

MINUTES OF THE MEETING OF THE  
CADDO PARISH COMMISSION  
HELD ON THE 17<sup>TH</sup> DAY OF MARCH, 2009

The Caddo Parish Commission met in legal and regular session on the above date at 3:30 p.m. in the Government Chamber with Ms. Stephanie Lynch, President, presiding, and the following members in attendance, constituting a quorum: Commissioners Baker, Cox, Epperson, Escude, Jenkins, Lynch, Pierson, Smith and Thibodeaux (9). ABSENT: Commissioners Dominick, Linn and McCulloch (3).

The invocation was given by Mr. Woodrow Wilson, and Mr. Escude led the Commission in the Pledge of Allegiance.

**COMMUNIQUES AND REPORTS**

- Administration response to information requests from Commissioners

Administrator Woodrow Wilson reminded Commissioners that on April 3 the Commission will hold its annual Legislative Luncheon at the Petroleum Club. There Commissioners will have the opportunity of discussing Parish issues and priorities with the legislative delegation prior to the start of the spring legislative session.

Mr. Epperson asked if consideration could be given to in the future holding such gatherings in the evening hours so that more Commissioners would be free to attend.

The Clerk directed Commissioners' attention to a letter from the Fire District No. 2 Board of Commissioners requesting that Mr. Lonzo Stewart be appointed to that board.

**VISITORS**

Mr. Bill Hardin, 11024 Mayes Road, Bethany, came forward. He stated that about two years earlier a natural gas well was drilled on his property, and since that time he has experienced ongoing annoyances, inconveniences, disruptions and hardships. He said that he lives at the end of a dead-end road; every night impromptu parties occur with consumption of beer, and the trash and debris is left behind.

Mr. Hardin said he also experienced numerous problems the energy company that drilled the gas well near his home. He recommended that the Commission, as it works to construct an ordinance regulating aspects of oil and gas exploration in the Parish, should give serious consideration to requiring energy companies to place proof of insurance on file. It should also not issue a drilling permit to a company that has outstanding lawsuits against it in Caddo Parish by Caddo Parish citizens. Those lawsuits indicate that citizens have had problems with the company tearing up property, tearing down fences, throwing out trash or other such happenings.

He said that drilling on dead-end roads should be banned, as residents get trapped when there is a well blowout, or when heavy equipment blocks a road for an extended period of time. Also, he said, energy companies should be required to provide a payment of \$500 per day to citizens who have to be evacuated from their homes due to an emergency situation at a drill site, starting four hours after evacuation.

Next came Mr. Wayne Woodson, 4841 North Market, Shreveport, who stated that he had come to speak in regard to Pine Hill Waterworks District versus Market Street Square. He said that Market Street Square is a structure located at 4859 North Market consisting of five rental residential units and a landlord. The tenants pay their rent and the landlord manages the rent, which includes trash pickup, water, outside lights, repairs, etc.

He said that Pine Hill Waterworks recently distributed a letter to all the five tenants that stated that each tenant's water rate would be a flat fee of \$45 per month. There is only one meter serving the entire building, he said.

Mr. Woodson said that he reviewed his records and found that the annual water bill for the building has been less than \$600. In accordance with the letter from the water district, the annual bill will now be \$2,700—a tremendous increase for people who are already having a hard time, he said.

Mr. Woodson said he made inquiry to Mr. Miles, the chairman of the Pine Hill Waterworks Board of Commissioners as to who had proposed this increase. Mr. Miles replied that the Louisiana Board of Ethics compelled the Board to do so. He said he contacted the Board of Ethics and received a reply from Ms. Debra Greer, executive secretary of the Board of Ethics. Her letter stated that his concern would be on their agenda for February 20. After that date he called back and was informed that the Board of Ethics has nothing to do with Pine Hill Waterworks District.

He said he got a similar reply from the Public Works Commissioner's Office, plus another agency. In all cases he has been directed back to the Commission, he said. He then asked that the Commission look into this matter. His Commissioner was at the Water District's meeting, he said, but she seemed to be supporting the position of the Board. He said he would appreciate any help he can get in protecting his tenants from this tremendous increase in their water bill.

Then came Mr. Harold Fox, 6115 Victoria Lane, Keithville. He said he had come to update the Commission on the problems the residents of Springridge Subdivision are still having with regard to having a natural gas company coming through the subdivision on a daily basis to operate wells. Unfortunately, last week there was diesel fuel spill on one of the roads, and the residents of the neighborhood do not feel the spill has been properly cleaned up. He said that normally in a diesel spill on a main road a hazardous materials team responds, but in this instance the only clean-up team was some people who work for Chesapeake with a couple of bags of Floor-Dry. Any time a person can walk down a road and smell and see diesel, it has not been properly cleaned up, he said.

People associated with the gas exploration are speeding through the subdivision, Mr. Fox said, and there is a lot of traffic all hours of the day and night. The neighborhood does not seem to be getting a lot of help from Chesapeake, he said, and the residents are getting tired of it. He said that he is circulating a petition asking everyone in the subdivision to support the Caddo Parish Commission to help them out of their predicament.

#### **PUBLIC HEARING ON ZONING CASES**

- ZONING CASE P-2-09 in regard to Ordinance No. 4866 of 2009 (Pleasant Hills Drive), property located on the northeast side of Pleasant Hill Road approximately .9 miles south of Flournoy-Lucas; MONICA JOY SEEVERS, APPLICANT.  
Request to rezone property **from** I-2, Heavy Industry District **to** R-1D, Urban, One-Family Residence District for a proposed residence

The President asked if there was anyone present to speak in support or in opposition to this zoning case, and Mr. Rob Meirs, 2532 Lakeway Court, came forward and stated that he was representing the applicant, Monica Joy Seavers. He said he had no remarks, that he came only to respond to questions.

There being no others to speak, the President declared the public hearing to be concluded.

#### **PUBLIC HEARING ON ORDINANCES**

- Ordinance No. 4867 of 2009 to authorize the Parish Administrator to grant on behalf of the Parish of Caddo a permanent right of way and servitude on Parish property located in Section 4, Township 18 North, Range 14 West

The President asked if there was anyone present to speak in support of or in opposition to the above ordinance, and there was no one. She declared the public hearing to be concluded.

#### **WORK SESSION MINUTES: MARCH 2, 2009**

It was **moved by Mr. Cox**, seconded by Mr. Epperson, *that the Work Session Minutes of March 2, 2009, be ratified.* Motion carried.

#### **ZONING ORDINANCE: (For final passage)**

- Ordinance No. 4866 of 2009 in regard to ZONING CASE P-2-09(Pleasant Hills Drive), property located on the northeast side of Pleasant Hill Road approximately .9 miles south of Flournoy-Lucas; MONICA JOY SEEVERS, APPLICANT.  
Request to rezone property **from** I-2, Heavy Industry District **to** R-1D, Urban, One-Family Residence District for a proposed residence

At this time Parish Attorney Charles Grubb pointed out that in view of the fact that the Commission had rescheduled this meeting from March 19 to March 17, only 12 days had elapsed since the zoning ordinance was introduced, and not the 14 days required by the Caddo Parish Home Rule Charter. He recommended that passage of the ordinance be delayed until the Commission's next meeting on April 9, and that another public hearing be scheduled for that date.

It was **moved by Mr. Thibodeaux**, seconded by Mrs. Baker, *that this zoning ordinance be placed on the April 9 agenda for public hearing and final passage.* Motion carried.

**ORDINANCES: (For final passage)**

- Ordinance No. 4867 of 2009 to authorize the Parish Administrator to grant on behalf of the Parish of Caddo a permanent right of way and servitude on Parish property located in Section 4, Township 18 North, Range 14 West

It was **moved by Mr. Epperson**, seconded by Mr. Pierson, *that Ordinance No. 4867 be placed on the April 9 agenda for public hearing and final passage for the reasons set forth by the Parish Attorney in regard to the previous ordinance.* Motion carried.

**ORDINANCES: (For introduction, by title)**

- Ordinance No. 4868 of 2009 declaring certain adjudicated properties to be surplus and to authorize the Parish Administrator or a designee to sell the Parish's interest therein
- Ordinance No. 4869 of 2009 to grant an encroachment on North Pointe Circle, a public residential street for the purpose of construction of an access gate according to Chapter 19 of the Code of Ordinances
- Ordinance No. 4870 of 2009 to authorize the Parish Administrator to execute a surface and subsurface agreement with Chesapeake Operating, Inc., pertaining to the use of the surface and subsurface of a portion of Eddie D. Jones Park, including access thereto, to provide for an effective date
- Ordinance No. 4871 of 2009 to authorize the Parish Administrator to execute an easement and right-of-way agreement with Louisiana Midstream Gas Services, L.L.C., pertaining to the granting of an easement and right-of-way for the purpose of constructing and maintaining an oil and gas pipeline across a portion of Eddie D. Jones Park, to provide for an effective date

**RESOLUTIONS**

**RESOLUTION NO. 6 OF 2009**

BY THE CADDO PARISH COMMISSION:

A RESOLUTION TO AUTHORIZE THE CADDO PARISH ADMINISTRATOR TO CONSENT TO THE ANNEXATION BY THE CITY OF SHREVEPORT OF CERTAIN RIGHTS-OF-WAY WITHIN THE PARISH OF CADDO, AND OTHERWISE PROVIDING WITH RESPECT THERETO

WHEREAS, the following described property is currently located within the Parish of Caddo, to-wit:

A portion of the public dedication for Linwood Avenue lying adjacent and East of Homalot Subdivision as per plat recorded in Book 1600, Pages 461-463 of the Conveyance Records of Caddo Parish, Louisiana and including the public dedications as set forth in the Belle Maison and Bonnydune Park subdivisions. It is approximately 990 feet in length and lies on the common line between Sections 11 and 12, Township 16 North, Range 14 West, Caddo Parish, Louisiana, containing 1.7 acres, more or less, as shown on the attached plat marked Exhibit "A".

WHEREAS, the City of Shreveport has received a petition requesting the annexation of the Belle Maison Subdivision, located adjacent to the above described 1.7 acre tract of property; and

WHEREAS, by prior annexation #109 of 1980, the City of Shreveport annexed Homalot Subdivision; and

WHEREAS, in an effort to annex Belle Maison Subdivision, the Parish of Caddo has received a written request from the City of Shreveport requesting the consent of the Parish of Caddo to the annexation of the portion of the dedications for Linwood Avenue as described above; and

NOW, THEREFORE, BE IT RESOLVED by the Caddo Parish Commission in due, regular and legal session convened, that the Caddo Parish Administrator or his designee be and it is hereby requested and authorized to consent to the annexation of the portion of the dedications of Linwood Avenue as described above.

BE IT FURTHER RESOLVED if any provision or item of this resolution or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications which can be

given effect without the invalid provisions, items or applications, and to this end, the provisions of this resolution are hereby declared severable.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

BE IT FURTHER RESOLVED that all resolutions or parts thereof in conflict herewith are hereby repealed.

It was **moved by Mr. Escude**, seconded by Mr. Cox, *that Resolution No. 6 of 2009, authorizing the Caddo Parish Administrator to consent to the annexation by the City of Shreveport of certain rights-of-way within the Parish of Caddo, be adopted.* That motion carried, as shown by the following roll call vote: AYES: Commissioners Baker, Cox, Epperson, Escude, Jenkins, Lynch, Pierson, Smith and Thibodeaux (9). NAYS: None. ABSTAINING: None. ABSENT: Commissioners Dominick, Linn and McCulloch (3).

### RESOLUTION NO. 7 OF 2009

BY THE CADDO PARISH COMMISSION:

A RESOLUTION URGING THE EXPEDITIOUS COMPLETION  
OF AN AGREEMENT BETWEEN UNION PACIFIC RAILROAD  
AND THE CITY OF SHREVEPORT TO FACILITATE A GRADE-  
CROSSING IN SHREVEPARK BY YEAR-END

WHEREAS, the Caddo Parish always stands ready to support and encourage actions which promote and strengthen economic development in this community, Parish and region; and

WHEREAS, for many years the ShrevePark industrial park has been an economic development asset whose potential has been greatly stifled by the existence of only one avenue of ingress and egress, thereby severely limiting its accessibility and its attractiveness to industrial prospects who were considering Shreveport and Caddo Parish as a site for their facilities; and

WHEREAS, the actuality of the Park's unattained prospects has been made particularly vexing by the fact that access could have been achieved quickly and economically by the simple remedy of installing a railroad grade-crossing that would join the northern and southern sections of the Park's southern access road, which has been in existence since the Park was developed ; and

WHEREAS, the Union Pacific Railroad has recently consented to an agreement whereby it will allow the installation of a grade crossing on the Southern Access Road, enabling its two dangling road-ends to be connected by the City of Shreveport---thereby providing a through road from Campus Drive to Bert Kouns Expressway and creating two points of access to the Park; and

WHEREAS, Union Pacific Railroad is in the process of preparing official agreement documents along with estimates of the costs to be incurred by the City of Shreveport attendant to the installation of the grade crossing, which hopefully can be completed by year-end; and

WHEREAS, it is greatly in the best interests of all citizens of Shreveport and Caddo Parish that this agreement be concluded in the shortest time possible, in order to remove a major hindrance from this industrial park's efforts to grow and achieve its purpose.

NOW, THEREFORE, BE IT RESOLVED, by the Caddo Parish Commission, in legal and regular session this 17<sup>th</sup> day of March, 2009, that it does hereby express its keen interest, concern and support for the ShrevePark grade-crossing agreement currently being negotiated by Union Pacific Railroad and the City of Shreveport.

BE IT FURTHER RESOLVED, that the Caddo Parish Commission hereby petitions the parties involved in this agreement to pursue their negotiations with a shared sense of urgency, with a common goal of expeditiously completing the Southern Access Road and maximizing ShrevePark's economic possibilities.

It was **moved by Mr. Cox**, seconded by Mr. Thibodeaux, *that Resolution No. 7 of 2009, urging the expeditious installation of a railroad crossing in ShrevePark industrial park, be adopted.* That motion carried, as shown by the following roll call vote: AYES: Commissioners Baker, Cox, Epperson, Escude, Jenkins, Lynch, Pierson, Smith and Thibodeaux (9). NAYS: None. ABSTAINING: None. ABSENT: Commissioners Dominick, Linn and McCulloch (3).

**NEW BUSINESS**

It was **moved by Mr. Pierson**, seconded by Mrs. Baker, *that Commissioners be authorized to travel to the Annual National Association of Black County Officials Economic Development Conference to be held in Miami, FL., April 29 - May 3, 2009.* Motion carried, with Mr. Thibodeaux voting "No".

It was **moved by Mr. Epperson**, seconded by Mr. Smith, *that the Commission's July 23<sup>rd</sup> meeting be re-scheduled to July 21<sup>st</sup> due to a conflict with the National Association of County Officials annual convention.* Motion carried.

It was **moved by Mr. Pierson**, seconded by Mr. Cox, *that Mr. Robert Stewart be appointed to replace Mr. Reginald Johnson on the Zoning Board of Appeals, effective April 10, 2009, term to expire April 10, 2014.* Motion carried.

It was **moved by Mr. Pierson**, seconded by Mr. Cox, *that a resolution of congratulations be prepared for Mrs. Mary Ann Tice, executive director and staff of the Shreveport Sports Authority, upon her hosting a successful 'Bass Masters Classic' held in Shreveport/Bossier, February 19-21, 2009.* Motion carried.

There being no further business to come before the Commission, the meeting was adjourned at 4:10 p.m.

/s/  
Ms. Stephanie Lynch  
President

/s/  
Jerry C. Spears  
Commission Clerk