

REGULAR MEETING

JULY 10, 2018

The Regular Meeting of the Jennings City Council was convened on the 10th day of July, 2018 at 5:30 p.m. in the Jennings City Council Chambers, 154 N. Main Street, Jennings, Louisiana with President Stephen VanHook and a quorum present.

Jennings City Council Members present: Carolyn Simon, District A; Johnny Armentor, District B; Anthony LeBlanc, District D; Stephen VanHook, District E

Jennings City Council Members Absent: Clifton LeJeune, District C

The Prayer was led by Mr. LeBlanc and Pledge of Allegiance was led by Mr. Armentor.

It was moved by Mr. Armentor, seconded by Ms. Simon and carried by unanimous yeas of voice vote of those in attendance to **APPROVE** the Minutes of the June 26, 2018 Special Meeting.

Resolution No. 1740A – a resolution to authorize the Mayor of the City of Jennings to execute a private Act of Sale to purchase immovable property from the Jefferson Davis Parish Police Jury for the sum of \$5,000.00, the appraised value. It was motioned by Mr. Armentor and seconded by Mr. LeBlanc to introduce Resolution No. 1740A. City Attorney Kevin Millican stated that this is adjudicated property owned by the parish and city and the city has an interest in purchasing the property. After no other public comments or questions, it was carried by unanimous yeas of voice vote of those in attendance to **INTRODUCE & ADOPT** Resolution No. 1740A.

There were no Ordinances.

The Council postponed the introduction of the new Police Chief Danny Semmes until next month.

Attorney David Marcantel was to discuss the status of the home located at 822 McKinley Street belonging to Jack Porter. The house/structure has been declared unsafe and falling down and needed to be condemned. Mr. Millican stated that Marcantel could not be at the meeting but had contacted the owner, Sally Porter, who had pulled a permit to demo the house. City Inspector Phillip Arceneaux stated that Ms. Porter had pulled a permit on July 2 and said that she would need four to six weeks to demo the house. It was motioned by Ms. Simon and seconded by Mr. LeBlanc to **ALLOW the owners 60 days** from July 10 to demo the house/structure located at 822 McKinley belonging to Jack Porter. After no other public comments or questions, it was carried by unanimous yeas of voice vote of those in attendance.

Next was to review and discuss the proposed lot split of the parcel subdivision into Lot 25 and Lot 26, as per boundary survey, located at 934 W. Jefferson Street owned by Betty Campbell. It was motioned by Mr. Armentor and seconded by Mr. LeBlanc to review and discuss the lot split. Mayor Henry Guinn stated that this property was originally split when purchased, then conjoined, and now Ms. Campbell would like the property split again for the purpose of putting a mobile home. The property is correctly zoned for a mobile home. Mr. Armentor stated that he was not in favor of splitting lots to put two homes. Mr. LeBlanc asked if any neighbors objected to the parcel split. Mayor Guinn stated that he had not received any complaints. Mr. Millican stated that technically the lots were split when purchased and now were returning to the original platt. After no other questions or comments, the motion was carried by yeas from LeBlanc, Simon and VanHook, with a nay by Armentor to **ALLOW the proposed**

lot split of the parcel subdivision into Lot 25 and Lot 26, as per boundary survey, located at 934 W. Jefferson Street owned by Betty Campbell.

Next was to discuss the status of the demo and cleanup of the home at 1025 Norwood Drive belonging to Betty LeBlanc. The home has been declared unsafe and falling down and needs to be condemned. It was motioned by Mr. Armentor and seconded by Ms. Simon to discuss the demo and cleanup of the property at 1025 Norwood Drive. Ms. LeBlanc was in attendance and stated that she could not find a contractor to construct a new roof on her home due to the weather. Mayor Guinn stated that this was a recurring item that was addressed last July 2017 and the Council asked that Ms. LeBlanc come up with a remedy to repair the home. Mayor Guinn said that the condition of this property was affecting the real estate value of the surrounding property. He asked for approval of the Council to demolish the property. Ms. LeBlanc stated that her home was not falling down and the structure was sound. Mr. Armentor said that the Council had given her ample time (over a year) to come up with a solution to improve the condition of her property and no progress had been made. Mr. LeBlanc asked if anything had been done to repair the home. Ms. LeBlanc stated again that the rainy weather was not permitting the roof repair. VanHook asked the City Inspector to elaborate on the condition of the home. Mr. Arceneaux stated that there were two holes in the roof from trees falling due to a hurricane in 2005. Rain has been coming into the house for several years. A third party inspector came to inspect the home and declared it as unlivable. Her family members have also expressed concern for her health due to moisture and mildew in the home. Water and sewerage at the home had been shut off due to a massive leak. After more discussion, the motion was carried by yeas from Armentor, LeBlanc and VanHook, with Simon abstaining, **to DEMO and CLEANUP** the home at 1025 Norwood Drive belonging to Betty LeBlanc.

Next was to discuss the demo and cleanup of the structure at 502 E. Railroad Avenue belonging to ERI-JD, LLC. The structure has been declared unsafe and falling down and needs to be condemned. No one had appeared at the May 8, 2018 Council meeting. It was motioned by Mr. Armentor and seconded by Ms. Simon to discuss the demo and cleanup of the property at 502 Railroad Avenue. Mr. Jonathan Howard representing ERI-JD, LLC asked for 90 days to secure, cleanup and roof the structure. Mr. Arceneaux stated that roofs on both buildings needed to be replaced and another structure torn down. Mr. Arceneaux and Ms. Simon asked what type of business was to be located there. Mr. Howard explained that after DEQ inspection they would determine what type of viable business to open. After more discussion, it was motioned by Mr. Armentor and seconded by Ms. Simon to **ALLOW the owners 90 days** from July 10 to secure, cleanup and repair the structures at 502 E. Railroad Avenue belonging to ERI-JD, LLC. The motion was carried by unanimous yeas of voice vote of those in attendance.

Next was to discuss the demo and cleanup of the home at 1423 Garage Alley belonging to Toni Jenkins, ETAL. The home/structure had been declared unsafe and falling down and needed to be condemned. The Council had allowed the owners 60 days at the April 10, 2018 meeting to make progress on the demo and cleanup and to follow up with the Mayor. No follow up reports of the progress were made to the Mayor. Motion was made by Ms. Simon and seconded by Mr. LeBlanc to discuss the demo and cleanup of the property at 1423 Garage Alley. Ms. Toni Jenkins and Ms. Roxanne Riggs stated that they had found someone to clean up the property. Mr. LeBlanc stated that

some progress had been made but due to the iron structure of the home he recommended giving them another 90 days from July 10. Mayor Guinn asked that after 90 days if no progress has been made that the Council condemn it due to the safety hazard of this property. Mr. Arceneaux suggested that the family get a roll off dumpster to pick up the debris. With no more comments or questions the motion was carried by unanimous yeas of voice vote of those in attendance **to ALLOW the owners 90 days** from July 10 to demo and cleanup the home/structure at 1423 Garage Alley belonging to Toni Jenkins, ETAL and to report back to the Mayor.

Next was to discuss the demo and cleanup of the home at 1002 Grace Street belonging to Mildred Marceaux, ETAL. The home/structure has been declared unsafe and falling down and needs to be condemned. Motion was made by Mr. Armentor and seconded by Mr. LeBlanc to discuss the demo and cleanup of the property at 1002 Grace Street. Ms. Nancy LeJeune stated that there were two buyers interested in purchasing the property. Both buyers would tear down the structure. Ms. LeJeune asked the Council for 90 days in order for her to sell the property. Mr. LeBlanc asked for assurance that the buyer would demo and cleanup the property. Ms. LeJeune stated that both of the buyers understood that the home was to be condemned. With no more comments or questions the motion was carried by unanimous yeas of voice vote of those in attendance **to ALLOW the owners 90 days** from July 10 to allow for the demo and cleanup the home/structure at 1002 Grace Street belonging to Mildred Marceaux, ETAL.

Next was to discuss the demo and cleanup of the home at 1018 Church Street adjudicated to the City. The home/structure has been declared unsafe and falling down and needs to be condemned. Motion was made by Mr. LeBlanc and seconded by Ms. Simon to discuss the demo and cleanup of the property at 1018 Church Street. Mr. Arceneaux stated that this property was 100% adjudicated to the City on June 26, 2013. Mayor Guinn stated that an adjacent property owner had declared interest in buying the property. City Attorney Kevin Millican stated that he could turn this property over to our contract company to sell the property. Mayor Guinn also asked that if the property did not sell that the Council allow for the demo and cleanup of the property. After no other comments or questions, motion was made by Mr. Armentor and seconded by Mr. LeBlanc **to REFER this property to the Mayor's office** for possible sale or for the demo and cleanup of this property at 1018 Church Street belonging to the City of Jennings. Motion carried by unanimous yeas of voice vote of those in attendance.

Next was discuss the demo and cleanup of the home at 1018 State Street adjudicated to Jefferson Davis Parish by 79% and the City of Jennings by 21% on July 17, 2017. This home/structure has been declared unsafe and falling down and needs to be condemned. Mr. Arceneaux stated that this property has been a constant problem for the City by having to keep the grass mowed and by unauthorized persons occupying the home. The Parish voted to condemn the home, but refused to pay for the demo and cleanup. The motion made by the Parish stated that should the City demo and clean up the property and the property is sold, then the City could recoup the cost of demo and cleanup. The Mayor stated that if we hold a citizen responsible for the demo and cleanup of their property, then a public entity should also be held accountable for the demo and cleanup of their property. After no other comment or questions, motion was made by Mr. Armentor and seconded by Mr. LeBlanc **to DEMO and CLEANUP** the home at 1018 State Street adjudicated to the Parish 79% and City 21%. Motion carried by unanimous yeas of voice vote of those in attendance.

Last was to elect a City Council President for Fiscal Year 2018-2019. It was motioned by Mr. Armentor, seconded by Mr. LeBlanc and carried by yeas of voice vote by Armentor, LeBlanc and Simon, with VanHook abstaining to **RE-ELECT** Mr. Stephen VanHook as Jennings City Council President for fiscal year beginning July 1, 2018 and ending June 30, 2019.

With no further business, it was moved by Mr. Armentor, seconded by Ms. Simon and carried by unanimous yeas voice vote of those in attendance to ADJOURN this Regular Meeting on July 10, 2018 of the Jennings City Council at 6.20 p.m.

ATTEST:

/s/Barbara Lantz
Barbara Lantz, Secretary
Jennings City Council

Stephen VanHook, President
Jennings City Council