The Council of the City of Opelousas, Parish of St. Landry, State of Louisiana, convened in a regular session on this 11<sup>th</sup> day of October 2022 at 5:00 p.m. The meeting was also **LIVE-STREAMED ON THE WWW.CITYOFOPELOUSAS.COM website.** 

With Mayor Julius Alsandor presiding, the meeting was called to order.

Mayor Alsandor requested the Clerk to call the roll and the following Council members were PRESENT: Marvin Richard, Milton Batiste III, Floyd Ford, Charles Cummings, Sherell Roberts, and Chasity Davis-Warren. ABSENT: None.

A moment of silent meditation was observed. Father Justin Arockiasamy, SVD, Holy Ghost Catholic Church, Opelousas, Louisiana was not present so Father Laurent de Prins, Epiphany Episcopal Church, Opelousas, Louisiana, led the prayer. Interim Fire Chief Richard Joseph, 4 years Active and 4 years Reserve veteran, Navy Petty Officer 3<sup>rd</sup> Class, led the Pledge of Allegiance.

On a motion by Alderman Floyd Ford and seconded by Alderman Marvin Richard, it was resolved to <u>APPROVE</u> the Minutes of the Regular Meeting held 09/13/2022. A roll call vote was taken with the following results:

YEAS: Marvin Richard, Milton Batiste III, Floyd Ford, Charles Cummings, Sherell Roberts, and Chasity Davis-Warren.

NAYS: None. ABSENT: None.

On a motion by Alderman Milton Batiste III and seconded by Alderman Marvin Richard, it was resolved to approve the following changes to the agenda:

UNDER THE NEW BUSINESS SECTION

• DEFERRING Item No. 20, "A RESOLUTION SUPPORTING A PROPOSED AMENDMENT TO RULE XII SECTION 4.5 OF THE RULES & REGULATIONS OF THE MUNICIPAL CIVIL SERVICE" to the 11/08/2022 Council meeting.

A roll call vote was taken with the following results:

YEAS: Milton Batiste III, Floyd Ford, Charles Cummings, Sherell Roberts, Chasity Davis-Warren, and Marvin Richard.

NAYS: None. ABSENT: None.

On a motion by Alderman Marvin Richard and seconded b Alderwoman Chasity Davis-Warren, it was resolved to <u>ADOPT</u> the agenda with the approved changes. A roll call vote was taken with the following results:

YEAS: Floyd Ford, Charles Cummings, Sherell Roberts, Chasity Davis-Warren, Marvin Richard, and Milton Batiste III.

NAYS: None. ABSENT: None.

• Three-minute recess for submission of public comments/questions.

# **ANNOUNCEMENTS**

• Presentation by Mrs. Melanie Lebouef for 2022 Historic District Preservation Awards.

# Former Fa-Kouri Building and Duplex on Main Street Awarded 2022 Historic District Preservation Award

(Opelousas, LA) – Each year the City of Opelousas honors property owners for special contributions and efforts in preserving historic architecture in the city. This year, the city is proud to feature both a Historic District Preservation Commercial and Residential award winner. The 2022 commercial award recipient is the former Jake Fa-Kouri Building on Main Street, now known as The Parlor, and the residential award recipient is the brick duplex on Main Street.

The Parlor at Main is one of the newest downtown businesses and is owned by Senic Batiste and Vanessa Harris. Located in the heart of the downtown district, the two-story brick building was the former Fa-Kouri Men's Wear. The building was built in 1931 and was known as Fa-Kouri Tailor Shop. It was owned by John Fa-Kouri, who was noted as one of the best tailors in the region. In 1962, the store name was changed to John Fa-Kouri Men's Wear. When Mr. John died in 1968, his sons, John and Jake, took over the operations. Throughout the years, its second floor was utilized for residential space and the first floor eventually operated as Fa-Kouri Men's Wear.

The 3000 square foot building had not been occupied since it operated as a men's clothing store in the mid-to-late 1990s. In 2007, Senic and Vanessa purchased the building. In 2011, the building received a Louisiana Main Street matching grant to help with some of the restoration. Some of the work included repointing the exterior bricks, repairing the original overhang, sanding and repainting the windows, and replacing the rear cypress doors. While doing this, the building's distinctive character of wood and brick was kept in place.

Today, the building serves as a solid example of detailed historic preservation. In recent years, the first story served as an art studio by a local artist. Today, The Parlor at Main operates on the lower floor as a special event rental facility and meeting room. The upper floor has also been restored into a spacious studio apartment.

The two-story duplex, located on the Main Street corridor, is owned by Floyd Ford. The duplex, which was built around the 1940s, features a Tudor Revival architecture style. The style of the building is a contributing element to the Opelousas Historic District and Opelousas Main Street District as there are only a handful of Tudor Revival-style structures within the area. The building is 2200 square feet and features two units with first and second floors. Some of the rehab work included restoring the floors and windows. The roof of the building was also replaced. The arched front doors and the interior doors were restored and most of the original glass knobs were left on the doors. The building was painted for a fresh updated look and a drive-way was added. Today, the duplex is used as housing for veterans. In addition, this restoration project led to Mr. Ford's purchase of an adjacent duplex, which has also been restored.

• Announcement of Halloween Activities within the Corporate Limits of the City of Opelousas.

# TRICK OR TREAT TRAIL

Date(s) – Saturday, October 29, 2022 4:00 pm - 6:00 pm

Location

South City Park Walking Trail

# TRICK OR TREATING

Date(s) – Monday, October 31, 2022

5:30 pm – 7:30 pm

Location

Within the City Limits of Opelousas and St. Landry Parish

#### St. Landry Haunted House

Date(s) – Saturday thru Monday, October 29 – 31, 2022

6:00 pm - 9:00 pm

#### Location

Yambilee Building, 1939 W. Landry Street The St. Landry Parish Government is hosting a weekend-long haunted house. The communitywide event is free and open to the general public. FMI 337-948-3688

## **Epiphany Opelousas Pumpkin Patch**

Date(s) - October 16 - 31, 2022

#### Location

Epiphany Opelousas Church, 1103 S. Union Street Go and pick your own pumpkin at the only Pumpkin patch in Opelousas. Open 7 days a week; on Saturdays, there will be other fun activities such as face painting and photo ops. Weekdays 2p-7p | Saturdays 9a-5p | Sundays 12p-5p FMI (337) 942-3336

#### HARVEST FEST

Date(s) - October 30, 2022 4:00 pm - 7:00 pm

Location

Our Savior's Church, 202 Our Savior's Church Blvd

- COVID-19 Update from Opelousas General Health Systems (OGHS).
  - OGHS COVID
    - Currently have 0 COVID inpatients at OGHS
  - Staffing
    - Currently have 0 staff members out with COVID
  - Continue to encourage vaccinations
  - Isolate/staying away from others when not feeling well
- Updates/Presentations from Mayor Julius Alsandor.

UPS - Mr. Christopher Willis and Mr. James Letterman from United Parcel Service (UPS) presented a \$2,000.00 check as a donation to the Opelousas Parks & Recreation Department.

DOTD - Ms. Diedre Droulette, Mr. Eric Dauphin, and Mr. Nick Chachere from Department of Transportation and Development (DOTD) gave a brief update of current projects along the US Hwy 190 corridor which includes US 190 overlay from Wallior Street east to Port Barre; reconfiguration of the crossover on the northbound service road just north of Walmart to the Race Track which resulted in a J turn there; reconfigurations near Tractor Supply to replace both of those bridges; reconfigurations to the southbound I-49 off ramp at 190; reconfigurations on Creswell Lane Extension; stage zero feasibility study on Vine Street.

LENA CHARLES - Ms. Charles thanked the DOTD for all of their efforts and for working with the City of Opelousas and Opelousas Downtown Development District (ODDD).

Reading of Public Comments/Questions, if any. No comments or questions.

Review Monthly Finances. Mr. Stephen Woods was not present. This item will be forwarded to next month's meeting. A copy of the finance report was provided to the Council members.

Engineer's Monthly Report. A copy of the Engineer's Monthly Status Report was provided to the Council members. Mr. William Jarrell gave the following updates:

- Sanitary Sewer Pump Stations Upgrade Pumps started being delivered and construction has commences—pumps being installed as they are delivered.
- WWTP Repair & Upgrade Project Project includes the repair/upgrade of clarifiers, tertiary filter and digesters at WWTP. Plans completed and submitted for approval to LDH & OCD. Received LDH approval. Waiting on OCD approval and authorization to advertise for bids.
- Citywide Street Improvements Under Construction.
- Meter Replacement Project Contract with Vanguard executed and scheduling to start project is being done. Anticipated start date is November.
- Water System Improvements This project is for the repair of several waterlines crossing existing railroad facilities and replacement of ground storage tank at the Med-South Well Site. Received approval to advertise for bids. Bids scheduled to be received on November 1, 2022.

On a motion by Alderman Milton Batiste III and seconded by Alderman Floyd Ford, it was resolved to accept the Engineer's Monthly Report as presented. A roll call vote was taken with the following results:

YEAS: Charles Cummings, Sherell Roberts, Marvin Richard, Milton Batiste III, and Floyd Ford.

NAYS: None.

ABSENT: Chasity Davis-Warren (stepped out).

City Attorney's Report. Attorney Travis Broussard had no report.

# **OLD BUSINESS**

No Items Submitted.

## **NEW BUSINESS**

Discuss approval of request for <u>Plat Approval</u> being submitted for the <u>re-subdivision</u> of property located in an <u>R1 ZONE</u> (RESIDENTIAL 1 ZONE) at 400 & 406 Linda Lane (Kevin & Rachel Babineaux). Requesting a <u>VARIANCE</u> approval for lot frontage as per plat of survey by Devon C. Richard. The Planning Commission held a Public Hearing on 10/10/2022 and recommended approval of this item.

On a motion by Alderman Marvin Richard and seconded by Alderman Floyd Ford, it was resolved to approve the request for <u>Plat Approval</u> being submitted for the <u>re-subdivision</u> of property located in an <u>R1 ZONE</u> (RESIDENTIAL 1 ZONE) at 400 & 406 Linda Lane (Kevin & Rachel Babineaux). Requesting a <u>VARIANCE</u> approval for lot frontage as per plat of survey by Devon C. Richard. A roll call vote was taken with the following results:

YEAS: Sherell Roberts, Marvin Richard, Milton Batiste III, Floyd Ford, and Charles Cummings.

NAYS: None. ABSENT: None.

ABSTAINED: Chasity Davis-Warren.

Discuss approval of request for <u>VARIANCE</u> approval in an <u>R1 ZONE</u> (RESIDENTIAL 1 ZONE) at the property located at 611 Patsy Street to move a mobile home on the property for mother's personal residence (Goldman Lavine). The Planning Commission held a Public Hearing on 10/10/2022 and recommended denial of this item. Mr. Lavine was present and stated that he was not at the Planning Commission meeting and requested an explanation of why his request was denied. He pointed out that in the past other people have been approved for the same thing. Mrs. Margaret Doucet stated that the other mobile home was approved a couple of months ago and that it was a new mobile home. She also stated that there was opposition voiced from several people in the neighborhood where Mr. Lavine wanted to place the mobile home and that Ms. Lena Charles, who was present, was one of them. Ms. Charles stated that she felt that bringing a trailer into the neighborhood would bring crime and that there had been two murders on the lot across the street from where Mr. Lavine wanted to place his mobile home. Mr. Lavine pointed out that there is crime everywhere. He stated that he was moving the mobile home there for his mother-in-law to live in. Several council members asked about the current mobile home ordinance's stipulations. The City Attorney asked Mrs. Doucet when was that ordinance adopted and she replied 2007. On a motion by Alderman Floyd Ford and seconded by Alderman Milton Batiste III, it was resolved to table this item. Mr. Batiste stated that he was withdrawing his second and asked if Alderman Ford would amend his motion to include review of the current mobile home ordinance. Alderman Ford withdrew his original motion. On a motion by Alderman Floyd Ford and seconded by Alderman Milton Batiste III and Alderwoman Sherell Roberts, it was resolved to table the matter until more information is gathered and review the current mobile home ordinance at a committee meeting. A roll call vote was taken with the following results:

YEAS: Chasity Davis-Warren, Marvin Richard, Milton Batiste III, Floyd Ford, Charles Cummings, and Sherell Roberts.

NAYS: None. ABSENT: None.

Discuss approval of request for <u>CONDITIONAL USE</u> approval in an <u>NMU ZONE</u> (NEIGHBORHOOD MIXED USE ZONE) at the property located at 1531 S. Union Street to sell Alcoholic Beverages at the market/diner at the above referenced location (Kelly's Meat Block & Diner). The Planning Commission held a Public Hearing on 10/10/2022 and recommended **approval** of this item. On a motion by Alderman Charles Cummings and second by Alderwoman Chasity Davis-Warren, it was resolved to approve the request for <u>CONDITIONAL USE</u> approval in an <u>NMU ZONE</u> (NEIGHBORHOOD MIXED USE ZONE) at the property located at 1531 S. Union Street to sell Alcoholic Beverages at the market/diner at the above referenced location (Kelly's Meat Block & Diner). A roll call vote was taken with the following results:

YEAS: Marvin Richard, Milton Batiste III, Floyd Ford, Charles Cummings, Sherell Roberts, and Chasity Davis-Warren.

NAYS: None. ABSENT: None.

GRANT AUTHORITY FOR THE MAYOR, CITY CLERK, AND TREASURER TO SIGN THE LOUISIANA COMPLIANCE QUESTIONNAIRE FOR AUDIT ENGAGEMENT FOR GOVERNMENTS FOR FY 2021-2022. On a motion by Alderman Marvin Richard and seconded by Alderwoman Chasity Warren, it was resolved to Grant Authority for the Mayor, City Clerk, and Treasurer to sign the Louisiana Compliance Questionnaire for Audit Engagement for Governments for FY 2021-2022. A roll call vote was taken with the following results:

YEAS: Milton Batiste III, Floyd Ford, Charles Cummings, Sherell Roberts, Chasity Davis-Warren, and Marvin Richard.

NAYS: None. ABSENT: None.

GRANT AUTHORITY TO ADVERTISE FOR BIDS FOR SEWER PUMP PARTS. On a motion by Alderman Marvin Richard and seconded by Alderman Charles Cummings, it was resolved to grant authority to advertise for bids for sewer pump parts. A roll call vote was taken with the following results:

YEAS: Floyd Ford, Charles Cummings, Sherell Roberts, Chasity Davis-Warren, Marvin Richard, and Milton Batiste III.

NAYS: None. ABSENT: None.

APPROVE CONTRACT CHANGE ORDER NO. 3 IN THE INCREASE AMOUNT OF \$185,792.50 FOR ADDITION OF ITEM NOS. A1-1 THRU A1-32 WHICH ARE REQUIRED TO ADD ERNESTINE DRIVE TO THE PROJECT AS REQUESTED BY THE CITY. THIS CHANGE ORDER IS FOR CITYWIDE STREET IMPROVEMENTS PROJECT, FP&C PROJECT NO. 50-MM6-20-02, MGA PROJECT \$#539 (CONTRACTOR: PRAIRIE CONTRACTORS, LLC). On a motion by Alderman Marvin Richard and seconded by Alderman Charles Cummings, it was resolved to approve Contract Change Order No. 3 in the increase amount of \$185,792.50 for addition of ITEM Nos. A1-1 thru A1-32 which are required to add Ernestine Drive to the project as requested by the City. This change order is for Citywide Street Improvements Project, FP&C Project No. 50-MM6-20-02, MGA Project \$#539 (Contractor: Prairie Contractors, LLC). A roll call vote was taken with the following results:

YEAS: Charles Cummings, Sherell Roberts, Chasity Davis-Warren, Marvin Richard, Milton Batiste III, and Floyd Ford.

NAYS: None. ABSENT: None.

# INTRODUCTION OF ORDINANCES

No Items Submitted.

## **PUBLIC HEARINGS**

Pursuant to an advertisement in the Daily World, a Public Hearing was opened at 6:43 p.m. for A PUBLIC HEARING TO DISCUSS AND CONSIDER ADOPTION OF AN ORDINANCE AMENDING SECTION 15 OF ORDINANCE NO. 5 OF 1993 TO VEST AUTHORITY IN THE CITY ATTORNEY TO PROVIDE THE WRITTEN NOTICE REFERENCED IN THE SECTION. The City Attorney noted that this ordinance had been introduced at last month's meeting regarding granting authority to the City to cause the removal of any dead or diseased trees on private property within the city, when such trees constitute a hazard to life and property, or harbor insects or disease which constitute a potential threat to other trees within the city. The City Tree Board will notify in writing the owners of such trees. Removal shall be done by said owners at their own expense within 60 days after the date of service of notice. In the event of failure of owners to comply with such provisions, the city shall have the authority to remove such trees and charge the cost of removal on the owner's property tax notice. The Public Hearing was closed at 6:44 p.m.

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# **ADOPTION OF ORDINANCES** (Vote Required)

ADOPT AN ORDINANCE AMENDING SECTION 15 OF ORDINANCE NO. 5 OF 1993 TO VEST AUTHORITY IN THE CITY ATTORNEY TO PROVIDE THE WRITTEN NOTICE REFERENCED IN THE SECTION.

ORDINANCE NO. 08 OF 2022

AN ORDINANCE AMENDING SECTION 15 OF ORDINANCE NO. 5 OF 1993 TO VEST AUTHORITY IN THE CITY ATTORNEY TO PROVIDE THE WRITTEN NOTICE REFERENCED IN THE SECTION

WHEREAS, Ordinance No. 5 of 1993 created and established a city tree board "to study, investigate, counsel and develop and/or update annually, and administer a written plan for the care, preservation, pruning, planting, replanting, removal or disposition of trees and shrubs in parks, along streets, and in other public areas."

WHEREAS, Section 15 of that ordinance addresses dead or diseased trees on private property;

WHEREAS, Section 15 provides as follows:

Section 15. Dead or Diseased Tree Removal on Private Property

The city shall have the right to cause the removal of any dead or diseased trees on private property within the city, when such trees constitute a hazard to life and property, or harbor insects or disease which constitute a potential threat to other trees within the city. The City Tree Board will notify in writing the owners of such trees. Removal shall be done by said owners at their own expense within 60 days after the date of service of notice. In the event of failure of owners to comply with such provisions, the city shall have the authority to remove such trees and charge the cost of removal on the owner's property tax notice.

WHEREAS, there has not been a city tree board for many years, and it remains necessary from time to time for the city to address dead or diseased trees on private property that constitute hazards to life and property;

WHEREAS, city administration believes it necessary and advisable to vest authority in the city attorney to provide the notice referenced in Section 15 of Ordinance No. 5 of 1993;

WHEREAS, this Ordinance amending Section 15 of Ordinance No. 5 of 1993 was introduced by council members Milton Batiste III and Sherell Roberts at a public meeting on September 13, 2022, and notice of a public hearing on the proposed Ordinance was published in the Opelousas Daily World;

WHEREAS, a public hearing was held on the Ordinance on October 11, 2022, and thereafter on motion of councilmember Charles Cummings and seconded by councilmembers Sherell Roberts and Milton Batiste III, the Ordinance was offered for adoption, and the following vote was recorded:

Yea: Sherell Roberts, Chasity Davis-Warren, Marvin Richard, Milton Batiste III, Floyd Ford, and Charles Cummings.

Nay: None.

Absent: None.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Opelousas in legal session convened, that:

Section 15 of Ordinance No. 5 of 1993 is hereby amended so that it reads in its entirety as follows:

Section 15. Dead or Diseased Tree Removal on Private Property

The city shall have the right to cause the removal of any dead or diseased trees on private property within the city, when such trees constitute a hazard to life and property, or harbor insects or disease which constitute a potential threat to other trees within the city. The City Attorney will notify in writing the owners of such trees. Removal shall be done by said owners at their own expense within 60 days after the date of service of notice. In the event of failure of owners to comply with such provisions, the city shall have the authority to remove such trees and charge the cost of removal on the owner's property tax notice.

Opelousas, Louisiana this 11<sup>th</sup> day of October, 2022.

Attest:

LEISA ANDERSON, CITY CLERK

JULIUS ALSANDOR, MAYOR

# RESOLUTIONS

A RESOLUTION SUPPORTING A PROPOSED AMENDMENT TO RULE XII SECTION 4.5 OF THE RULES & REGULATIONS OF THE MUNICIPAL CIVIL SERVICE.

# The referenced Resolution was removed from the agenda and deferred to the 11/08/2022 meeting.

## RESOLUTION

A RESOLUTION SUPPORTING A PROPOSED AMENDMENT TO RULE XII SECTION 4.5 OF THE RULES & REGULATIONS OF THE MUNICIPAL CIVIL SERVICE

WHEREAS, Rule XII titled "Pay Plan" in the Rules and Regulations of the Municipal Civil Service (hereafter the "Rules & Regulations") sets out certain provisions regarding employee compensation as promulgated by the Municipal Civil Service Board of City of Opelousas;

WHEREAS, Section 4.5 of Rule XII provides for advertising terms of compensation in seeking personnel for open positions within the classified service, and also setting compensation in appointing employees to the open positions;

WHEREAS, more particularly, Section 4.5 currently provides as follows:

Examination announcements for permanent positions shall be advertised at the minimum rate prescribed in the pay plan for the class or position to be examined, and appointments as a result of said examination shall be made at the stated minimum rate; provided that the Director may advertise at ten (10) percent below the minimum for certain positions which require extensive training before the appointee can satisfactorily perform the duties of the position. In such cases, the appointee will automatically be placed at the minimum rate for the position upon certification by his supervisor that he has acquired the necessary skill and ability to perform the duties of his assigned position.

WHEREAS, Current Section 4.5 is not in the best interest of City of Opelousas;
WHEREAS, to promote the development and maintenance of an efficient and vibrant workforce in the City of Opelousas that is prepared to