

**ST. LANDRY PARISH COUNCIL
PUBLIC WORKS COMMITTEE MEETING
WEDNESDAY, JUNE 7th, 2023
OLD CITY MARKET, 131 W. BELLEVUE ST.
OPELOUSAS, LOUISIANA**

PUBLIC WORKS COMMITTEE MEETING MINUTES

1. Public Works Chairman Wayne Ardoin called this meeting of the Public Works Committee of the St. Landry Parish Council to order.
2. Pledge of Allegiance & Invocation. (Councilman Alvin Stelly).
3. **Roll Call:** Nancy Carriere, Mildred Thierry, Alvin Stelly, Wayne Ardoin.
Ex-Officio Jerry Red Jr. ABSENT: Gil Savoy and Jimmie Edwards.
4. **Person to address the Committee:**

Ms. Donna Dugas addressed the council. She stated, “My name is Donna Dugas. My address is 633 Thelma Drive, Sunset, LA. 70581. My telephone number is: 337-945-7853. I came here today to see if the restrictions were followed when my piece of property was sold. I called the permit office and they stated they do not check for any type of restrictions when someone purchase a piece of property if they want to put a trailer on the property. What we attached to the description of property when we sold it 40 years ago was if the owner lived in a trailer, they would be allowed to place one other trailer on the property. Currently the owner’s daughter live on the property and they are preparing the property to put another trailer. This is right next to our property and we really did not want it to end up being a trailer park. It is on an acre and a half of property. I was hoping someone in the parish would monitor for these kind of things so we would not have to get an attorney. After talking with the attorney here that looks like that will be the case.”

Legal Attorney Garrett Duplechain stated, “I spoke to her on this particular case. It do not seem to be a problem yet they will have two there one by the owner and one by the renter. The question is what happens in the future. Parish Government cannot be Home Owner’s Association in every neighborhood or subdivision that Parish Government pick to enforce certain regulations and restrictions and which one do they leave out. Do they enforce regulations in subdivisions that have no HOA? What Parish Government does with our special taxing districts we regulate and oversee drainage, water, sewage, fire stations, and roads that is what local government is designed to do. It really cannot go into every neighborhood and every private dispute and start overseeing the restrictions for the neighborhood. Some neighborhoods have HOA and some do not have none. Local government is not designed to come in and be their Home Owners Association and they cannot get involved in any dispute between two private landowners any more than they can pave a private road or add an extra bedroom to someone house. They cannot choose which neighborhood they will enforce restrictions in. Generally an attorney would give you free consultation for you to know what you looking at.”

Ms. Donna Dugas stated, “You pay an attorney to draw up the paperwork shouldn’t those restrictions follow the property through the entire sale.”

Legal Attorney Garrett Duplechain stated, “The restrictions will attach to a piece of property just like a mortgage or a lean will attach to a piece of property. The question is always who enforces it. If you legislate an Ordinance that is, only step one. Step 2 is enforcing it. When a bank put a mortgage on your property, they have that down. They will just foreclose on it but when you have certain restrictions in a conveyance, a cash sale, they could be tuff because who enforces it 40 years later. Generally, it’s private attorneys who does that between two private land owners.”

Parish President Jessie Bellard stated, “We not going to be able to stop them from getting permits as long as they meet the requirements of our ordinance. Our job is to follow what the ordinance says dealing with subdivisions or trailer houses. We don’t enforce HOA’s or anything like that.”

Ms. Donna Dugas stated, "It's not an HOA. It was on the recommendation of our attorney that we put those restrictions in because it was property adjacent to our property."

Parish President Jessie Bellard stated, "Like Mr. Duplechain said we can do that through civil action but we can't stop people from doing something on their own property. There is one area in Mrs. Mildred district, a subdivision that have some zoning in it but other than that we have nothing."

Ms. Stephanie Stephens addressed the council. She stated, "Goodevening my name is Stephanie Stephens. I am a resident of 452 Rolling Oaks Drive Opelousas, LA. 70570. My telephone number is 337-945-6915. I came here today to speak about property I have in Grand Coteau at 112 St. Joseph Street. I am here today regarding an adjudicated property I had been trying to purchase as an adjoining landowner since 2020 through Civic Source. Then 2021 through St. Landry Parish Government. At that time, I needed an affidavit verifying I was an adjoining landowner and I would help to take care of the property next door. During that process I was contacted by the attorney, stating as he was doing the title search and looking over the description of the property is was incorrect. I was told we could not go farther until St. Landry Parish Government corrects it. I did go to the Assessor's Office and they saw that it was incorrect according to the plat of survey and according to my property, which is next door. In July of 2021, I contacted Mr. Lewis to tell him of my interest of purchase of the property on St. Joseph Street and place a bid on property on the back. He had me to put deposit down for sale and deposit for bid. Through calls, emails, and text he even came to the property to see what I was referring to because I told him the description was incorrect as far as the assessor's website. He said he was speaking with president and it would handle before the holidays. I have text from November 2021 where Mr. Lewis stated it would be on the December meeting to do sale and bids. On January 2022, he stated if you come into the office, I will have your bid letter ready and I said that is fine but what about the sale of the property on St. Joseph next to the property. He said we would get to that, it is not ready yet. May 2022 was the last time hearing from him and any calls or text after that he would not respond. This January 2023, I received a letter with a check, which was a refund for a bid on St. Joseph Street. The property was placed on a bid when it was not supposed to be on a bid. I'm here today to find out how and when this can be resolved."

Parish President Jessie Bellard stated, "We reviewed everything and it is correct. The property should have never been put on the roll to be sold. My process would be to refund Mr. Richard on any money he has out or his attorney."

Councilwoman Nancy Carriere stated, "One of the questions I have about this is when we an adjacent owner, what have we set the fee for?"

Parish President Jessie Bellard stated, "It would be the assessed value of the property that's lean by the tax assessor."

David Richard addressed the council. He stated, "The same property that Stephanie was speaking about is the same property I purchased through the bid process. Part of the bid process was you had to turn the affidavit in but her affidavit wasn't filed until this year."

Parish President Jessie Bellard stated, "Actually Mr. Richard the affidavit was in Mr. Lewis office. It was given to him but he just never followed up on it."

5. Public Works Report:

Public Works Director Barry Soileau stated, "We graded 105 roads in May. We patched 23 roads. Shredded 57 roads. Boamaxd 8 roads. Flushed 24 roads of culverts. Installed new driveways on 10 separate culverts. Debris removal that is not day-to-day, that is just piles of junk here and there that we removed in May. We spread material on 12 different roads and we dealt with 10 washouts."

Councilman Jerry Red Jr. stated, “The blighted property off of Bullard and Lofton Street came before the council and the council voted to take action and clean it up. Do you know the timeline on that?”

Parish President Jessie Bellard stated, “I will check on it in the morning.”

Councilman Timmy Lejeune stated, “Mr. Soileau, I called in off of Pitre Road they have a little canal and someone cut some trees down for an individual and they laid some in the canal. I did attempt today to have the trees removed but was unsuccessful so I just want to bring it to your attention he still have not removed those trees. It placed a lot of debris on that shoulder bank so if it rains.

Public Works Director Barry Soileau stated, “Unfortunately it’s a situation where a land owner hire someone with no insurance or nothing and now we stuck holding the mess. The individual hired an excavator and they guy should be in today or tomorrow then we will go remove the debris from the side of the road.”

Councilman Timmy Lejeune stated, “Also they went down Odessa today and I want to tip my hat to all, the people are really excited, they did a beautiful job hauling that debris.”

A motion was made by Councilman Alvin Stelly, seconded by Councilwoman Mildred Thierry to accept the Public Works Report.

On roll call vote: YEAS: Nancy Carriere, Mildred Thierry, Alvin Stelly. **NAYS:** None.

ABSENT: Gil Savoy and Jimmie Edwards. **ABSTAINED:** None.

Motion carried.

6. Forward to Regular Meeting all applications received for five appointments to Bayou Plaquemine Gravity Drainage District No. 12 for a four-year term. (07-15-2023 – 07-15-2027).

A motion was made by Councilwoman Mildred Thierry, seconded by Councilman Alvin Stelly to forward to Regular Meeting held on **Wednesday, June 21st, 2023** all applications received for five appointments to Bayou Plaquemine Gravity Drainage District No. 12 for a four-year term. (07-15-2023 - 07-15-2027).

On roll call vote: YEAS: Nancy Carriere, Mildred Thierry, and Alvin Stelly. **NAYS:** None.

ABSENT: Gil Savoy and Jimmie Edwards. **ABSTAINED:** None.

Motion forwarded.

7. Update on Judice Farm Drainage. (Councilman Wayne Ardoin).

Public Works Chairman Wayne Ardoin stated, “Mr. Soileau advised me that are going to dig the ditch on Muscadine Road.”

8. What is the possibility of upgrading Sandpit Road? (Councilman Wayne Ardoin.)

Public Works Chairman Wayne Ardoin stated, “At least put some black gold on it to kill some of the dust. That is the biggest complaint I am getting but you are grading it regular but it has to kill some of that dust.

Public Works Director Barry Soileau stated, “The black gold we are getting now siding the sides of the road. Putting more limestone adds more dust.”

9. Authorize the Council Clerk to advertise for two appointments for a four-year term to Faquetaique Gravity Drainage District No. 1. (08-19-2019 – 08-19-2023).

A motion was made by Councilwoman Mildred Thierry, seconded by Councilman Alvin Stelly to forward to Regular Meeting held on **Wednesday, June 21st, 2023** to authorize the Council Clerk to advertise for two appointments for a four-year term to Faquetaique Gravity Drainage District No. 1. (08-19-2023 – 08-19-2027).

On roll call vote: YEAS: Nancy Carriere, Mildred Thierry, and Alvin Stelly. **NAYS:** None.

ABSENT: Gil Savoy and Jimmie Edwards. **ABSTAINED:** None.

Motion forwarded.

10. Discuss amending the Speed Bump Ordinance. (Councilwoman Mildred Thierry).

Councilwoman Mildred Thierry stated, "I think that we as a Council needs to revisit the new speed bump ordinance that we have in place because I have evidence it's not really effective for one of the parts we recently placed where we mail the letters. For example, I had five different streets where they mailed letters and one street they mailed 118 letters and we only received 52 back. Another street they mailed 49 letters only 24 were returned. Another street 96 letters were mailed and only 34 responded. Another 32 letters and 15 returned. Last one 15 letters and only 9 were returned. So to me this is evidence we need to look at possibly amending that ordinance and maybe going back to the old way but I would like to motion to forward back to full council for discussion."

A motion was made by Councilwoman Mildred Thierry, seconded by Councilman Alvin Stelly to forward to Regular Meeting held on **Wednesday, June 21st, 2023** to discuss making changes to the Speed Bump Ordinance.

On roll call vote: YEAS: Nancy Carriere, Mildred Thierry, and Alvin Stelly. **NAYS:** None. **ABSENT:** Gil Savoy and Jimmie Edwards. **ABSTAINED:** None.

Motion forwarded.

11. Discuss the installation of Permanent High Water Signs on roads that are prone to flooding. (Councilwoman Mildred Thierry).

Councilwoman Mildred Thierry stated, "In the district that I represent and other roads throughout the parish. In district 4, I have nine or more roads that are closed. Until the problem can be possibly fixed, I would like to see us put the permanent high water signs on those particular roads that are prone to flooding."

A motion was made by Councilwoman Mildred Thierry, seconded by Councilman Alvin Stelly to forward to Regular Meeting held on **Wednesday, June 21st, 2023** to place high water signs on roads that are prone to flooding.

On roll call vote: YEAS: Nancy Carriere, Mildred Thierry, and Alvin Stelly. **NAYS:** None. **ABSENT:** Gil Savoy and Jimmie Edwards. **ABSTAINED:** None.

Motion forwarded.

12. Discuss having a Representative from the Solar Company come and share information with the Council. (Councilwoman Mildred Thierry).

Councilwoman Mildred Thierry stated, "I don't think it's enough transparency between the solar people and the public because it's not knowing what's going to happen, what will be the next thing. I would like to see us have a representative come and give an update and let the public know what is going to happen and what has happened as often as it possibly can be done."

A motion was made by Councilwoman Mildred Thierry, seconded by Councilman Alvin Stelly to forward to Regular Meeting held on **Wednesday, June 21st, 2023** to have a representative from the Solar Company come before the Council.

On roll call vote: YEAS: Nancy Carriere, Mildred Thierry, and Alvin Stelly. **NAYS:** None. **ABSENT:** Gil Savoy and Jimmie Edwards. **ABSTAINED:** None.

Motion forwarded.

13. Update on Jim Guillory Road. (Chairman Jerry Red Jr.).

Councilman Jerry Red Jr. stated, "Do you want to elaborate on that Mr. Bellard?"

Parish President Jessie Bellard stated, "We talked about doing Jim Guillory up to a certain point but we waiting on Mr. Logan to give us a price. We are looking for summertime unless we have some rain."

14. Discuss Shawnee Farms. (Councilman Timmy Lejeune).

Councilman Timmy Lejeune stated, "Mr. Bellard you had spoken to members of Shawnee Farms concerning this and they wanted to put something in form of an ordinance for the HOA."

Parish President Jessie Bellard stated, "It's up to the council. It is kind of the same as we had earlier, they want us to enforce the HOA regulations and we cannot. If the council wants to put that in an ordinance like we did with Evangeline subdivision, I'm good with that it's up to the council."

A motion was made by Councilwoman Mildred Thierry, seconded by Councilman Alvin Stelly to forward to Regular Meeting held on **Wednesday, June 21st, 2023** to draw an Ordinance for Shawnee Farms and make sure all verbiage is correct.

On roll call vote: YEAS: Nancy Carriere, Mildred Thierry, and Alvin Stelly. **NAYS:** None. **ABSENT:** Gil Savoy and Jimmie Edwards. **ABSTAINED:** None.

15. Is there any ordinance that is violated at Judson Walsh and I-49? (Councilman Wayne Ardoin).

Public Works Chairman Wayne Ardoin stated, "I spoke to Mr. Helton. It is a situation where at the end of Judson Walsh there's a gentlemen that is splitting some wood behind the barricade. Mr. Helton is taking care of it. He is getting involved with DOTD and State Police and they will put another barricade there where no one will have access."

16. Grass Cutting. (Councilman Wayne Ardoin).

Public Works Chairman Wayne Ardoin stated, "Can you give an update Mr. Soileau?"

Public Works Director Barry Soileau stated, "We have 57 roads we recently cut and still at it."

Councilwoman Nancy Carriere stated, "So we not poisoning just cutting?"

Public Works Director Barry Soileau stated, "We are poisoning also. They are pass Opelousas now and heading north."

17. Discuss any other business properly brought before this committee.

Councilman Alvin Stelly stated, "I have one board member that had to resign due to health problems on District 7 Drainage Board. Do we have to advertise or can we just appoint a replacement until his term ends?"

Legal Counsel Garrett Duplechain stated, "The Council would choose an interim to fulfill the remainder of the term and when the term is up the council would choose someone for new term."

Councilwoman Mildred Thierry stated, "If my memory serves me correct, there was an appointment that came up in the district I represent and we had to advertise."

Councilman Alvin Stelly stated, "I would like to see the ordinance changed for appointment of someone to replace if they only have 6 months to a year left on the term."

Legal Counsel Garrett Duplechain stated, "I would take care of it."

Councilwoman Nancy Carriere stated, "I would like to know the status of Mr. Eddie Martin property off of Graham Street."

Parish President Jessie Bellard stated, "If I remember correctly, yesterday was his final date. I will get with Mr. Duplechain to see where we are. I know he had started putting up his fence but I do not think he will complete it. The ordinance is clear so the next step would be taking it to court and force him to do what he needs to do with his fence. I will give update in my Parish President report at our next meeting."

18. Adjourn

A motion was made by Councilwoman Nancy Carriere, seconded by Councilman Alvin Stelly to adjourn the Public Works Committee Meeting.

On roll call vote: YEAS: Nancy Carriere, Mildred Thierry, and Alvin Stelly **NAYS:** None.

ABSENT: Gil Savoy and Jimmie Edwards. **ABSTAINED:** None.

Motion carried.

**I HEREBY CERTIFY THE FOREGOING TO BE EXACT AND TRUE
SHERELL JORDAN, COUNCIL CLERK**