

**CITY OF CENTRAL**  
**MINUTES OF THE CITY COUNCIL**  
**Kristenwood Building**  
**14025 Greenwell Springs Road**  
**Central, LA 70739**

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**Tuesday, September 25, 2018**

**6:00 PM**

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**I. Preliminary Business**

- 1) Call to Order – *Mayor Shelton called the meeting to order at 6:00 p.m.*
- 2) Invocation and Pledge of Allegiance – *Ron Erickson*
- 3) Roll Call – *Present: Council Members Ellis, Evans, Fralick, Messina*  
*Absent: Council Member Vance*
- 4) Approval of the minutes from the September 11, 2018 council meeting

*Council Member Evans moved to accept the September 11, 2018 minutes. The motion was seconded by Council Member Messina. There were no objections. The minutes of the September 11, 2018 council meeting stand approved as written.*

**II. Unfinished Business**

None

**III. New Business**

- 1) Mayor's report and presentations  
*None*
- 2) Report from Whitney Bank concerning the first half of 2018 investment results  
*Jackie Wilson, Whitney Bank Relationship Manager, and Jeffery R. Tanguis, Whitney Bank Investment Director, presented an Asset Management Presentation which included handouts for Mayor and Council.*
- 3) Report from James Salsbury, City of Central Chief of Police, concerning law enforcement within the City of Central.  
*Chief Salsbury presented a report concerning law enforcement within the City of Central.*
- 4) Report from Matt Zyjewski, IBTS Deputy Program Director, concerning services provided to the City of Central.  
*Matt Zyjewski, IBTS, presented a report concerning services provided to the City of Central.*

- 5) Distribution of the City of Central Accounts Payable Disbursement Report for period of August 1, 2018 thru August 31, 2018, and Deposit Totals for August, 2018.

*City of Central Accounts Payable Disbursement Report for the period of August 1, 2018 thru August 31, 2018 and Deposit Totals for August, 2018 were included in Mayor and Council packets.*

- 6) Introduction of the following item(s) (with public hearing to be held at the October 9, 2018 council meeting):

- a) An ordinance to amend the 2018-2019 Fiscal Year Budget to appropriate funds for relocation and improvements to the security system for the Police Department and to provide for related matters. (By Council Member Vance)

***Budget Committee Action (September 24, 2018):*** Council Member Evans moved to recommend approval of this ordinance. The motion was seconded by Amber Martel. The ordinance was discussed. Public comment: None. Vote: 4 yeas (Evans, Messina, Martel, Newman), 0 nays, 1 absent (Knaps). Motion passed.

- b) An ordinance to amend the 2018-2019 Fiscal Year Budget to appropriate funds for ballistic vest carriers and ballistic uniform shirts and to provide for related matters. (By Council Member Ellis and Council Member Messina)

***Budget Committee Action (September 24, 2018):*** Council Member Evans moved to recommend approval of this ordinance. The motion was seconded by Amber Martel. The ordinance was discussed. Public comment: None. Vote: 4 yeas (Evans, Messina, Martel, Newman), 0 nays, 1 absent (Knaps). Motion passed.

- c) An ordinance to amend the 2018-2019 Fiscal Year General Fund Budget to appropriate funds for a new copier for City Hall and to provide for disposal of old copier and to provide for related matters. (By Council Member Fralick)

***Budget Committee Action (September 24, 2018):*** Council Member Evans moved to recommend approval of this ordinance. The motion was seconded by Amber Martel. The ordinance was discussed. Public comment: None. Vote: 4 yeas (Evans, Messina, Martel, Newman), 0 nays, 1 absent (Knaps). Motion passed.

- d) An ordinance to amend the 2018-2019 Fiscal Year Budget to appropriate funds for driveway repairs and to provide for related matters. (By Council Member Evans and Council Member Fralick)

***Budget Committee Action (September 24, 2018):*** Council Member Evans moved to recommend approval of this ordinance. The motion was seconded by Amber Martel. The ordinance was discussed. Public comment: None. Vote: 4 yeas (Evans, Messina, Martel, Newman), 0 nays, 1 absent (Knaps). Motion passed.

- e) An ordinance to amend the 2018-2019 Fiscal Year Half-Cent Fund Budget and Capital Outlay Budget to appropriate additional funds for the Hooper Road Sidewalk Project and to provide for related matters. (By Council Member Evans)

**Budget Committee Action (September 24, 2018):** Council Member Evans moved to recommend approval of this ordinance. The motion was seconded by Amber Martel. The ordinance was discussed. Public comment: None. Vote: 4 yeas (Evans, Messina, Martel, Newman), 0 nays, 1 absent (Knaps). Motion passed.

- f) An ordinance to amend the 2018-2019 Fiscal Year General Funds Budget and the Capital Outlay Fund Budget to appropriate funds for Hooper Road Driveway Culvert Replacement Project and to provide for related matters. (By Council Member Ellis)

**Budget Committee Action (September 24, 2018):** Council Member Evans moved to recommend approval of this ordinance. The motion was seconded by Amber Martel. The ordinance was discussed. Public comment: None. Vote: 4 yeas (Evans, Messina, Martel, Newman), 0 nays, 1 absent (Knaps). Motion passed.

7) Public Hearing and action regarding the following instrument(s):

- a) A resolution to transfer Richard Sullivan from Reserve Patrol Officer to paid Dispatcher, Central Police Department. (By Council Member Evans)

*Council Member Evans moved to approve this resolution. The motion was seconded by Council Member Fralick. Public comment: None. Vote: 4 yeas (Ellis, Evans, Fralick, Messina), 0 nays, 1 absent (Vance). Motion passed.*

- b) An ordinance to amend the 2018-2019 Fiscal Year General Fund Budget for the receipt of LGAP Grant Funds for the City of Central Police Department and to provide for related matters. (By Council Member Vance)

**Budget Committee Action (September 24, 2018):** Council Member Evans moved to recommend approval of this ordinance. The motion was seconded by Amber Martel. The ordinance was discussed. Public comment: None. Vote: 4 yeas (Evans, Messina, Martel, Newman), 0 nays, 1 absent (Knaps). Motion passed.

**Council Action (September 25, 2018):** Council Member Evans moved to approve this ordinance. The motion was seconded by Council Member Ellis. Public comment: None. Vote 4 yeas (Ellis, Evans, Fralick, Messina), 0 nays, 1 absent (Vance). Motion passed.

- c) An ordinance to amend the 2018-2019 Fiscal Year General Fund Budget to appropriate funds for the increase of internet and telephone services from Cox and to provide for related matters. (By Council Member Messina)

**Budget Committee Action (September 24, 2018):** Council Member Evans moved to recommend approval of this ordinance. The motion was seconded by Amber Martel. The ordinance was discussed. Public comment: None. Vote: 4 yeas (Evans, Messina, Martel, Newman), 0 nays, 1 absent (Knaps). Motion passed.

**Council Action (September 24, 2018):** Council Member Messina moved to approve this ordinance. The motion was seconded by Council Member Fralick. Public comment: None. Vote: 4 yeas (Ellis, Evans, Fralick, Messina), 0 nays, 1 absent (Vance). Motion passed.

- d) An ordinance to amend the 2018-2019 Fiscal Year General Fund Budget to appropriate funds for the rental of a storage unit and to provide for related matters. (By Council Member Messina)

***Budget Committee Action (September 24, 2018):*** Council Member Evans moved to recommend approval of this ordinance. The motion was seconded by Amber Martel. The ordinance was discussed. Public comment: None. Vote: 4 yeas (Evans, Messina, Martel, Newman), 0 nays, 1 absent (Knaps). Motion passed.

***Council Action (September 25, 2018):*** Council Member Messina moved to approve this ordinance. The motion was seconded by Council Member Evans. Public comment: None. Vote: 4 yeas (Ellis, Evans, Fralick, Messina), 0 nays, 1 absent (Vance). Motion passed.

#### IV. Zoning Cases

- 1) Introduction of the following item(s) (with public hearing to be held at the October 9, 2018 council meeting):
- a) TA-3-18: An ordinance clarifying the terms of members of the Board of Adjustment (By Council Member Messina and Council Member Fralick)
- 2) Discussion and action regarding the following case(s):
- a) **PUD-2-17 Planned Unit Development Final Development Plan: Cypress Pointe Residential Subdivision:** An ordinance granting a rezoning from C-1 and R-1 to R-2 and a Conditional Use Permit and Planned Unit Development Final Site Plan approval for the construction of 37 single family homes on the south side of Magnolia Bridge Road between Magnolia Crossing Drive and Willow Creek Drive (Cypress Pointe) Applicant: Corey Blanchard. (By Council Member Ellis)

***Commission Action (August 23, 2018):*** A motion was made by Mr. Ryan Sheridan to recommend approval of PUD-2-17, seconded by Mr. Harry Rauls with the following stipulations:

1. All applicable Development Review Committee comments (See Attachment A).
2. No Certificate of Occupancy shall be issued for any residence in the development until construction of all required improvements and amenities have been approved by the City of Central.
3. No Certificate of Occupancy shall be issued for any residence until public sanitary sewer infrastructure has been completed, inspected, and accepted by East Baton Rouge Parish.
4. Front loaded garages shall be set back at least twenty-five (25') feet from the roadway right-of-way/property line.
5. Developer may bond sidewalks as permitted in the Development Code. Staff notes that sidewalks will have to be constructed for every home built within the bonding period.

***Vote:*** 6 yeas (Messrs: Chollette, Rauls, Moak, Johnson, Sheridan and Walker), 1 nay (Mr. Sharafkhani), and 0 absent and the motion carried.

**Council Action (September 25, 2018):** Council Member Evans moved to deny this ordinance. The motion was seconded by Council Member Fralick. Public comment: Cary Pennington, Corey Blanchard (applicant), Bijon Sharafkhani, Ray Ashford, Joseph Kyzar, Dave Freneaux, Harry Rauls. Vote: 4 yeas (Ellis, Evans, Fralick, Messina), 0 nays, 1 absent (Vance). Motion passed.

- b) **CUP-7-18 Conditional Use Permit for Lot I-A-1 of the W. G. Watts Tract:** An ordinance granting a Conditional Use Permit for the construction and operation of a childcare center (11257 Lovett Road) Applicants: Amber Martel and Gil Matherne. (By Council Member Fralick)

**Commission Action (August 23, 2018):** A motion to recommend approval of CUP-7-18 was made by Mr. Bijan Sharafkhani, seconded by Mr. Graydon Walker. Vote: 7 yeas (Messrs: Chollette, Moak, Rauls, Sharafkhani, Johnson, Sheridan and Walker), 0 nays and 0 absent and the motion carried.

**Council Action (September 25, 2018):** Council Member Fralick moved to approve this ordinance. The motion was seconded by Council Member Evans. Public comment: None. Vote: 4 yeas (Ellis, Evans, Fralick, Messina), 0 nays, 1 absent (Vance). Motion passed.

- c) **TA-2-18:** An ordinance amending the City of Central Comprehensive Zoning Code adding a City Center Overlay District. (By Council Member Ellis)

**Commission Action (August 23, 2018):** A motion was made by Mr. Bijan Sharafkhani, seconded by Mr. Graydon Walker to recommend approval of TA-2-18 with the following stipulations:

1. Change language in Section 1.7(B)(5) to remove multi-family residential and replace with mixed-use development.
2. City Council should consider architectural design standards to ensure a cohesive look in the City Center Overlay District.

Vote: 7 yeas (Messrs: Chollette, Moak, Rauls, Sharafkhani, Johnson, Sheridan and Walker), 0 nays and 0 absent and the motion carried.

**Council Action (September 25, 2018):** Council Member Ellis moved to approve this ordinance. The motion was seconded by Council Member Fralick. Public comment: None. Vote: 4 yeas (Ellis, Evans, Fralick, Messina), 0 nays, 1 absent (Vance). Motion passed.

## V. Other Business

- 1) Public Comment

\* Restricted to items not on the agenda. A Public Comment Request to Speak Card must be turned in to the City Clerk prior to the start of the meeting in order to be considered. Public comment is limited to 10 speakers with three minutes each.

None

- 2) Announcements

None

3) Adjournment

*Council Member Evans moved to adjourn. Mayor Shelton adjourned the meeting at 7:11 p.m.*

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I. M. Shelton, Jr., Mayor

ATTEST:

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Mark Miley, City Clerk