



# CALCASIEU PARISH POLICE JURY

GOVERNING AUTHORITY OF CALCASIEU PARISH, LOUISIANA

**Nicholas E.  
Hunter**  
President  
**Sandy Treme**  
Vice President

## AGENDA

### REGULAR MEETING

Thursday, January 7, 2016

5:30 PM

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Francis Andrepont

Guy Brame

Les Farnum

Elizabeth Conway Griffin

Kevin Guidry

Tony Guillory

Chris Landry

Hal McMillin

Dennis Scott

Marshall Simien, Jr.

Shannon Spell

Tony Stelly

Ray Taylor

1. Call to order by President Hunter.
2. Invocation and Pledge of Allegiance. (Mr. Guillory)
3. Roll Call.
4. **Presentation** of a retirement certificate to MacDonald James for 38+ years of dedicated service to the citizens of Calcasieu Parish.
5. **Receive report** from Louisiana Department of Transportation and Development (LA DOTD) Representative regarding the I-210 bridge repair project and accompanying traffic control plan.
6. **Take appropriate action** on applications for liquor and beer permits. (Mr. Crain)
7. Consideration of approving payment of all current invoices.
8. Consideration of approving the minutes of the Regular Meeting of the Police Jury dated December 3, 2015.

9. Consideration of adopting a resolution calling an election for April 9, 2016, for authority to levy and collect an ad valorem tax of 1.5 mills on all assessable property within Calcasieu Parish for ten (10) years beginning in 2016, with collections from levy of the tax estimated to be \$2,591,737 for one entire year ("Tax"), and to fund the Tax into debt for acquisition, construction, operation and maintenance of the National Hurricane Museum & Science Center, Inc., and for maintenance and operation of all Qualifying Calcasieu Parish Museums.
10. Consideration of adopting a resolution approving a Cooperative Endeavor Agreement between the Police Jury and the Calcasieu Parish Public Trust Authority for the purpose of assigning avails of the Tax to the Calcasieu Parish Public Trust Authority for funding the Tax into debt for acquisition, construction, operation and maintenance of the National Hurricane Museum & Science Center, Inc., and for financing maintenance and operation of all Qualifying Museums situated in Calcasieu Parish, and further, authorizing the President of the Police Jury, or his designee, when appropriate, to execute all documents related thereto.
11. Consideration of adopting a resolution calling a special election to be held in Waterworks District No. Two of Ward Four of Calcasieu Parish, Louisiana (the "District") on April 9, 2016, for authority to levy and collect a special 6.38-mill tax for ten (10) years, beginning January 1, 2016, and ending December 31, 2025, with collections from the levy estimated to be \$430,242 for one entire year, for the purpose of acquiring, constructing, improving, maintaining and operating waterworks facilities, including the purchase of water, within said District.
12. **Take appropriate action** on a request by James Yorke to appeal the decision of the Planning and Zoning Board on Tuesday, March 17, 2015, which was to grant preliminary subdivision approval for the development of West End Subdivision for residential development in the 2900 Block of West Houston River Road in Ward Four. (District 11, Mrs. Treme)  
*AGENDA NOTE: The Planning and Zoning Board voted unanimously to grant the preliminary subdivision approval with the following stipulations: 1) That the development is subject to an application for and/or compliance with an LPDES storm water discharge permit, which may be required through the Department of Environmental Quality; and 2) That a Drainage Impact Analysis (DIA) and a Traffic Impact Analysis (TIA) may be required in accordance with the subdivision regulations.*
13. Consideration of adopting a resolution amending the current procedure and ordinances relative to the disposition of adjudicated properties within Calcasieu Parish, Louisiana.

AGENDA NOTE: *This item was deferred for thirty (30) days on December 3, 2015.*

14. Consideration of adopting a resolution approving an Assignment of Servitude Agreement between the Police Jury and Entergy Louisiana, LLC, for the *South Frontage Road Project*, in Ward Four, in accordance with criteria established by the Police Jury and the recommendation of the Parish Engineer, and further, authorizing the President of the Police Jury, or his designee, when appropriate, to execute all documents related thereto. (District 12, Mr. Taylor)
15. Consideration of adopting a resolution approving a Servitude Agreement between the Police Jury and the Sabine River Authority, for the *South Frontage Road Project*, in Ward Four, in accordance with criteria established by the Police Jury and the recommendation of the Parish Engineer, and further, authorizing the President of the Police Jury, or his designee, when appropriate, to execute all documents related thereto. (District 12, Mr. Taylor)
16. Consideration of adopting a resolution authorizing an offer to purchase and, thereafter, expropriation of full ownership of approximately 1.5 acres from a larger tract of about 6.5 acres owned by Cumulus Broadcasting, Inc. located on Old Spanish Trail (East Burton Street), as needed for the *KCS-Old Spanish Trail Overpass Project* in Ward Four, and also expropriation of a one-year construction servitude on the remaining tract with the right to remove a transmission tower located on the tract to allow for the construction of the overpass, and further, authorizing the President of the Police Jury, or his designee, when appropriate, to execute all documents related thereto. (District 14, Mr. McMillin)
17. Consideration of adopting a resolution approving a Cooperative Endeavor Agreement between the Police Jury and the Town of Vinton for utility extensions associated with the improvements to Johnny Breaux Road (from Gray Road to Louisiana Highway 108), in Ward Seven, and further, authorizing the President of the Police Jury, or his designee, when appropriate, to execute all documents related thereto. (District 12, Mr. Taylor)
18. Consideration of adopting a resolution authorizing Cooperative Endeavor Agreements between the Police Jury and the following entities for the installation of bay doors, as part of the *Retrofit Bay Doors Project*, as funded by Community Development Block Grant - Disaster Recovery funds, and further, authorizing the President of the Police Jury, or his designee, when appropriate, to execute all documents related thereto: Ward One Fire Protection District No. One, Ward Two Fire Protection District No. One, Ward Three Fire Protection District No. Two, Ward Four Fire Protection District No. Four,

Ward Six Fire Protection District No. One, Ward Seven Fire Protection District No. One, and Ward Eight Fire Protection District No. Two.

19. Consideration of adopting a resolution authorizing a Cooperative Endeavor Agreement between the Police Jury and Waterworks District No. Two of Ward Four for maintenance and operation of the Mossville Waterline by the District, and further, authorizing the President of the Police Jury, or his designee, when appropriate, to execute all documents related thereto.
20. Consideration of adopting a resolution authorizing the submittal of a continuation grant application to the Annie E. Casey Foundation, for an amount up to \$60,000, to become a regional hub for the foundation's Juvenile Detention Alternatives Initiative, and should residual funds become available, a grant adjustment can be filed to increase the cost of the award, and further authorizing the President of the Police Jury, or his designee, when appropriate, to execute all documents related thereto.
21. Consideration of authorizing the Parish Engineer to advertise for the following projects:
  - (A) Calcasieu Parish Project No. 2016-01 (Resurfacing of Various Roads in Calcasieu Parish);
  - (B) Calcasieu Parish Project No. 2016-02 (Resurfacing of Various Roads in Calcasieu Parish);
  - (C) Calcasieu Parish Project No. 2016-03 (Resurfacing of Various Roads in Calcasieu Parish);
  - (D) Calcasieu Parish Project No. 2016-04 (Resurfacing of Various Roads in Calcasieu Parish);
  - (E) Calcasieu Parish Project No. 2016-05 (Striping of Various Roads in Calcasieu Parish); and
  - (F) Calcasieu Parish Project No. 2016-06 (Old Highway 90 Bridge Replacement in Calcasieu Parish).
22. Consideration of authorizing the Parish Purchasing Agent to either advertise for bids or purchase utilizing State Contract purchasing procedures for vehicles and/or equipment for use by Police Jury Departments.
23. **Take appropriate action** on the terms of the following members of various

boards/districts, and further, adopt resolutions approving appointments/reappointments:

(A) Mr. Odies Jones (Resignation); Ward Four Fire Protection District No. Three (Districts 14 and 15); Mr. McMillin. *Deferred for thirty (30) days on 10/1/15, 11/5/15, and 12/3/15. **APPOINT JEREMY DUPLECHIN***

( B ) Ms. Macie R. Letard; Ward Four Fire Protection District No. Three (District 14. R.S. 40:1496.2 requires this member to be a resident of the City of Westlake and serve as liaison between the Board and the City.); Mr. McMillin. *Deferred for thirty (30) days on 10/1/15, 11/5/15, and 12/3/15. **APPOINT WAYNE FLEMING***

(C) Mr. Hal McMillin; IMCAL Board of Directors.

(D) Mr. Francis Andrepont; IMCAL Board of Directors.

(E) Mrs. Elizabeth C. Griffin; IMCAL Board of Directors.

(F) Mr. Kevin Guidry; IMCAL Board of Directors.

(G) Mr. Brent Cating; Calcasieu Parish Public Library System (City of Lake Charles); Mrs. Griffin, Mrs. Treme and Mr. Spell.

(H) Mr. Elwin Brent Washington; Calcasieu Parish Public Library System (City of Lake Charles); Mrs. Griffin, Mrs. Treme and Mrs. Spell.

(I) Mr. Andrew Sonnier; Waterworks District No. Ten of Ward Seven (District 12); Mr. Taylor.

(J) Mr. Roy Arrant; Ward Six Fire Protection District No. One (District 11); Mrs. Treme.

(K) Mr. Garland Royer; Ward Six Fire Protection District No. One (District 11); Mrs. Treme.

(L) Mr. Roland Bertrand; Ward Two Fire Protection District No. One (District 10); Mr. Stelly.

(M) Mr. Gaston M. Dubrock, Jr.; Ward Two Fire Protection District No. One (District 10); Mr. Stelly.

(N) Mr. Darren S. Miller; Iowa Fire Protection District No. One of Ward

Eight (PJ District 10); Mr. Stelly.

(O) Ms. Sally E. Mhire; Iowa Fire Protection District No. One of Ward Eight (PJ District 10); Mr. Stelly.

24. Consideration of adopting a resolution of condolences to be forwarded to the family of the late Russell J. Stutes, Sr. (President Hunter)
25. Consideration of adopting a resolution of condolences to be forwarded to the family of the late Claude A. Syas, who served as the District 4 Police Juror from January, 2008 to January, 2012. (Mr. Guillory)
26. Consideration of adopting a resolution of condolences to be forwarded to the family of the late William "Billy" Navarre. (President Hunter)
27. **FEBRUARY, 2016 ADVISE ITEMS:**
  - Mr. Monte Hurley; Creole Nature Trail Scenic Byway District; Mrs. Treme
  - Mr. Paul Guillory; Creole Nature Trail Scenic Byway District; Mrs. Treme
  - Mr. Brian Corbello; Waterworks District No. Fourteen of Ward Five (District 11); Mrs. Treme
  - Mr. Lucas Terracina; Airport District No. One; Mr. Landry and Mr. Scott
28. Adjourn.



# CALCASIEU PARISH POLICE JURY

GOVERNING AUTHORITY OF CALCASIEU PARISH, LOUISIANA

**SUBJECT/TITLE:**

**Take appropriate action** on applications for liquor and beer permits. (Mr. Crain)

**ATTACHMENTS:**

Description	Type
▫ Liquor and beer revised	Cover Memo

**To: Calcasieu Parish Police Jury**  
**From: Carolyn Rashall - License Coordinator**  
**Date: January 7, 2016**

The following have submitted applications for liquor and beer permits subject to your approval:

**WARD VI**

FRS Petroleum, LLC  
Fayez Khan - Member  
**90 EXPRESS**  
1193 Hwy 12  
DeQuincy, LA 70633                      Liquor & Beer (Pkg) - '2016      93.75  
(*Sandy Treme's District*)

**WARD VII**

Harrington LeBouef Post 9854 VFW, Inc.  
James Malone - Quartermaster  
**VFW POST 9854**  
2292 Hwy 109 S  
Vinton, LA 70668                      Liquor & Beer - '2016              168.75  
(*Ray Taylor's District*)

**TOTAL REMITTANCE:    262.50**





# CALCASIEU PARISH POLICE JURY

GOVERNING AUTHORITY OF CALCASIEU PARISH, LOUISIANA

## SUBJECT/TITLE:

**Take appropriate action** on a request by James Yorke to appeal the decision of the Planning and Zoning Board on Tuesday, March 17, 2015, which was to grant preliminary subdivision approval for the development of West End Subdivision for residential development in the 2900 Block of West Houston River Road in Ward Four. (District 11, Mrs. Treme)

*AGENDA NOTE: The Planning and Zoning Board voted unanimously to grant the preliminary subdivision approval with the following stipulations: 1) That the development is subject to an application for and/or compliance with an LPDES storm water discharge permit, which may be required through the Department of Environmental Quality; and 2) That a Drainage Impact Analysis (DIA) and a Traffic Impact Analysis (TIA) may be required in accordance with the subdivision regulations.*

## ATTACHMENTS:

Description	Type
□ Timeline and Status 12-15-2015	Cover Memo
□ Revised Plat 9-22-2015	Cover Memo
□ Appeal Request from Yorke 4-13-2015	Cover Memo
□ Excerpt from Planning Board Minutes 3-17-2015	Cover Memo
□ Documents for Planning Board Review 3-17-2105	Cover Memo

## West End Subdivision Timeline

- February 13, 2015 the Division of Planning and Development received a preliminary plat for West End Subdivision and placed on the March 17, 2015 Planning and Zoning Board Meeting.
- March 17, 2015 the Planning and Zoning Board gave approval for the development of a 105 lot subdivision. The subdivision consists of approximately 117.9 acres of A-1 (Agricultural) zoned property with each lot being approximately one (1) acre.
- The development will be served by Water Works District No. Eleven of Wards Four and Seven and will have individual sewer technology
- April 13, 2015, Mr. James Yorke filed an appeal to the Police Jury. Mr. Yorke is requesting a reconsideration of the approval for West End Subdivision.
- April 27, 2015, the staff placed an item on the Public Works Agenda to appeal the decision of the Planning and Zoning Board on Tuesday, March 17, 2015, which was to grant preliminary subdivision approval for the West End Subdivision. (This item was removed in hopes that the two parties could come to an agreement.
- The two parties were not able to reach an agreement. Therefore, the staff has placed this item on the Police Jury Agenda to be heard on January 7, 2016. The request is to appeal the decision of the Planning and Zoning Board meeting on Tuesday, March 17, 2015, which was to grant preliminary subdivision approval for the West End Subdivision.



# WEST END

S U B D I V I S I O N

## **Completed to Date**

1. Purchase of Land
2. Preliminary Subdivision Design
3. Subdivision Design Phase 1
4. Subdivision Design (Minor Subdivision)
5. Topographic/Utility Survey
6. Subdivision Design (Major Subdivision)
7. West End Subdivision Plat
8. Home Plan Options
9. CPPJ Engineering Preliminary Review
10. West End Subdivision Field Surveys (Roads and Drainage)
11. Traffic Impact Analysis
12. Storm Water Pollution Prevention Plan (SWPP Plan)
13. Westend Subdivision, LLC Articles of Organization
14. DEQ Stormwater Construction General Permit
15. Louisiana State Historic Preservation Approval
16. Wetlands Determination
17. Removal of Pine Timber Harvest Debris

## **Currently Ongoing and Future**

1. Wetlands Delineation - Under Review
2. Drainage Impact Analysis
3. Drainage Low Impact Development Design
4. Engineering (80% complete)
5. Install Roads and Drainage and Layout Lots
6. Install Water, Electrical, CATV and Telecommunication Utilities

## **Documents Attached**

1. West End Subdivision Plat
2. Traffic Impact Analysis

*For additional information please contact:*  
**Charlie Guldry**  
**337-794-1411**

**ACCU-LINE SURVEYING, INC.**  
 Civil Engineering and  
 Land Surveying Consultants  
 215 Lewis Street  
 Sulphur, LA 70663  
 Phone: (337)-528-0060  
 Fax: (337)-528-0081  
 A PROFESSIONAL CORPORATION  
 www.AccuLineSurveyingInc.com

DATE: 09/22/2015  
 TIME: 10:00 AM  
 PROJECT: WEST END SUBDIVISION  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 IN CHARGE: J. B. BROWN

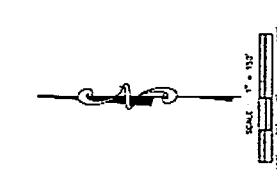
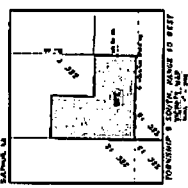
**KEY PLAN**  
 Construction Documents  
 1. WEST END SUBDIVISION  
 2. WEST END SUBDIVISION  
 3. WEST END SUBDIVISION

**PRELIMINARY**  
 09/22/2015

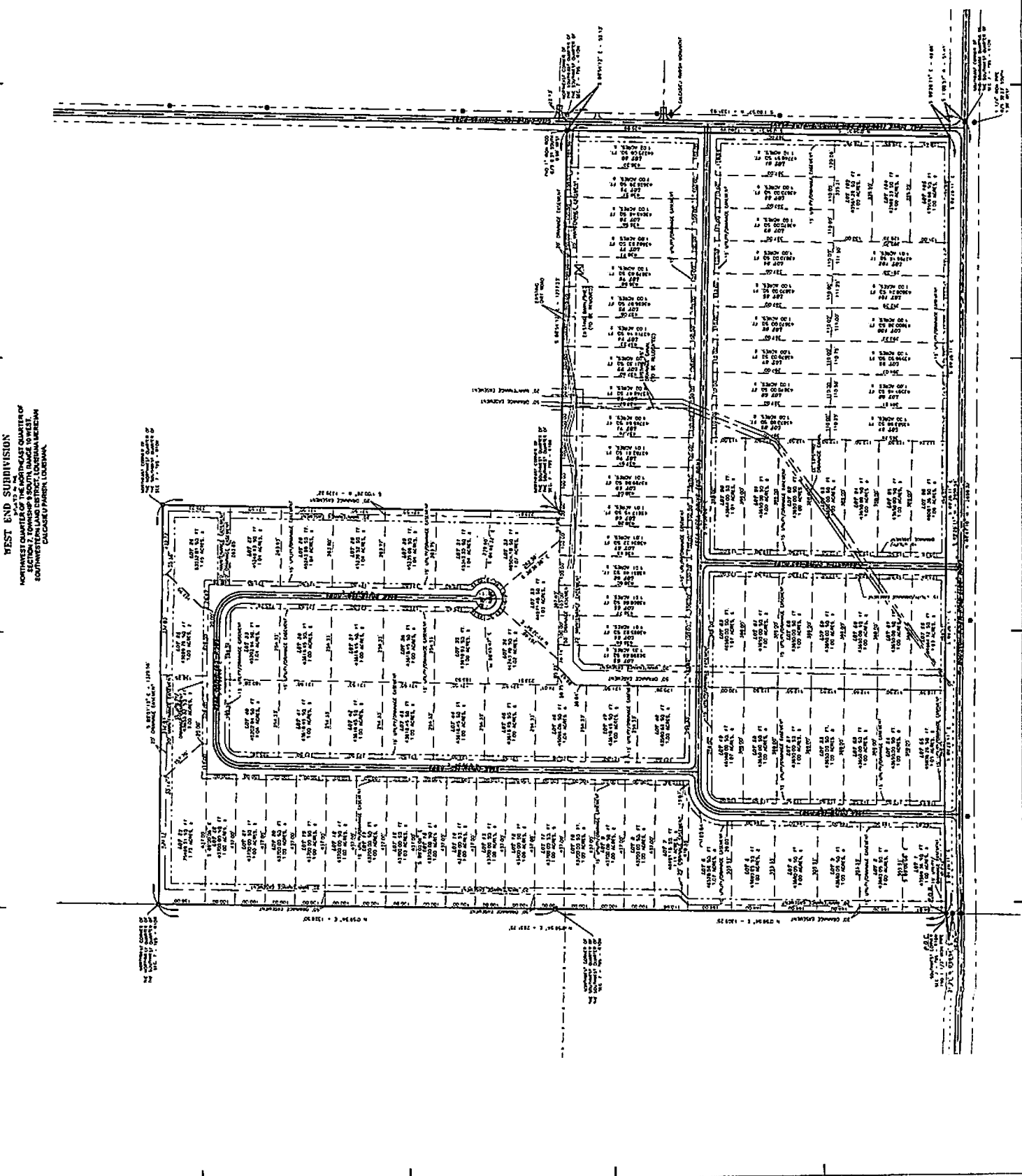
**PRELIMINARY PLAT**

**WEST END SUBDIVISION**  
 CONVEYED 2015 ACCU-LINE SURVEYING, INC.  
 10/20/2015  
 10/20/2015  
 10/20/2015

**SHEET 2/29 REV. 0**  
 1 of 29



NOTICE: THIS PLAN IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR CONSTRUCTION OR RECORDING. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE SURVEYOR'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE SURVEYOR'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN ANY OTHER DOCUMENTS OR PLANS. THE SURVEYOR'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN ANY OTHER DOCUMENTS OR PLANS.



James Yorke  
1810 Penny Drive  
Vinton, LA 70668

April 13, 2015

Calcasieu Parish Police Jury  
Government Building  
1015 Pithon Street  
P.O. Box 1583  
Lake Charles, LA 70602

Dear Calcasieu Parish Police Jurors,

I am writing to appeal, and request reconsideration of, the Calcasieu Parish Planning and Zoning Board's decision to approve the subdivision of property on Houston River Road for development of the "West End Subdivision". As the owner of property adjoining the proposed development, I need to bring to your attention a number of important considerations that were not addressed by the Board, and which have the potential to affect the quality of life in Calcasieu Parish. A few of these concerns are as follows:

- 1) **Wetlands** – The majority of the approximately 120 acres of the proposed subdivision is wetlands, according to the definitions of both the State of Louisiana and the United States Army Corps of Engineers. This land is frequented by migratory ducks and geese, as well as any number of other aquatic and semi-aquatic wetlands species of birds, reptiles, amphibians, and mammals.

This land had previously been pine timber land, and as such, disturbance of the wetlands as a normal, incidental result of logging operations was allowed by the exemption for "civiculture". **Please note that this exemption applies only if, after the exempted activities, the land is re-planted with pines, with the expectation of future logging.** Clearly, no future logging is anticipated if the property is to be subdivided for residential construction. According to the Corps of Engineers, if the use of the land is changed (e.g. to a residential subdivision), work which destroys wetlands is **not** exempted from permitting requirements, and work that is performed in connection with the final logging operations on the land **is** subject to USACE permitting requirements.

A significant amount of work has been done leveling, filling, and draining this land both prior to and after the final logging operations on this property. We have been informed by the Corps of Engineers that no permits have been issued or applied for to allow the destruction of the wetlands on this property. The Corps of Engineers is currently investigating this activity to determine if Enforcement action is warranted.

**RECEIVED**  
APR 13 2015

RECORDS DEPARTMENT  
CALCASIEU PARISH POLICE JURY

There are also potential issues with State and Federal regulations imposed or enforced by the Louisiana Department of Environmental Quality, the United States Environmental Protection Agency, the Louisiana Department of Wildlife and Fisheries, the Louisiana Department of Natural Resources, and the United States Fish and Wildlife Service.

- 2) **Traffic** – The primary access to this property from the greater Sulphur area is via Highway 27 North, to the intersection with Houston River Road. Even without the addition of 105 households on Houston River Road, the afternoon traffic on Highway 27 out of Sulphur is already almost unmanageable. Between the hours of 4 and 6 p.m. on weekdays, it is not unusual to see traffic on Highway 27 backed up for ½ mile from the Houston River Road intersection. Any traffic study that purports to show that the proposed subdivision will not have significant impact on this situation should be considered highly suspect.
- 3) **Drainage** – The natural drainage of the majority of this land is Northward and Eastward, towards the Houston River. The developer's proposed layout shows drainage easements which modify the natural drainage, redirecting all of the runoff into the ditch on Houston River Road. A significant amount of work on these drainage modifications has already been performed in violation of the permitting requirements of the United States Army Corps of Engineers.

A short distance to the East of the proposed development, a significant length of Houston River Road is already subject to severe flooding during heavy rains. You might recall that a few years ago, a car ran off the road and overturned in the ditch in this area. The car was completely submerged by floodwaters, and the driver's body was not recovered for several days.

Redirecting runoff from an additional 100 acres or so into this same ditch is clearly not wise, and exacerbates an already hazardous condition in this area. During some heavy rains, there is also a serious flooding issue on Claiborne Street. Redirecting runoff to the South will impact this as well, and will essentially cut off access to much of West Houston River Road from Sulphur during heavy rains.

Note also that the natural drainage of much of the surrounding property crosses the proposed subdivision acreage. The drainage modifications to this property will not only redirect the runoff from the subdivision's 120 acres, but will also potentially divert runoff from large expanses of other land to the Houston River Road ditch from its normal drainage to the North. There is also a very real risk that the natural drainage from some of the adjacent lands could be blocked rather than just diverted, creating flooding on nearby property and impacting the normal agricultural use of this land.

- 4) **Endangered Species** – The land on and adjoining the proposed subdivision is home to a population of Red-cockaded Woodpeckers; an Endangered Species listed by both the U.S. Government and the State of Louisiana. The logging operations conducted over the last few



months have already destroyed much of this habitat, but there is still significant pine forest immediately adjoining the property. It is imperative that any additional clearing, earthwork, or construction **not** be allowed to further destroy or disturb these nesting areas. **This should include assurance that excavation on or near the property lines that could damage the root systems of established trees on adjacent properties will not be allowed.**

On a related note, as I testified at the Planning and Zoning Board meeting last month, one of the reasons my wife and I acquired our acreage on Houston River Road was for the purpose of raising Sebastopol geese; a threatened species. We have a breeding facility very close to the East property line, adjoining the proposed subdivision site. We are concerned that children, dogs, BB-guns, lawn equipment, four-wheelers, and other risks will be introduced into close proximity to the breeding pens, posing a danger to these threatened birds. At the same time, the noise and odors associated with the poultry breeding are likely to be offensive to our new neighbors. We chose to buy property in an Agricultural setting so as to breed our geese in an appropriate area where they would not be threatened by, nor cause offense to, any neighbors. It would be to the mutual advantage of both the geese and the prospective neighbors to provide a suitable distance between the property line and any residence in the subdivision.

In consideration of the above, we request that the Calcasieu Parish Police Jury and the Planning and Zoning Board consider the following actions, and any others that might help to mitigate the damage to the environment and the community that is posed by the planned Subdivision:

- 1) Defer any approval of the Subdivision until the United States Army Corps of Engineers, the Louisiana Department of Environmental Quality, the United States Environmental Protection Agency, the Louisiana Department of Wildlife and Fisheries, the Louisiana Department of Natural Resources, the United States Fish and Wildlife Service, and any other appropriate State or Federal entity has the opportunity to adequately assess the impact, legality, and permitting requirements of these actions.
- 2) *Increase the minimum allowable size of a home site on this property, so as to reduce the total number of occupants. For an Agricultural area, a minimum lot size of three to five acres is much more appropriate than one acre. This would lessen the impact of increased traffic on the existing residents of the community.*

Defer approval of the subdivision until a credible traffic survey has been conducted, to *assure* that the costs and disruption due to any necessary infrastructure improvements to nearby roads are adequately considered. Similar consideration should be given to the impact of 105 additional households on the local water system, and whether the wetlands could support the addition of septic systems for this many homes.

- 3) Mandate that the overall drainage patterns of the area remain unchanged. Runoff that currently flows to the back (North) of the property should still be directed to the North, and ultimately into the Houston River. Runoff from adjacent land must not be impeded, and if redirected, should ultimately discharge to the same ditch to which it presently flows. Under no circumstances should this development be allowed to increase the flow of runoff into the ditch on Houston River Road.
  
- 4) Every effort should be made to prevent any further damage to the habitat of the Red-cockaded Woodpecker. A buffer zone of the largest practicable size should be provided between the new development and the remaining woodpecker habitat surrounding the proposed subdivision. This buffer would also mitigate the potential for the subdivision's residents to disturb, or be disturbed by, the threatened Sebastopol geese. We request that a buffer zone of at least one hundred feet from the property line be established, within which excavation or construction would be prohibited.

It should be obvious that the approval of this subdivision should be deferred until all of the above concerns have been addressed, and appropriate modifications have been incorporated into the subdivision design to mitigate these many potential risks to both the environment and the citizens of the existing community surrounding the proposed development.

Thank you for your consideration. Please feel free to contact me at any time if you have any questions, or require additional information.

Best regards,

 4/13/2015

James Yorke  
(337) 489-3107



## PARISH PLANNING AND ZONING BOARD MEETING

March 17, 2015

5:30 PM

### MINUTES

1. Call to Order

Chair Porche' called the meeting to order.

2. Invocation and Pledge of Allegiance

Mr. Williams led the Invocation and Pledge of Allegiance.

Mr. Wes Crain announced that Ms. Julia Dickerson was appointed to the Board to serve Wards Five, Six, and Seven and welcomed her to the meeting. Ms. Dickerson stated that she was looking forward to serving.

3. Roll Call

A roll call was taken and all eleven members were present.

4. Explain the Rules of Procedure

Chair Porche' explained the Rules of Procedure.

The Chair announced that case **RZ06-008-15**; a request by **Krause and Managan Lumber Company, LLC** to rezone from A-1 (Agricultural) to I-1 (Light Industrial) and R-RVP (Recreational Vehicle Park) to allow a temporary workforce housing facility (pending future approval of a zoning exception) and a recreational vehicle park on the southwest corner of Highway 27 and Royer Loop in Ward Six was withdrawn.

5. Take appropriate action to approve the minutes of the February 18, 2015, Planning and Zoning meeting.

Following a motion by Mr. Navarre and a second by Mr. Webb, the minutes were unanimously approved by the Board.

6. Take appropriate action to discuss preliminary approval of **West End Subdivision** to allow a single family residential subdivision in the 2900 Block of West Houston River Road in Ward Four. (District 11, Mrs. Treme)

*The staff recommends that the request be granted with the following stipulations:*

1. That the development is subject to an application for and/or compliance with an LPDES storm water discharge permit through the Department of

*Environmental Quality; and*

*2. That a Drainage Impact Analysis (DIA) and a Traffic Impact Analysis (TIA) may be required in accordance with the subdivision regulations.*

Chair Porche entertained a motion for approval with stipulations. Mr. Little made a motion and Mr. Navarre seconded it. Ms. Wallace gave a brief description of what the request entails and read the staff recommendations.

Mr. Tom Gayle, representing the property owners, was available to answer questions. He presented the Board with informational packets and gave development highlights. He also submitted house plans for anyone interested in viewing.

Mr. James York stated that he resides adjacent to the subdivision in the Southwest corner. He mentioned that he purchased his property because it was agricultural and asked the Board to reconsider the request because of noise, traffic congestion and drainage concerns. He explained that he breeds an endangered species of geese and was concerned that their habitat/environment would be disrupted because of this development.

Ms. Dale Beglis Schanz was opposed to the development and expressed concern about traffic, sewer, and fire problems. She was also concerned about children not having access to current activities allowed in a country environment, and felt this could be troublesome. She asked that the request be tabled.

Mr. Tom Gayle stated that they would not encroach on others' property and there would be a natural barrier.

Mr. Webb asked if the site plan was up to date and was told it was not. There were questions by the Board about the location of the ditch and the natural buffer.

Mr. Keith Dourousseau approached the Board and stated that they would have a 20' drainage easement and 20' maintenance easement meaning there would be a 40' buffer around the perimeter of the proposed subdivision.

Following the board's questions about this development, Chair Porche' called for a roll call vote.

The Board voted unanimously to approve the request with the stipulations.

7. Take appropriate action on case **EX03-007-15**; a request by **The Mount Olive Baptist Church of Lake Charles, Inc.** for an exception to allow residential development (temporary workforce housing facility) in the 3200 Block of Opelousas Street in Ward Three. (District 2, Mr. Simien)

## **West End Subdivision**

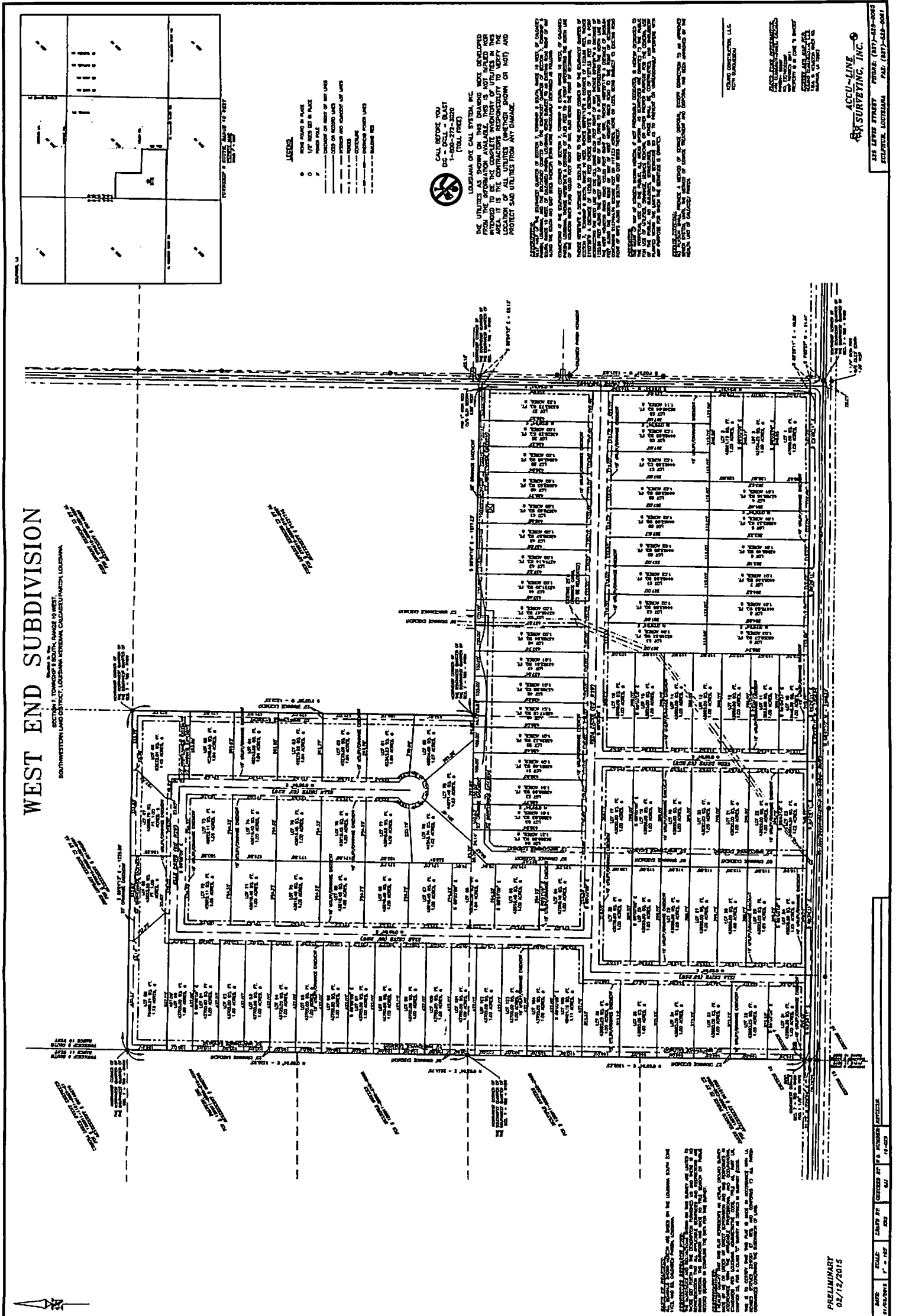
Police Jury District 11 - Sandy Treme

- Property Owner: Monlezun Land and Cattle
- Developer: Keiland Construction, c/o Keith DuRousseau
- Location: Northwest corner of West Houston River Road and Gill Drive/Ward 4
- The subdivision consists of approximately 117.9 acres of A-1 (Agricultural) zoned property. The developer is requesting preliminary subdivision approval and the proposed development will be divided into a total of 105 lots for residential development.
- The development will be served by Water Works District No. Eleven of Wards Four and Seven and will have individual sewer technology.
- The proposed development is located within flood zone: "X" area of minimal flooding.

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The staff recommends that the request be **granted** with the following stipulations:

1. That the development is subject to an application for and/or compliance with an LPDES storm water discharge permit, which may be required through the Department of Environmental Quality; and
2. That a Drainage Impact Analysis (DIA) and a Traffic Impact Analysis (TIA) may be required in accordance with the subdivision regulations.



**WEST END SUBDIVISION**

SECTION 1, TOWNSHIP 14 N., RANGE 10 WEST,  
SOUTHWESTERN LAND DISTRICT, LOUISIANA INTERMEDIARY CALDASETTA PARISH, LOUISIANA

- LEGEND:**
- POLE IN PLACE
  - 1/2" DIA. SET IN PLACE
  - 4" DIA. SET IN PLACE
  - EASEMENT ON RIGHT OF WAY LAND
  - EASEMENT ON ADJACENT LOT LAND
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(TOLL FREE)

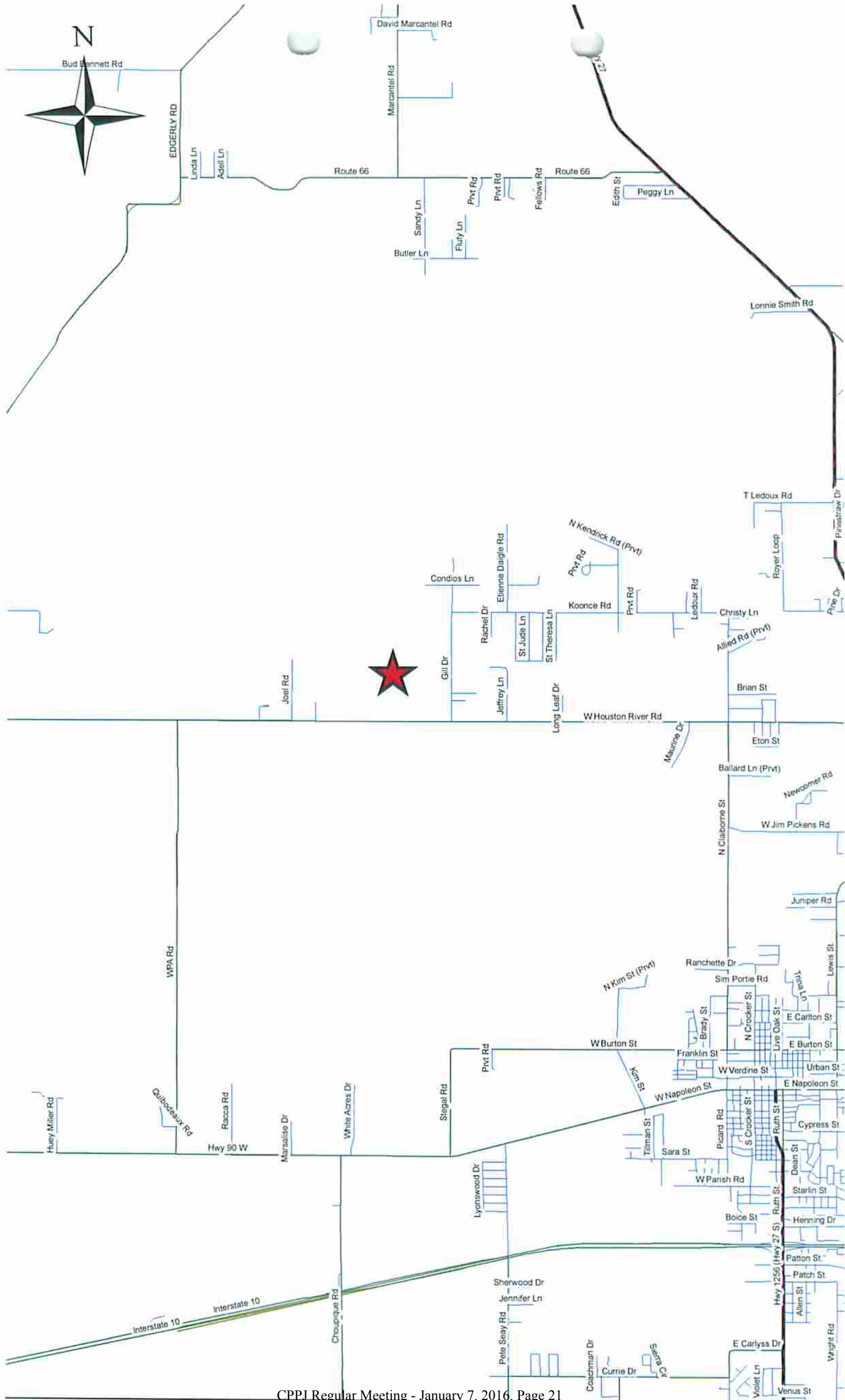
LOUISIANA ONE CALL SYSTEM, INC.  
THE UTILITIES AND ONE CALL SYSTEM ARE THE PROPERTY OF THE STATE OF LOUISIANA AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THE COMPLETE HISTORY OF UTILITIES IN THIS LOCATION IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF UTILITIES PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES FROM ANY DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES FROM ANY DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES FROM ANY DAMAGE.

**ACCU-LINE**  
**SURVEYING, INC.**

225 LAFAYETTE STREET  
MONROE, LOUISIANA  
PHONE: (504)-233-0000  
FAX: (504)-233-0001

PRELIMINARY  
02/12/2015

DATE	SCALE	CREATED BY	DATE	BY	REVISION
02/12/2015	1" = 100'	...	...	...	...













Koonce Rd

Call Dr

Welch Rd

W Houston River Rd





# CALCASIEU PARISH POLICE JURY

GOVERNING AUTHORITY OF CALCASIEU PARISH, LOUISIANA

**SUBJECT/TITLE:**

Consideration of adopting a resolution amending the current procedure and ordinances relative to the disposition of adjudicated properties within Calcasieu Parish, Louisiana.

*AGENDA NOTE: This item was deferred for thirty (30) days on December 3, 2015.*

**ATTACHMENTS:**

Description	Type
□ Draft Reso adj prop 1-7-16	Cover Memo

**RESOLUTION**

**BE IT RESOLVED BY THE POLICE JURY OF CALCASIEU PARISH, LOUISIANA**, in Regular Session convened on the 7<sup>th</sup> day of January, 2016, that it does hereby amend the current procedure and ordinances relative to disposition of adjudicated properties, as requested by the Division of Planning and Development.

**BE IT FURTHER RESOLVED** that in accordance therewith, Paragraph C) of the ordinance which authorizes disposition of adjudicated property is amended to read in its entirety as follows: ~~Upon written request from the Adjudicated Property Section of the Division of Planning and Development,~~ The Purchaser shall remit ~~25%~~ 50% of the purchase price as earnest money to be held in escrow by the Calcasieu Parish Police Jury for application to the purchase price at closing, or to be retained by it in the event Purchaser fails to complete the purchase.

**BE IT FURTHER AND FINALLY RESOLVED** that Section 3 of said ordinance is amended to read in its entirety as follows: If purchaser should fail to complete the requirements of Section 2 A), ~~and B), and C)~~ and C) within ~~sixty (60)~~ ninety (90) days of adoption of this ordinance, the President of the Calcasieu Parish Police Jury, or the Director of the Division of Planning and Development, is authorized to execute an act of cash sale in which the Parish of Calcasieu conveys the above described property to anyone who shall complete the requirements of Section 2 or to request to rescind the sale. If all of the requirements of Section 2 are not completed within ~~eighteen (18)~~ twelve (12) months from the date this ordinance is adopted, the authority of the President of the Calcasieu Parish Police Jury or Director of Planning and Development to execute an act of cash sale for this property shall cease, and any and all rights of the purchaser to this property shall terminate.

**THUS DONE AND PASSED** on this, the 7<sup>th</sup> day of January, 2016.

\* \* \* \* \*

**NOTE:** *Text proposed for deletion is struck through (red). Text proposed for addition is underlined (blue).*

STATE OF LOUISIANA  
PARISH OF CALCASIEU

I HEREBY CERTIFY that the foregoing is a true and correct copy of the original resolution as adopted by the Calcasieu Parish Police Jury in Regular Session convened on the 7<sup>th</sup> day of January, 2016.

IN TESTIMONY WHEREOF, witness my official signature and the seal of the Parish of Calcasieu, Louisiana, on this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Kathy P. Smith, Parish Secretary



# CALCASIEU PARISH POLICE JURY

GOVERNING AUTHORITY OF CALCASIEU PARISH, LOUISIANA

**SUBJECT/TITLE:**

Consideration of authorizing the Parish Purchasing Agent to either advertise for bids or purchase utilizing State Contract purchasing procedures for vehicles and/or equipment for use by Police Jury Departments.

**ATTACHMENTS:**

Description	Type
▫ 2016 vehicle list	Cover Memo

2016 VEHICLE/EQUIPMENT PURCHASES								
CONSIDERATION OF AUTHORIZING THE PARISH PURCHASING AGENT TO EITHER ADVERTISE FOR BIDS OR PURCHASE UTILIZING STATE CONTRACT PURCHASING PROCEDURES FOR THE FOLLOWING VEHICLES AND/OR EQUIPMENT. TRADE-IN/SALE INFORMATION IS LISTED, IF APPLICABLE.								
New Purchase Description				Trade-In/Sale Information				Addition or Reduction to the Fleet
Item#	DEPARTMENT	QUANTITY	NEW VEHICLE DESCRIPTION	Asset Number (trade-in/sale)	UNIT #	Year, Make, Model	Mileage/Hours	
1	County Agent	1	SUV	12765	CA5	2004 Chevy Trail Blazer	129,338	
2	Facility Management	1	1/2 Ton Ext Cab Pickup Truck	12306	FM19	2003 GMC 3/4 Ton Truck with Utility Bed	87,930	
3	Facility Management	1	Mid Size SUV	14664	FMADMIN	2007 Ford Expedition SUV	110,574	
4	Facility Management	1	3/4 Ton Truck with Utility Bed	14607	FM36	2007 Ford F150 Ext Cab Pickup Truck	111,765	
5	Library	1	One and Half Ton Cab & Chassis	18737	L-21	2012 International TerraStar Truck	130,000	
6	Public Works	1	1/2 Ton Ext. Cab Pickup Truck	11557	137P	1999 Ford F150 Ext. Cab Pickup Truck	159,000 miles	
7	Public Works	1	1/2 Ton Ext. Cab Pickup Truck	16621	PW3	2009 Ford Escape	64,488 miles	
8	Public Works	1	1/2 Ton Quad Cab Pickup Truck	14828	135P	2007 Ford F150 Quad Cab Pickup Truck	216,000 miles	
9	Public Works	1	Tilt Trailer	12684	TR15	2000 12 Ton Trailer	n/a	
10	Public Works	1	Tandem Dump Truck	11004	3TD	1998 International 4900 Tandem Dump Truck	228,300 miles	
11	Public Works	1	Pothole Patcher	11161	BP2	1997 Ford CF8000/ Rosco Pothole Patcher	109,000 miles	
12	Public Works	1	1/2 Ton Ext. Cab Pickup Truck	11509	116P	1997 Ford Pickup Truck 4x2 Styleside F Series	214,000 miles	
13	Public Works	1	1 Ton Crew Cab Pickup Truck	12062	121P	2003 Ford F350 Pickup Truck	134,364 miles	
14	Public Works	1	1 Ton Diesel Dually Gooseneck Pickup Truck	11075	115P	2002 Ford F350 Pickup Truck	131,000 miles	
15	Public Works	1	Tractor with Sidemower	13148	69T	2004 New Holland Tractor with Side Mounted Mower	4,950 hours	
16	Public Works	1	3/4 Ton Ext. Cab Pickup Truck	11496	145P	2002 GMC Pickup Truck	167,000 miles	
17	Public Works	1	Truck Mounted Gradall	13093	50G	2004 Gradall XL 3100	8,112 hours	
18	Public Works	1	Heavy Haul Truck	10108	HHT1	2003 Freightliner Heavy Haul Truck	193,502 miles	
19	Public Works	1	Tractor with Boom Mower	16090	BM14	2008 New Holland Tractor with Boom Mower	4,132 hours	
20	Public Works	1	GMC 4500 Cab and Chassis	13876	145P	2005 GMC C4500 Sign Utility Truck	141,000 miles	
21	Public Works	1	Tractor with Boom Mower	14444	BM12	2006 New Holland Tractor with Tiger Boom Mower	5,985 hours	

2016 VEHICLE/EQUIPMENT PURCHASES CONSIDERATION OF AUTHORIZING THE PARISH PURCHASING AGENT TO EITHER ADVERTISE FOR BIDS OR PURCHASE UTILIZING STATE CONTRACT PURCHASING PROCEDURES FOR THE FOLLOWING VEHICLES AND/OR EQUIPMENT. TRADE-IN/SALE INFORMATION IS LISTED, IF APPLICABLE.								
New Purchase Description				Trade-In/Sale Information				Addition or Reduction to the Fleet
Item#	DEPARTMENT	QUANTITY	NEW VEHICLE DESCRIPTION	Asset Number (trade-in/sale)	UNIT #	Year, Make, Model	Mileage/ Hours	
22	Public Works	1	Chipper	10735	6C1	2001 Mobark Brush Chipper 13 Tornado with Trailer	2,150 hours	
23	Public Works	1	Frontend Loader	11104	FL2	1996 Volvo Frontend Loader	15,449 hours	
24	Public Works	1	Tractor with Long Reach Boom Mower	16091	BM13	2008 New Holland Tractor with Boom Mower	2,142 hours	
25	Public Works	1	Tractor with Boom Mower	18363	75T	2011 John Deere 5101E Tractor	2,250 hours	
26	Public Works	1	1/2 Ton Ext. Cab Pickup Truck	11480	153P	2002 GMC 1/2 Ton Pickup Truck	188,000 miles	
27	Waste Water	1	1/2 Ton Ext. Cab Pickup Truck with Spray in Bed Liner	10029	P13P	2003 Ford F250 Pickup Truck	167,778 miles	
28	Waste Water	1	Tractor with Frontend Load and Box Blade					New No Trade in
29	Animal Services	1	3/4 Ton Ext. Cab and Chassis Diesel Truck	16499	AS41	2009 Ford F250 Pickup Truck	154,176 miles	
30	Animal Services	1	3/4 Ton Ext. Cab and Chassis Diesel Truck with Transport Unit	16525	AS42	2009 Ford F250 Pickup Truck with Transport Unit	123,569 miles	
31	Mosquito Control	1	1/2 Ton Crew Cab SWB Pickup Truck	13539	MC1SP	2005 GMC 1/2 Ton Sierra Crew Cab Pickup Truck	180,178 miles	
32	Mosquito Control	1	1/2 Ton Regular Cab SWB Pickup Truck	14132	MC8ST	2006 Chevy 1/2 Ton Pickup Truck	81,731 miles	
33	Mosquito Control	1	1/2 Ton Regular Cab SWB Pickup Truck	15705	MC14ST	2008 Ford F150 Pickup Truck	129,069 miles	
34	Mosquito Control	1	Full Size SUV	11994	LAB	2003 Chevy Venture Van	86,391 miles	
35	Planning & Development	4	1/2 Ton Extended Cab Pickup Trucks	14124	PD6	2006 1/2 Ton Ext Cab Ford Pickup Truck	139,172	
				14123	PD7	2006 1/2 Ton Ext Cab Ford Pickup Truck	167,778	
				14618	PD8	2007 1/2 Ton Ext Cab Ford Pickup Truck	157,775	
				14924	PD9	2007 1/2 Ton Ext Cab Ford Pickup Truck	192,335	
36	Human Services	1	Mid-Size SUV	12854		2004 Chevrolet Trailblazer	108,300	

Trade-in/sale of assets may be transferred to other departments to replace damaged or non-repairable vehicles/equipment.

Staff reserves the right to sell a different asset in the event of damaged to another vehicle. The fleet will not be increased unless indicated.