

**CITY OF CENTRAL**  
**MINUTES OF THE CITY COUNCIL**  
**Central High School Auditorium**  
**10200 E. Brookside Drive**  
**Central, LA 70818**

---

Tuesday, September 13, 2016

6:00 PM

---

**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, and Vance*  
*Absent: None*
- 4) Approval of the minutes from the August 9, 2016, council meeting  
  
*Council Member Evans moved to accept the August 9, 2016 minutes. The motion was seconded by Council Member Fralick. There were no objections. The minutes of the August 9, 2016 council meeting stand approved as written.*
- 5) Approval of the minutes from the August 16, 2016, emergency council meeting  
  
*Council Member Evans moved to accept the August 16, 2016 minutes. The motion was seconded by Council Member Ellis. There were no objections. The minutes of the August 16, 2016 council meeting stand approved as written.*
- 6) Approval of the minutes from the August 23, 2016, council meeting  
  
*Council Member Fralick moved to make a correction to the August 23, 2016 council minutes, there was no quorum therefore everything after item 4 needs to be struck from the minutes. There were no objections. Motion passed.*  
  
*Council Member Evans moved to accept the August 23, 2016 minutes with the correction. The motion was seconded by Council Member Ellis. The minutes of the August 23, 2016 council meeting stand approved with correction.*
- 7) Approval of the minutes from the August 26, 2016, emergency council meeting  
  
*Council Member Fralick moved to accept the August 26, 2016 minutes. The motion was seconded by Council Member Evans. The minutes of the August 26, 2016 council meeting stand approved as written,*

**II. Unfinished Business**

- 1) Introduction of the following item(s) (with public hearing to be held at the September 27, 2016 council meeting):

- a) An ordinance to amend the 2016-2017 Fiscal Year General Fund Budget to appropriate funds for insurance expenditures for City of Central and to provide for related matters. (By Council Member Vance)
  - b) An ordinance to adopt a plan for holding Municipal Elections on Congressional election dates and to provide for related matters. (By Council Member Messina)
- 2) Public Hearing and action regarding the following case(s):

- a) An ordinance to amend Ordinance No. 2016-23, the 2016-2017 Fiscal Year General Fund Budget to appropriate funds for Engineering & Surveying Services and related Consulting Services for the City of Central Hydrologic and Hydrologic Analyses and Flood Mapping Project for Blackwater Bayou and Tributaries 1, 2, and 3 – Draughans Creek – Hubbs Bayou Watersheds and to provide for related matters. (By Council Member Ellis)

***Council Action (August 9, 2016):*** Council Member Messina moved to defer this item to the next meeting. The motion was seconded by Council Member Evans. Vote: 4 yeas (Evans, Fralick, Messina, Vance), 0 nays, 1 absent (Ellis). Motion passed.

***Council Action (September 13, 2016):*** Council Member Ellis moved to disapprove this ordinance. The motion was seconded by Council Member Messina. Vote: 5 yeas (Ellis, Evans, Fralick, Messina, Vance), 0 nays, 0 absent,. Motion passed.

### **Zoning Cases**

- b) **PUD-1-16 The Lakes at Woodland Grove: PUD Preliminary Development Plan (sent back to Zoning Commission by Council).** 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 Seguin (By Council Member Ellis)

***Commission Action (July 28, 2016):*** A motion to approve PUD-1-16 with the Staff's comments with the exceptions of conditions a, b, and d as listed was made by Mr. Moak, seconded by Mr. Johnson. Vote: 5 yeas (Messrs: Johnson, Moak, Chollette, Walker, Matlock), 2 nays (Messrs: Sharafkhani, Burns), 0 absent and the motion carried.

***Council Action (September 13, 2016):*** Council Member Ellis moved to continue this item to the 1<sup>st</sup> council meeting in October. The motion was seconded by Council Member Evans. Council Member Vance made a substitute motion to continue this item to the December 13, 2016 council meeting. The motion was seconded by Council Member Messina. Vote: 5 yeas (Ellis, Evans, Fralick, Messina, Vance), 0 nays, 0 absent. Motion passed.

c. **PUD-2-14 Cypress Lakes Estates Revision to a PUD Final Development**

**Plan.** An ordinance granting an amendment to Ordinance 2015-46 that granted Final Plan Approval The Cypress Lakes Estates Planned Unit Development. Applicant: Jonathan Starns (By Council Member Messina)

**Commission Action (July 28, 2016):** A motion to approve PUD-2-14 side yard waiver from 8' to 5' with the condition to stagger units or by some other means to provide ac condenser clearance within the side yard was made by Mr. Burns, seconded by Mr. Chollette. Vote: 7 yeas (Messrs: Johnson, Moak, Chollette, Sharafkhani, Burns, Matlock, Walker), 0 nays, 0 absent and the motion carried.

**Council Action (September 13, 2016):** Council Member Messina moved to approve this ordinance. There was no second. Motion failed.

d. **PUD-3-16 Arbor Grove: PUD Preliminary Development Plan.** An

ordinance to grant a Conditional Use Permit and Preliminary Site Plan Approval for a Planned Unit Development consisting of seventy-one (71) single family residential lots on 28.98 acres of property located on the east side of Joor Road between the Core Lane and Sullivan Road intersections (Arbor Grove PUD) Applicant: Casey Patterson/Jeff Couvillion (By Council Member Ellis)

**Commission Action (July 28, 2016):** A motion to approve PUD-3-16 with Staff conditions and the following:

1. Increase the width of the 60 foot wide lots to 70 feet;
2. Incorporate into the design the 45' degree radius design for the road intersection at Joor Road; and
3. Fence along applicable properties.

was made by Mr. Burns, seconded by Mr. Chollette. Vote: 6 yeas (Messrs: Johnson, Moak, Chollette, Sharafkhani, Burns, Walker), 1 nay (Matlock), 0 absent and the motion carried.

**Council Action (September 13, 2016):** Council Member Ellis moved to continue this item to the December 13, 2016 council meeting. The motion was seconded by Council Member Fralick. Public comment: Terry Luzier, Bob Cate, Joel Danehower, Debra Reid, Jamie Andre, Donald Dixon. Public opinion card: Dale Broussard, Larry Easley, Terry Luzier, Jamie Andre, Don Hurst, Violet Hurst, Judy Cate, Kim Bass, George & Barbara Williams, Amy Smith, Teena Welborn. Vote: 5 yeas (Ellis, Evans, Fralick, Messina, Vance), 0 nays, 0 absent. Motion passed.

e. **RV-1-16 Revocation of a 5 foot Utility Servitude.** An ordinance granting the revocation of a five foot utility servitude across private property (9550 Hooper Road) Applicant: Amber Martel (By Council Member Messina)

**Commission Action (July 28, 2016):** A motion to approve RV-1-16 with Staff conditions was made by Mr. Burns, seconded by Mr. Johnson. Vote: 7 yeas (Messrs: Johnson, Moak, Chollette, Sharafkhani, Burns, Matlock, Walker), 0 nays, 0 absent and the motion carried.

**Council Action (September 13, 2016):** Council Member Messina moved to approve this ordinance. The motion was seconded by Council Member Ellis. Vote: 5 yeas (Ellis, Evans, Fralick, Messina, Vance), 0 nays, 0 absent. Motion passed.

### III. New Business

1) Mayor's report and presentations

a) Mayor Shelton spoke concerning the August, 2016 historic flood. Mayor Shelton recognized and thanked Heather & Jacob Kammers for their work in the shelters and the donation distribution center during the flood event.

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) Introduction of the following item(s) (with public hearing to be held at the September 27, 2016 council meeting):

a) An ordinance to amend and reenact Title 8, Chapter 15, Sec. 8:1552, Subsection (6) of the Code of Ordinances of the City of Central relative to floodways, floodplains, and drainage and to provide for all related matters. (By Council Member Ellis)

**Commission Action (September 1, 2016):** A motion to approve the revised ordinance was made by Mr. Johnson, seconded by Mr. Moak. Vote: 7 yeas (Messrs: Johnson, Moak, Chollette, Walker, Sharafkhani, Burns, Matlock), 0 nays, 0 absent and the motion carried.

b) An ordinance waiving permit fees for demolition and repair work for structures damaged by August 2016 Flood. (By Council Member Evans)

c) An ordinance permitting persons to reside in recreational vehicles. (By Council Member Evans)

d) An ordinance to accept the transfer of a building, to amend the 2016-2017 Fiscal Year Budget to appropriate funds for the receipt of a building by the City of Central, and to provide for related matters. (By Council Member Fralick)

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

None

### IV. Zoning Cases

1) Introduction of the following item(s) (with public hearing to be held at the September 27, 2016 council meeting):

None

- 2) Discussion and action regarding the following case(s):

None

**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.

- 2) Announcements

- a) *Mayor Shelton announced an emergency meeting of the City Council is scheduled for Thursday, September 15, 2016 at 5:00 p.m. at City Hall.*
- b) *Council Member Evans announced that he attended a meeting that was held with Fema. Teams from Fema will begin substantial damage assessments throughout the City of Central.*
- c) *Council Member Messina thanked IBTS and everyone for the many hours worked during the flood event.*
- d) *David Ratcliff, IBTS Program Director, thanked Mayor Shelton for all of his work and dedication to the City of Central during the flood event.*
- e) *Scott Beddingfield, U. S. Geological Survey, spoke of the [la.water.usgs.gov](http://la.water.usgs.gov) website. The U.S.G.S. has been updating high water mark maps and it is made public for viewing.*

- 3) Adjournment

*Council Member Evans moved to adjourn. Mayor Shelton adjourned the meeting at 7:43 p.m.*

I. M. Shelton, Jr., Mayor

ATTEST:

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. |
|--|