

**CITY OF CENTRAL  
MINUTES OF THE CITY COUNCIL  
Central School Board Office  
10510 Joor Road  
Central, LA 70818**

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**Tuesday, May 24, 2016**

**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: Vance*
- 4) Approval of the minutes from the May 10, 2016 council meeting

*Council Member Evans moved to accept the May 10, 2016 minutes. The motion was seconded by Council Member Fralick. The minutes of the May 10, 2016 council meeting stand approved as written.*

**II. Unfinished Business**

None

**III. New Business**

- 1) Mayor's report and presentations.

None

- 2) Report from Amanda Moody, Economic Development Director, concerning economic development within the City of Central.

*Amanda Moody presented a report concerning economic development within the City of Central.*

- 3) Report from James Salsbury, City of Central Chief of Police, concerning law enforcement within the City of Central.

*Chief Salsbury was absent. A written report was distributed to the Mayor and Council concerning law enforcement within the City of Central.*

- 4) Report from David Ratcliff, IBTS Program Manager, concerning services through April, 2016 provided to the City of Central.

*David Ratcliff presented a report concerning services provided to the City of Central through April, 2016.*

- 5) Introduction of the following item(s) (with public hearing to be held at the June 14, 2016 council meeting):
- a) An ordinance amending the General Fund Budget and the Dedicated Fund Budgets for the Emergency Services, Drainage, and Local Road Improvement & Maintenance Fund Fees, the Half Cent Sales and Use Tax, the Traffic Contribution, and the Capital Outlay & Improvement Funds for the 2015-2016 Fiscal Year and providing for related matters. (By Council Member Fralick)
  - b) An ordinance enacting the General Fund Budget and the Dedicated Fund Budgets for the Emergency Services, Drainage, and Local Road Improvement & Maintenance Fund Fees, the Half Cent Sales and Use Tax, the Traffic Contribution, and the Capital Outlay & Improvement Funds for the 2016-2017 Fiscal Year and providing for related matters. (By Council Member Evans)
- 6) Public Hearing and action regarding the following instrument(s):
- a) An ordinance to establish the Capital Outlay & Improvement Fund and to provide for related matters. (By Council Member Messina)  
  
*Council Member Messina moved to approve this ordinance. The Motion was seconded by Council Member Ellis. Vote: 4 yeas (Ellis, Evans, Fralick, Messina), 0 nays, 1 absent (Vance). Motion passed.*
  - b) An ordinance to amend the 2015-2016 Fiscal Year Budget to appropriate funds for architect fees related to the design of a City Hall building and to provide for related matters. (By Council Member Messina)  
  
*Council Member Messina moved to approve this ordinance. The Motion was seconded by Council Member Evans. 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 June 14, 2016 council meeting):
- None
- 2) Discussion and action regarding the following case(s):
- a) **PUD-1-16 Planned Unit Development Preliminary Plan: The Lakes at Woodland Grove (Deferred from the March 24, 2016 Zoning Commission Meeting by the Applicant).** An ordinance to rezone and grant a Conditional Use Permit and Preliminary Plan Approval for a Planned Unit Development consisting of 175 single family residential lots and an office park located on approximately 172.2 acres on the north side of Wax Road between the Sullivan Road and Old Wax Road intersections (The Lakes at Woodland Grove). Applicant: Blake Sequin, Central Development Group. (By Council Member Ellis)

**Commission Action (April 28, 2016):** A motion to approve PUD-1-16 with Staff's comments was made by Mr. Moak seconded by Mr. Johnson pending the effective date of July 15, 2016 for Beaver Bayou FEMA Map Revision. Vote: 4 nays (Messrs: Burns, Chollette, Sharafkhani, Walker), 3 yeas (Messrs: Johnson, Matlock, Moak), 0 absent and the motion failed.

**Council Action (May 24, 2016):** Council Member Ellis moved to defer this back to Planning & Zoning with additional information to be provided by applicant. The motion was seconded by Council Member Evans. Public comment: Blake Seguin, Mike Mannino, Renee Story, and Paul Burns. Vote: 4 yeas (Ellis, Evans, Fralick, Messina), 0 nays, 1 absent (Vance). Motion passed.

- b) **CUP-1-16 Conditional Use Permit for a Daiquiri Shop.** An ordinance granting a Conditional Use Permit for the operation of a Daiquiri Shop in the Suite 106 of the Wax Pointe Shopping Center – 14790 Wax Road in the B3 (General Commercial Business Three) Zoning District. Applicant: Brian Clovatre. (By Council Member Evans)

**Commission Action (April 28, 2016):** A motion to approve CUP-1-16 was made by Mr. Sharafkhani, seconded by Mr. Burns. Vote: 4 nays (Messrs: Johnson Matlock, Moak, Walker), 2 yeas (Messrs: Burns, Sharfkhani), 1 abstention (Chollette), 0 absent, and the motion failed.

**Council Action (May 24, 2016):** Council Member Evans moved to approve this ordinance. The motion was seconded by Council Member Messina. Public comment: Paul Burns, and Mike Mannino. Vote: 4 yeas (Ellis, Evans, Fralick, Messina), 0 nays, 1 absent (Vance). Motion passed.

- c) **PUD-4-15 Final Development Plan: The Settlement on Shoe Creek.** An ordinance granting final plan approval for a Planned Unit Development consisting of a 92,000 square foot assisted living facility and 32 single family homes on approximately 19.4 acres of property located on the west side of Sullivan Road near the Brent Avenue intersection (The Settlement on Shoe Creek PUD). Applicant: Prescott Bailey, Southern Lifestyle Development. (By Council Member Messina)

**Commission Action (April 28, 2016):** A motion to approve PUD-4-15 with Staff's comments was made by Mr. Walker, seconded by Mr. Moak. Vote: 7 yeas (Messrs: Burns, Chollette, Johnson, Matlock, Moak, Sharafkhani, Walker), 0 nays, 0 absent and the motion carried.

**Council Action (May 24, 2016):** Council Member Ellis recused himself due to a possible conflict of interest. Council Member Messina moved to approve this ordinance. The motion was seconded by Council Member Fralick. Public comment: Prescott Bailey, Renee Story, and Floyd Gomez. Vote: 3 yeas (Evans, Fralick, Messina), 0 nays, 1 absent (Vance), 1 recused (Ellis). Motion passed.

## V. Other Business

- 1) Public Comment

a) *Ron Erickson gave praise to first responders.*

\* 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.

2) Announcements

a) *Council Member Messina announced that the dedication for the Central Veterans Memorial Park is scheduled for May 30, 2016 at 6:00 p.m..*

3) Adjournment

*Council Member Evans made a motion to adjourn the meeting. Mayor Shelton adjourned the meeting at 7:17 p.m.*

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I. M. Shelton, Jr., Mayor

ATTEST:

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Mark Miley, City Clerk

NOTE: Pursuant to the requirements of La. R.S. 42:19, no matter may be discussed by the Central City Council unless it appears on the agenda published at least twenty-four hours prior to the meeting unless the members of the council vote unanimously to take up the matter.
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