. Rachael Graves
Ms. Carlotta Askew-Brown	Mr. Eric Hudson
Ms. Carolina Blunck	Mr. Patrick Jackson
Mr. Barry Butler	Mr. Heath Lyles
Mr. Julian Darby	Mr. Sam Marsiglia
Ms. Ashley Ezell	Ms. Megan Ramos
Ms. Stacie Fernandez	Mr. Matt Redmon
Mr. Butch Ford	Mr. Tom Salzer
Ms. Julie Gill	Mr. Jack Skaggs
Ms. Pam Glorioso	Mr. Scott Stephens
Ms. Monica Grappe	Dr. Ken Ward
	Mr. Rod White

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Mr. Eric Hudson, Parish Engineer, presented a rough draft of rural development requirements developed by Mr. Sam Marsiglia, Haughton MPC Commissioner, and discussed the requests from residents for division of property which do not meet the current subdivision ordinances. Mr. Hudson stated that these requests are typically made by families desiring to give property to their heirs in rural areas of the parish.

Mr. Sam Marsiglia stated that he has researched across the southeast area of the country to determine what other municipalities require for family partitions of land, which are not as stringent as subdivision requirements. He further stated that according to his research, these situations are defined as donations between immediate family only, with the stipulation that once a home is built, there is a designated number of years before the home can be sold, and then only to family. Mr. Marsiglia stated he also researched access easement requirements, and there are varying widths required depending on the governing authority.

Mr. John Ed Jorden stated that he believes regulations should be enacted to provide for these types of situations. Mr. Philip Rodgers suggested that a stipulation be considered in the approval of a family partition plat which requires the donation of right of way for future road

access, utilities, and other needs that may arise. Mr. Marsiglia stated that this draft is for family land only, and new easement requirements will be necessary for this type of partition. Mr. Eric Hudson stated that an easement of 60 feet will allow for all potential needs for the property. Mr. Glenn Benton stated that once a property plat is complete, it is much more difficult to go back to the property owners to obtain additional right of way, and recommended that there be a 60-foot easement requirement. Mr. Jordan stated that he is uncertain whether this will be achievable in rural areas. Mr. Tom Salzer stated that outside entities such as mortgage, insurance, utilities, and others, will require this dedicated easement. Mr. Hudson stated that these matters can also be handled on a case-by-case basis.

Mr. Rodgers stated that problems will occur more than 20 years after the partition of the land, when the heirs wish to further partition their land to their own heirs. Mr. Patrick Jackson, Parish Attorney, stated that once the land is further partitioned, it will be those who move on to the property with no other place to go, who will look to the parish for assistance. He further stated problems will arise on the back end of these situations when fire and emergency medical services cannot access the residents due to no publicly dedicated access. Mr. Rodgers stated that other situations may arise where one property owner erects a gate to deny access to other residents, and the parish is then contacted regarding situations that are civil matters.

Mr. Jackson discussed a hypothetical scenario involving the partition of 100 acres of rural land between three heirs, with a required easement approximately one mile long. He further stated one complication that will arise in this type of situation is if the heir at the end of the road wishes to further develop his property, for subdivision or donation to his heirs, he will be required to build the one-mile road to parish specifications at his own expense, prior to further subdivision of his property. Mr. Jackson stated this is hypothetical, but there are many real examples of this scenario within the last five years.

Mr. Butch Ford, Parish Administrator, stated there was a subdivision approximately eight years ago similar in nature to the family partitions discussed today, and the parish held all permits for construction until such time as a road was built. Mr. Rodgers stated that current regulations requiring 100% agreement from owners within a subdivision prior to any plat changes, should be applied to family partitions as well.

Mr. Jackson stated that research and drafting of a rural development code can be done with basic, simple rules for development of property in the parish, but there will be unintended

consequences for these rural areas. The jurors discussed situations in neighboring parishes involving development in rural areas which resulted in the parish governing authority having to intervene to build public roads. Mr. Jackson stated that in some of these types of developments, the homes fall below the homestead exemption threshold, and therefore are not subject to property taxes, which is how all services, including schools, are funded. He further stated that when these types of situations arise, there are not enough tax dollars generated to support these necessary services. Mr. Jackson stated that the wrap-around policies in place preserve the ability to provide these necessary services to the public.

The jurors discussed how to define family partitions, subdivision requirements, and what requirements are needed for rural areas of the parish, along with several examples of situations in their respective districts.

Mr. Rodgers stated that his home is in a rural subdivision with large tracts, and the homes are situated on approximately two to three acres. He further stated that if a rural development code is established which allows for the partition of property as discussed today, other lot owners in his subdivision could partition their property to their children and build additional homes on the property. Mr. Rodgers stated that if this is allowed, there will be no way to prevent these types of situations occurring in any rural area of the parish.

Mr. Jackson stated that any requirements the parish intends to enforce must be codified by ordinance and cannot be enforced by opinion of what should be done. He further stated that if a property owner refuses to comply with the rules in place, he must have an ordinance to seek relief from the courts for enforcement. Mr. Jackson recommended that the staff continue to research this matter for the Haughton MPC area, add requirements for 60-foot easements on family partition plats, and bring the proposed ordinance back to the committee for further review.

Mr. Scott Stephens, Bossier Parish Tax Assessor's Office, stated that he does not have any questions today, but he may in the future as this matter moves forward.

There being no further business, the meeting was adjourned at 12:59 p.m. by the Chairman.

MEGAN C. RAMOS  
INTERIM PARISH SECRETARY

JOHN ED JORDEN, CHAIRMAN  
BOSSIER PARISH POLICE JURY