



PO Box 1249
Jennings, LA 70546

NOTICE OF PUBLIC MEETING

Posted: 8/5/2022 9:00 AM

Date: 8/9/2022 Time: 5:30pm Jennings City Council Chambers @ 154 N. Main Street, Jennings, LA

AGENDA FOR REGULAR MEETING

AUGUST 09, 2022

- I. Call to Order
- II. The Prayer and Pledge of Allegiance
- III. Approve Minutes for the following Meeting
 - A. Regular Meeting of July 12, 2022

IV. Resolutions - None

V. Ordinances

Adopt

- A. Ordinance No. 1787 – an ordinance authorizing the City of Jennings to rezone the property of Mitchell and Virginia Sonnier and Steven Lee from A-2 to C-2; and repealing all ordinances or parts of ordinances in conflict therewith.
- B. Ordinance No. 1788 – an ordinance to declare intent to obtain full ownership of property adjudicated to the City of Jennings, Louisiana, **as amended**; and repealing all ordinances or parts of ordinances in conflict therewith.
- C. Ordinance No. 1789 – an ordinance to amend the Jennings City Code (Lot Cleanliness), Chapter 15, Article II; and repealing all ordinances or parts of ordinances in conflict therewith.
- D. Ordinance No. 1790 – an ordinance to amend the Jennings City Code (Junk and Abandoned Vehicles), Chapter 20, Article XII; and repealing all ordinances or parts of ordinances in conflict therewith.
- E. Ordinance No. 1791 – an ordinance establishing a procedure for the private sale of a police dog to the police officer who trained or worked with the police dog; and repealing all ordinances or parts of ordinances in conflict therewith.

VI. Other Business - None

VII. Items to Add to Agenda

VIII. Items on Hold – None

Adjournment

Chad Crochet, City Clerk
City of Jennings
154 N. Main Street
337-821-5500

In accordance with the Americans with Disabilities Act, if you need special assistance, please contact Chad Crochet at 337-821-5500, describing the assistance that is necessary.

ORDINANCE NO. 1787

AN ORDINANCE AUTHORIZING THE CITY OF JENNINGS TO REZONE THE PROPERTY OF MITCHELL AND VIRGINIA SONNIER AND STEVEN LEE FROM A-2 TO C-2; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.

BE IT ORDAINED by the City Council to the City of Jennings, Louisiana, duly convened in regular session with a quorum present and voting that:

WHEREAS, request has been made by New Cingular Wireless, PCS, LLC d/b/a AT&T Mobility for the change of a certain area in the City of Jennings, Louisiana from its presently zoned A-2 to C-2;

WHEREAS, Mitchell and Virginia Sonnier and Steven Lee have leased the property to be rezoned to New Cingular Wireless, PCS, LLC d/b/a AT&T Mobility and Lessors have granted the right to rezone property as needed.

WHEREAS, all due legal delays have passed and legal announcements have been made and a public hearing has been held according to law;

WHEREAS, it is the opinion of the City Council of the City of Jennings, Louisiana, that in the interest and welfare of the people that said property be re-zoned A-2 to C-2, said area described as follows, to wit:

50' X 50' area, N480' OF S720' OF W908' OF E938' OF NE 27-9-3 LESS BEG N240' & W30' AT SE COR NE 27-9-3 THENCE N480' W284' S240' W42' S60' W238' S180' E564' TO BEG., Jennings, Jefferson Davis Parish.

THEREFORE, BE IT ORDAINED that the official zoning map of the City of Jennings is hereby changed and amended to reflect a reclassification of the area described above from its present A-2 to C-2 being in voting District C, Jennings, Jefferson Davis Parish, Louisiana.

IT IS FURTHER ORDAINED that the City Clerk is hereby instructed to make said change on the official zoning map in accordance with the ordinance.

YEAS:
NAYS:
ABSTAINED:
ABSENT:

INTRODUCED: July 12, 2022

ADOPTED:

ATTEST:

/s/Chad Crochet
Chad Crochet, City Clerk
Jennings City Council

Stephen VanHook, President
Jennings City Council

Henry Guinn, Mayor
City of Jennings

ORDINANCE NO. 1788

AN ORDINANCE TO DECLARE INTENT TO OBTAIN FULL OWNERSHIP OF PROPERTY ADJUDICATED TO THE CITY OF JENNINGS, LOUISIANA; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, it is hereby found and declared that the Louisiana Revised Statute 47:2236 allows for the City of Jennings to declare intent to claim full ownership of properties adjudicated to the city.

WHEREAS, the City Council of Jennings, Louisiana, finds it has a compelling interest and purpose in the economic development, infrastructure expansion, and recreational development within the City of Jennings.

WHEREAS, the three-year tax redemption period has expired and the City of Jennings holds 100% tax sale interest in the properties.

WHEREAS, the City of Jennings formally declares its intent to claim full ownership of the following properties, to-wit:

- 1) That parcel of land more properly described as Lot 10 less the South 35 feet and the west 125 feet of Lot 10 and Lot 11 of the Roy Subdivision of Jennings, Jefferson Davis Parish.

THEREFORE, BE IT ORDAINED the City Council of the City of Jennings, Louisiana, in regular session duly convened, with a quorum present and voting that it intends to declare full ownership of the above property adjudicated to the City of Jennings, Louisiana and repealing all ordinances or part of ordinances in conflict therewith.

YEAS:
NAYS:
ABSTAINED:
ABSENT:

INTRODUCED: July 12, 2022

ADOPTED (AS AMENDED):

ATTEST:

/s/Chad Crochet
Chad Crochet, City Clerk
Jennings City Council

Stephen VanHook, President
Jennings City Council

Henry Guinn, Mayor
City of Jennings

ORDINANCE NO. 1789

AN ORDINANCE TO AMEND THE JENNINGS CITY CODE (LOT CLEANLINESS), CHAPTER 15, ARTICLE II; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, the City Council of Jennings, Louisiana desires to Amend the Jennings Code of Ordinances, Chapter 15, Article II, as written, to-wit:

Sec. 15-16. Definitions - The following words, terms, and phrases when used in this article, shall have the meanings ascribed to them in this section except where the context clearly indicates a different meaning:

City Inspector, Building Inspector, or Code Official - is the city employee responsible for the administration of this article and empowered to enforce this article in accordance with the provisions contained herein. The powers and duties of city inspector may be assigned to the city inspector's designee as deemed appropriate by the city inspector or Mayor.

Demand or notice - means that form of written declaration to the intended receiver of the information, prepared in a manner calculated to give to the receiver reasonable notice of the intentions of the city.

Grave Public Emergency - means the condition of the building is such as to cause possible immediate loss or damage to person or property.

Junk - discarded or abandoned major appliances, such as refrigerators, freezers, ranges or machinery, or other metal, tin, or other discarded items in open air storage on any vacant or occupied lot, street or sidewalk.

Lot - means any area, place, property, tract, or parcel of land. Neighborhood means a subdivision or an area within the jurisdiction of the city that contains residences or business establishments in close proximity to one another. Determination of "close proximity" shall be made by the city inspector.

Majority of the Lot - a majority is presumed when 1/4 of the lot area is affected by any provision within this article.

Neutral ground - means that area between the property line and the traveled surface of the roadway.

Noxious foliage, Noxious weeds, Grass - means any foliage that is disagreeable, harmful, unpleasant, or destructive to living beings or is over twelve (12") in height on the majority of the lot.

Occupant - means any person who lives in, resides in, conducts or operates a business in, or uses any building, house, structure or grounds.

Property Owner - means the recorded owner of any building, house, structure or grounds, as recorded in the records of the tax assessor's office. If a corporation is found to be the owner, any or all of the officers thereof shall be deemed guilty of a violation of this article.

Resident - means an occupant of a residential property.

Repeat offender - means any property owner or property owners who have violated the terms of this article more than once in one calendar year.

Subdivision - means a parcel of land that has been divided and individual lots sold to new owners, with the whole bearing a common development title or name.

Sec. 15-18. Prohibitions.

Properties within the city limits and occupied subdivisions and neighborhoods in the incorporated areas.

No tenant, property owner, or occupant of any leased, owned, occupied or unoccupied lot, place, property or area shall permit any noxious foliage, noxious weeds, grass, or deleterious, unhealthy or noxious growths over twelve (12) inches in height to grow, stand or accumulate on a majority of any lot, place or area leased or occupied by the person, or on any abutting sidewalk or neutral ground. Nor shall such person allow a lot, place, or areas of any abutting sidewalk or neutral ground to become a haven for rodents or other dangerous animals.

Properties outside the occupied subdivisions and neighborhoods.

No tenant, Property owner, or occupant of any leased, owned, or occupied lot, place, property, or areas within the jurisdiction of the city and located outside an occupied subdivision or neighborhood, defined herein, shall permit any weeds, grass, or deleterious, unpleasant, unhealthy or noxious foliage over twelve (12) inches in height to grow or accumulate on a majority of the any lot, place or area leased, owned or occupied by the person, or any abutting sidewalk or neutral ground nor shall such person allow such lot or areas or any abutting sidewalk or neutral ground to become a haven for rodents or other dangerous animals.

15-20 Authority of City Inspector to Enter Property

(a) *Entry.* The City Inspector, Mayor, or his designee shall be allowed to enter onto any property should any property owner maintain:

- (i) a dangerous building or structure, or
- (ii) allow the accumulation of any
 - a) noxious weeds,
 - b) grass,
 - c) garbage,
 - d) rubbish,
 - e) trash,
 - d) junk or
 - f) other deleterious, unhealthful or noxious growths

on any sidewalk or banquet abutting on any lot, place or area owned by such property owner, or on any lot, place or area owned by such property owner within the city.

(b) *Procedures.*

(i) *Junk.*

1) Law enforcement officer, Code Enforcement, Building Inspector, Mayor, or His Designee shall give written notice by certified mail to the record land owner on the Jefferson Davis Tax rolls. Notice shall contain that the junk must be removed within ten (10) days from the receipt of the letter or ten (10) days after return of the letter.

Or such property owner shall be given ten (10) days' notice by advertisement in the official journal of the city for two (2) consecutive days or after notice has been given by certified or registered mail addressed in accordance with the tax rolls requiring such property owner remove such items, should such owner fail or refuse to remove such items.

2) All such items shall be removed by the City and the maximum reimbursement allowed by law shall be placed as a tax lien on the property owner(s).

(ii) *Grass, Weeds, Noxious Growths over 12 inches covering the majority of the lot.*

1) Law Enforcement Officer, Code Enforcement, Building Inspector, Mayor, or His Designee shall give written notice by certified mail to the record land owner on the Jefferson Davis Tax rolls. Notice shall contain that the junk must be removed within ten (10) days from the receipt of the letter or ten (10) days after return of the letter.

Or such property owner shall be given ten (10) days notice by advertisement in the official journal of the city for two (2) consecutive days or after notice has been given by certified or registered mail addressed in accordance with the tax rolls requiring such property owner remove such items, should such owner fail or refuse to remove such items.

2) The property shall be photographed before and after the abatement.

3) Send notification of costs associated with abatement with photographs. Notice shall state that record property owner has thirty (30) days to remit payment for abatement or a lien shall be placed on the record owner's tax bill.

(iii) Dangerous Buildings and Structures

1) A written report by Code Enforcement, Building Inspector, Mayor, or His Designee shall be provided to City Administration.

2) Written notice by certified mail to appear before the City Council must be delivered at least 10 days prior to the City Council Meeting if further action is needed.

Notice may also be perfected by Sheriff's Service, City Marshall, or Municipal Police at wherever the owner may be found.

Absentee or Out of State owners shall be served via the property occupants, if any, and by a curator attorney appointed by the Mayor.

3) After hearing, the City Council may order:

a) The building referred to the Mayor's office for monitoring clean-up and repairs up to and including demolition.

b) The building condemned and provide a specific timeline granting owner time to make designated repairs.

c) The build as safe and not in need of repair.

Owner or Occupant shall appeal within five (5) days of issuance of order to district court.

4) The owner shall be provided the written report with the required repairs, if property is condemned by the Council or referred to the Mayor's office for monitoring.

A lis pendens or pendency of action notice must be filed in the Mortgage Records of the Jefferson Davis Parish Clerk of Court.

5) The City shall serve both the owner and the Occupant, if any, of notice when work will begin by the City.

6) The City shall send an invoice for all costs to the owner containing notice that the owner may appear before the Mayor to dispute erroneous charges.

7) All costs associated shall be added to the owner's tax bill if voluntary payment does not occur.

(iv) Dangerous Buildings and Structures: Grave Public Emergencies

1) The City Council may condemn the building after 24-hour notice served upon:

a) the owner,

b) his agent, or

c) the occupant and attorney at law appointed to represent the absentee owner.

2) Any such condemnation notice may be attached to a door or main entrance of the premises or in a conspicuous place on the exterior of the premises and shall have the same effect as delivery to or personal

service on the owner, occupant, or attorney at law appointed to represent the absentee owner.

3) The owner must appeal the condemnation decision within 48 hours of the posting of the notice.

4) If owner does not remediate timely, notice posted on the door of the building is sufficient to notify of work commencement by municipality.

(c) If the property owners is a repeat offender then at any time during the twelve (12) months immediately following notice to the property owner pursuant to subsection (a)(ii) and the property owner has failed to perform the work after opportunity to do so, the municipal authority may undertake the abatement on said property on a monthly basis without further notice required in subsection (b).

However, prior to undertaking such work, the municipal authority shall execute and maintain in the abatement record an affidavit signed by the mayor or his designee which shall include:

- a) the name of the property owner,
- b) a description of the property reasonably sufficient to identify same,
- c) a statement that the property owner has within the twelve (12) months been served with notice of infraction.
- d) date and type of previous notice, and
- e) a photograph of the property sufficient to reasonably identify the infraction as defined within this Article.

Sec. 20-199. Civil proceedings. The mayor, chief of police and/or the city council is authorized to commence any civil proceedings to abate any nuisance described in this subpart in any court of competent jurisdiction.

THEREFORE, BE IT ORDAINED the City Council of the City of Jennings, Louisiana, in regular session duly convened, with a quorum present and voting to Amend the JENNINGS CITY CODE, CHAPTER 15, ARTICLE II as written above and repealing all ordinances or part of ordinances in conflict therewith.

YEAS:

NAYS:

ABSTAINED:

ABSENT:

INTRODUCED: July 12, 2022

ADOPTED:

ATTEST:

/s/Chad Crochet

Chad Crochet, City Clerk
Jennings City Council

Stephen VanHook, President
Jennings City Council

Henry Guinn, Mayor
City of Jennings

ORDINANCE NO. 1790

AN ORDINANCE TO AMEND THE JENNINGS CITY CODE (JUNK AND ABANDONED VEHICLES), CHAPTER 20, ARTICLE XII; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, the City Council of Jennings, Louisiana desires to Amend the Jennings Code of Ordinances, Chapter 20, Article XII, as written, to-wit:

ARTICLE XII. ABANDONED, STRIPPED, JUNKED MOTOR VEHICLES

Sec. 20-195. Definitions.

"Vehicles" - include every motorized device by which any person or property may be transported or which may be drawn upon a highway and includes devices used exclusively upon stationary rails or tracks.

"Abandoned motor vehicle" - vehicles on public property, highways or streets, or vehicles of others on private property without consent of property owner.

- Motor vehicle that is inoperable and left unattended on public property, or
- On shoulder or right of way of interstate or 4-lane highway, for more than 24 hours, or
- Has remained illegally on public property, for more than 24 hours.
- Or a motor vehicle that has remained on private property, without the consent of the owner or person in control of the property, for more than 3 days

"Junk vehicle"- motor vehicle which is totally inoperable, left unattended on any occupied lot, street, or sidewalk, and is so damaged or dismantled as to be a total loss (cost to repair exceeds \$500.00).

This definition shall also apply to any portions or parts of such junked motor vehicles where the portions or parts would not have mobility and even if the portions or parts are capable of assembly or reassembly to create any vehicle, machinery, equipment, trailer or water craft.

Exceptions. A vehicle in running condition with a current license plate and inspection sticker may remain in open storage, otherwise the vehicle must be in a completely enclosed building (fixed structure, permanent roof, solid exterior walls).

Sec. 20-196. Declaration of public nuisance.

Law Enforcement, Code Enforcement, Building Inspector, Mayor, or His Designee shall provide written notice as provided in procedures for abatement below.

Sec. 20-197. Procedures to abate nuisances.

A. ABANDONED VEHICLES

1) Law Enforcement Officer, Code Enforcement, Building Inspector, Mayor, or His Designee shall post notice on windshield of vehicle that it must be removed within 24 hours or be towed to municipal storage or third-party vendor.

2) Once towed, municipality shall within 10 days send registered or certified letter, return receipt requested, to owner of the vehicle and any person or firm known to be holder of mortgage on the vehicle.

A third-party tow truck operator who takes possession of the vehicle for the municipality who stores the abandoned vehicle and may dispose of the vehicle under the Louisiana Towing and Storage Act (La. R.S. 32:1711 et seq), which applies if the vehicle is worth less than \$500 and allows the towing and storage business to crush or dismantle the vehicle after inspection and notice.

3) A second letter shall be required at end of three months to the registered owner.

4) Both notices shall state that vehicle shall be sold at public auction to highest bidder unless owner claims the vehicle and pays the municipality all costs and charges at the maximum allowed by law imposed by the municipality for the removal and detention of the vehicle.

5) The sale of the abandoned vehicle shall be placed in the official journal no less than three (3) times within a ten (10) day period prior to the sale.

6) Net proceeds after fees and fines are deducted shall be held for one year for the registered owner or forfeited to the City's general fund after the expiration of one year.

B. JUNKED VEHICLES

1) Law Enforcement Officer, Code Enforcement, Building Inspector, Mayor, or His Designee shall give notice to the last owner of the vehicle or post on windshield of vehicle that it must be removed within ten (10) days or be towed to municipal storage or third-party vendor.

2) Once towed, the vehicle may be sold at public auction to highest bidder unless owner claims the vehicle and pays the municipality all costs and charges at the maximum allowed by law imposed by the municipality for the removal and detention of the vehicle.

A third-party tow truck operator who takes possession of the vehicle for the municipality who stores the abandoned vehicle and may dispose of the vehicle under the Louisiana Towing and Storage Act (La. R.S. 32:1711 et seq), which applies if the vehicle is worth less than \$500 and allows the towing and storage business to crush or dismantle the vehicle after inspection and notice.

3) The sale of the junked vehicle shall be placed in the official journal no less than three (3) times within a ten (10) day period prior to the sale.

4) Net proceeds after fees and fines are deducted shall be held for one year for the registered owner or forfeited to the City's general fund after the expiration of one year.

Sec. 20-198. Abandonment of property of another.

If a junked motor vehicle has been situated on the private property of another, without such person's permission, for a period of sixty (60) days or longer, this fact shall be a prima facie evidence that the owner of the vehicle has abandoned same and procedures for abandoned vehicles shall be followed.

Sec. 20-199. Civil proceedings. The mayor, chief of police and/or the city council is authorized to commence any civil proceedings to abate any nuisance described in this subpart in any court of competent jurisdiction.

Sec. 20-200. Penalties.

Any person violating any of the provisions of this section shall be guilty of a misdemeanor and upon conviction shall be subject to a fine of not more than two hundred dollars (\$200.00) or imprisonment for not more than ten (10) days or both. The City shall be able to recover any and all costs that are incurred by the removal and storage of abandoned vehicles from anyone convicted under the provisions herein. Each transaction in violation of the provisions herein contained shall be deemed a separate offense.

THEREFORE, BE IT ORDAINED the City Council of the City of Jennings, Louisiana, in regular session duly convened, with a quorum present and voting to Amend the Jennings CITY CODE, CHAPTER 20, ARTICLE XII as written above and repealing all ordinances or part of ordinances in conflict therewith.

YEAS:

NAYS:

ABSTAINED:

ABSENT:

INTRODUCED: July 12, 2022

ADOPTED:

ATTEST:

Isi Chad Crochet
Chad Crochet, City Clerk
Jennings City Council

Stephen VanHook, President
Jennings City Council

Henry Guinn, Mayor
City of Jennings

ORDINANCE NO. 1791

AN ORDINANCE ESTABLISHING A PROCEDURE FOR THE PRIVATE SALE OF A POLICE DOG TO THE POLICE OFFICER WHO TRAINED OR WORKED WITH THE POLICE DOG; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, Louisiana Revised Statute 33:4712 regulates the Sale, Exchange, or Lease of property by a municipality based on Article VII, Section 14 of the Constitution of the State of Louisiana; and

WHEREAS, Louisiana Revised Statute 33:4712(H) provides for the Governing Authority of a municipality to create any procedure it deems appropriate for the private sale of a police dog that is no longer needed for police work to a police officer who trained or worked with the dog in exchange for consideration proportionate to the value of the dog; and

WHEREAS, Prior to the adoption of paragraph H on August 1, 2021, the only option to sell a retired police dog was at public auction as property of the city.

WHEREAS, The Jennings City Council acknowledges the sentience of a Police Dog and the bond developed between the police officer who trained or worked with the Police Dog.

WHEREAS, The City of Jennings shall adopt the following procedure to allow the private sale of a Police Dog to the police officer who trained or worked with the Police Dog:

- 1) The Police Dog shall be first offered to the police officer who trained or worked with the Police Dog in a private sale.
- 2) The purchase price shall be 25% of the original purchase price of the Police Dog.
- 3) The private sale of the police dog shall not include ANY accessories used for police work, training, housing, or feed. All veterinarian care, regardless of type, will also be transferred at the point of sale.
- 4) If the police officer who trained or worked with the Police Dog declines the City's offer to purchase the police dog in private sale, then the city shall sale the Police Dog at public auction according to the provisions of LARS 33:4712.

THEREFORE, BE IT ORDAINED, the City Council of the City of Jennings, Louisiana, in regular session duly convened, with a quorum present and voting that the foregoing procedure to establish for the private sale of a police dog to the police officer who trained or worked with the police dog; and repealing all ordinances or parts of ordinances in conflict therewith.

YEAS:

NAYS:

ABSTAINED:

ABSENT:

INTRODUCED: July 12, 2022

ADOPTED:

ATTEST:

/s/Chad Crochet

Chad Crochet, City Clerk
Jennings City Council

Stephen VanHook, President
Jennings City Council

Henry Guinn, Mayor
City of Jennings