

BOSSIER PARISH POLICE JURY
ROAD/SUBDIVISION REGULATIONS COMMITTEE MEETING
MINUTES

Mr. Philip Rodgers, Chairman
Mr. Bob Brotherton, Co-Chairman
July 24, 2024

The Road/Subdivision Regulations Committee of the Bossier Parish Police Jury met on this 24th day of July, 2024, 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. Bob Brotherton, Co-Chairman, Mr. Glenn Benton, Ms. Pam Glorioso, Mr. John Ed Jordan, Mr. Chris Marsiglia, Ms. Julianna Parks, Mr. Doug Rimmer.

Others present for the meeting:

Ms. Ginger Adam-Corley	Ms. Monica Grappe
Ms. Carlotta Askew-Brown	Ms. Rachael Graves
Ms. Carolina Blunck	Mr. Eric Hudson
Mr. Jimmy Cochran	Mr. Patrick Jackson
Mr. Julian Darby	Mr. Sam Marsiglia
Mr. Jimbo Davlin	Ms. Megan Ramos
Ms. Ashley Ezell	Mr. Matt Redmon
Ms. Stacie Fernandez	Mr. Tom Salzer
Ms. Jennifer Fiore	Mr. Keith Sutton
Mr. Jim Firth	Dr. Ken Ward
Mr. Butch Ford	Mr. Rod White
Ms. Julie Gill	

Mr. Eric Hudson, Parish Engineer, stated that Chief Roe, East-Central Bossier Parish Fire District No. 1, has requested assistance from the parish in a parking lot asphalt overlay project at the station. Mr. Hudson stated that the Fire District Board has agreed to pay for materials, estimated at \$40,000.00. He stated the board requested the parish provide labor and machinery to complete the project. Mr. John Ed Jordan asked if this is the station located on Highway 80. Mr. Hudson stated this is the station located on Highway 80 in Haughton, LA.

Mr. Hudson stated that the Fillmore Cemetery, a historic site, has requested assistance with debris cleanup and removal. Mr. Hudson stated that a representative of the cemetery board contacted Mr. Bob Brotherton to make the request, and the parish has the ability to assist with historic cemeteries. Mr. Brotherton stated that he has spoken with Mr. Andre Wilson, following the Tropical Storm Beryl on July 8, 2024. He stated that Mr. Wilson reported many trees down and a large amount of debris in the cemetery the morning after the tornado and storm event. He further stated that the cemetery is on the historical registry list, with the last commissioned officer

by General Robert E. Lee buried in this cemetery. Mr. Brotherton stated that many people visit historic cemeteries nationwide and keeping the site safe for visitors is important.

Mr. Brotherton stated that there are at least two large oak trees down, along with significant debris to be removed. Mr. Hudson stated that the Bossier Parish Sheriff's Office, Disaster Immediate Response Team (DIRT), ended its efforts recently. Mr. Brotherton stated that per Mr. Hudson, our equipment is too large to maneuver inside the cemetery and could damage the grave sites. He stated that the cemetery volunteers have made progress in the clean-up effort. He further stated Bossier Parish Highway Superintendent, Mr. Kevin Gay, has also been to the cemetery to develop a plan for removal of the storm debris and downed trees. Mr. Brotherton stated that the board volunteers have agreed to place debris in the parish right-of-way near the parish road, and highway department crews will pick it up.

Mr. Jimbo Davlin, Code Inspections Plus, LLC, stated that for the immediate storm clean-up in the unincorporated areas of Bossier Parish, there were situations in the past in which contractors were charging insurance companies for permit fees, but not obtaining the permits. Mr. Davlin stated that if there are property owners with no insurance coverage for the clean-up, Code Inspections Plus will waive the permit fees, in an effort to help support residents during this difficult time.

Mr. Butch Ford, Parish Administrator, stated that in the Crouch Road area, there were more than 30 homes damaged, in addition to many trees on the roads. Mr. Ford stated that Mr. Patrick Jackson, Parish Attorney, recommended that if the police jury desires, the parish will reimburse Code Inspections Plus for those permit fees for immediate storm clean-up for residents without homeowner's insurance coverage. Mr. Ford stated that the parish can stipulate that if an insurance company covers a permit, the parish will not reimburse those costs. Mr. Davlin stated that there is no permit needed to start clean-up, tarp a damaged roof, and the like. He stated once the repair process begins, the homeowner's insurance company is involved, and a permit is required before repairs commence. The jurors discussed past storm events when the police jury waived fees. Mr. Ford stated that following a tornado event in South Bossier Parish in recent years, the American Red Cross also assisted residents with clean-up. Mr. Ford stated he understands the police jury desires to waive permit fees for storm cleanup/repairs for those residents without homeowner's insurance. He stated the standard permit fees will be collected for those residents with homeowner's insurance for repairs from this storm event. Mr. Davlin stated that for those residents

without homeowner's insurance, he will not send a bill to the parish for the permits. He stated that is at his discretion, adding that they have not billed the parish in those situations in the past, and will not do so for the Tropical Storm Beryl event.

Mr. Ford stated that he traveled Crouch Road to inspect the heavy damage last week and expressed gratitude to the Bossier Parish Sheriff's Office DIRT team for the assistance provided to Bossier Parish residents. He also expressed appreciation to Mr. Eric Hudson and Mr. Kevin Gay, for their tremendous efforts following Tropical Storm Beryl. Mr. Ford stated that the Governor's Office of Homeland Security and Emergency Preparedness (GOHSEP) initially approved 10 days for the parish to complete cleanup, but following a call from Bossier Parish Sheriff Julian Whittington, GOHSEP extended the deadline to July 31, 2024

Mr. Brotherton asked if a deadline is needed in which to complete the debris removal to the parish right-of-way at Fillmore Cemetery. Mr. Hudson stated that all clean-up is currently only approved by GOHSEP through July 31, 2024.

Mr. Ford stated that an EF-2 strength tornado traveled more than 50 miles through Bossier Parish with Tropical Storm Beryl. He stated that clean-up from this type of event will take much longer than the current deadline allows, but he feels confident given the situation, the GOHSEP deadline will be extended.

Mr. Philip Rodgers stated trees on the tacitly dedicated road, Hollier Lane, are broken off and there are many side-leaning stumps remaining. Mr. Hudson stated that if the stumps are not within the tacitly dedicated portion of the road, the parish cannot touch those stumps pursuant to the state laws governing tacitly dedicated roads.

Mr. Ford stated that immediately following the event, Sheriff Whittington activated the DIRT team, and advised that due to the size of the equipment needed for clean-up, damage could occur to parish roads. Mr. Ford stated that he gave Sheriff Whittington permission to proceed and utilize the needed heavy equipment, to help residents with their immediate needs.

Ms. Carlotta Askew-Brown, Bossier City-Parish MPC Executive Director and Benton MPC Executive Director, clarified that the only debris approved for pickup by the parish in the right-of-way is trees and brush, while metal, storage buildings, and fencing cannot be picked up by the parish. Mr. Hudson stated that only natural state materials, trees and brush, can be picked up by the parish in the right-of-way.

Mr. Jackson stated that representatives from Vivint, Inc., recently met with the jurors in a committee meeting, to discuss the status of its ability to apply for a peddler permit for operation in the unincorporated areas of the parish. Mr. Jackson gave a brief history of the events which led to the disqualification hearing held by the Bossier Parish Police Jury, revoking the peddler permits issued to Vivint. He stated that since the disqualification hearing, Vivint was sold to NRG Energy, Inc., and has undergone changes with leadership and business practices, as presented by its representatives to this committee on June 19, 2024. He further stated that the ordinances adopted by the parish regulating peddler permits in the unincorporated areas of the parish are very strict, and an application, annual license fee, and background check for each applicant is required prior to issuance of a permit. Mr. Jackson asked the committee for a decision about whether Vivint is allowed to re-apply for peddler permits in Bossier Parish. Mr. Glenn Benton stated that Vivint can apply for peddler permits, but if representatives revert to the questionable practices complained of by residents and/or violate parish ordinances again, the permits will be revoked.

Mr. Tom Salzer requested clarification on whether a company with 50 representatives applying for a peddler permit, is required to pay the annual license fee for each permit issued. Mr. Jackson stated that if a company has 50 applicants, they must pay an annual license fee of \$100.00 for each of the 50 representatives.

The jurors discussed current ordinances governing the solicitation upon private residences, going door to door and/or street to street, and panhandling anywhere in the unincorporated areas of the parish. Mr. Jackson stated that Assistant Parish Secretary, Ashley Ezell, is the point of contact and responsible for Bossier Parish Peddler Permits.

Mr. Jackson stated that he will advise Vivint representatives that they can re-apply for a peddler permit for the unincorporated areas of Bossier Parish.

Mr. Hudson stated that a code violation issue was recently discovered on Shockley Road in Bossier Parish, involving the placement of five cabins without the required permits. Mr. Hudson stated a permit was obtained in 2021 at this location for electrical service for a recreational vehicle, but no further permits have been issued since that time. He stated that both the Benton MPC and State of Louisiana, Department of Health, Office of Public Health, have sent notice of violations letters to the property owners.

Ms. Askew-Brown stated that no construction, sewer, electrical, or water permits were

obtained for these structures. She stated that per Mr. Davlin, it does not appear that any of the cabins are built to code requirements. She further stated that she cannot approve the structures in accordance with the Metropolitan Planning Commission code, as it only allows for approval of one structure per tract of land. Ms. Askew-Brown stated that the structures are considered a camp and cannot be used for commercial use.

Mr. Jackson stated that the issue with this situation is that it is in violation of parish zoning, health, subdivision, building code, and electrical ordinances. He further stated that the exacerbating factor with this property is that the owner is a prior building permit officer for the parish. Mr. Jackson stated this information reveals that the placement without proper permitting was done knowingly and in spite of the knowledge of parish permit requirements.

Mr. Rodgers asked if the structures can be inspected as they sit today. Mr. Davlin stated that because the cabins are fully built, everything that needs to be inspected is already covered. He stated that breakers are not installed, and the attic is not properly ventilated, based on his visit to the site. Mr. Davlin stated that the electrical permit for the RV in 2021, was inspected at that time, and the file closed. He further stated that sometime after the final inspection, the RV was moved off the property and all five cabins are wired from the one circuit at the RV electrical site. Mr. Davlin stated that the RV outlet is exposed and located in a wet area, and the electricity is undersized for the service it now provides. He stated that during the site visit with Mr. Hudson and the property owner, they were advised by the owner that his children have utilized the cabins. Mr. Davlin stated that the bedroom windows are undersized and must be replaced pursuant to code. He stated that the property owner could not provide information regarding whether the cabins were bought or built onsite, nor could he provide information for electrical or plumbing work performed.

Mr. Jackson stated that if this type of activity is allowed, then no rules apply in Bossier Parish, as every development code enacted by this body has been violated by the owners of this property, who knowingly did so. The jurors discussed options and the requirements to bring this property into compliance with parish regulations. Mr. Jackson stated that if this continues without parish intervention, and a death occurs due to the failure of any unpermitted component at issue, the public will look to the parish for explanations as to how this was allowed.

Mr. Sutton asked what options the parish can take to resolve this situation. Mr. Jackson stated that if the RV had been left on the property as originally permitted, and no unpermitted structures added, this would not be an issue. He stated that if the property owner had submitted a

subdivision plat, a road would have been required. Mr. Keith Sutton stated the fact that the owner knew the requirements, but proceeded without proper permitting anyway, makes this situation worse.

Mr. Davlin stated that in the past, the owner has been required to remove sheet rock and wall coverings to expose wiring and structure for one, if all were built and finished by the same contractors. He stated that he must view everything to ensure compliance, and the cabins will need to be remodeled to fit code requirements. Mr. Salzer asked if a covered walkway tying the cabins together will meet the requirements of one roof line. Mr. Davlin stated enclosing and connecting a walkway may meet the requirement of making it one structure. Mr. Jimmy Cochran stated the property owner should be put on notice of all violations and required to bring the property into compliance.

Mr. Rodgers asked what will happen if the property owner chooses not to comply and this issue becomes a district court matter. Mr. Jackson stated he is confident the parish will prevail, due to the multiple violations. Mr. Julian Darby stated he is concerned if we know about the violations and do not require bringing into compliance, someone could get seriously injured at this property.

Mr. Jackson asked if joining the buildings together under one roofline will satisfy any part of the MPC code. Ms. Askew-Brown stated that if the buildings are together in one roofline, it becomes a multi-family structure pursuant to Benton MPC Code.

Mr. Glenn Benton asked how long the buildings have been at the property. Mr. Hudson stated he is unsure, as no permits were issued.

Mr. Sam Marsiglia, Haughton MPC Commissioner, stated that he has received a number of calls regarding unconventional housing within the Haughton MPC area. He stated that he is working on a moratorium for these types of developments until such time as the code can be developed for the Haughton MPC.

Mr. Benton stated that as the buildings are not up to code, they could pose a serious threat to life if an emergency occurs. Ms. Askew-Brown stated that if the owners remove all cabins but one, that is acceptable once it is brought to code requirements. Mr. Davlin stated that until such time as the property is brought into compliance, the owners cannot sleep in or use the cabins, adding that all services can be pulled for failure to comply. He stated these structures are considered moveable due to no HUD stamp. Mr. Jackson advised he will prepare a notice of

violations to the property owner.

There being no further business, the meeting was adjourned at 12:56 p.m. by the
Chairman.

MEGAN C. RAMOS
INTERIM PARISH SECRETARY

PHILIP RODGERS, CHAIRMAN
BOSSIER PARISH POLICE JURY