

MINUTES
REGULAR TOWN COUNCIL MEETING
VIVIAN TOWN HALL MEETING ROOM
112 W. ALABAMA AVE.
VIVIAN, LOUISIANA
MONDAY, MARCH 11, 2024
6:00 P.M.

CALL TO ORDER - Mayor Festavan called the meeting to order at 6:01 p.m.

INVOCATION - Alderman Samuel Hodge opened the meeting in prayer.

PLEDGE - Mayor Festavan led all present in the Pledge of Allegiance.

ROLL CALL - VERIFICATION OF QUORUM - Board of Aldermen present for Roll Call were James Martin, Denise Alexander, and Samuel Hodge; absent were Raymond Williams and Robert Green, Jr. (**Both Williams & Green, Jr. entered the meeting later.**) Following Roll Call the Town Clerk verified that a quorum was present.

Also present were other elected officials and/or staff members: Mayor Ronnie Festavan, Town Clerk Kellie Morris, Deputy Police Chief Perry Hart, and Town Attorney Douglas Dominick.

APPROVE AGENDA - Motion to approve the Agenda as presented was made by James Martin, seconded by Samuel Hodge; all present approved.

1. PUBLIC COMMENTS - Mr. James Nelson of Vivian approached the Council about placing a mobile home on property that he has an ownership interest in. Further discussion on this would be taken up later in the meeting following the Open Discussion Concerning Animal Control.

**Councilman Robert Green, Jr. entered the meeting at 6:07 p.m.*

2. MONTHLY FINANCIAL REPORT - Financial report including budget-to-actual comparisons was presented by Mayor Festavan. Following the report and discussion, motion to accept as presented was made by Samuel Hodge, seconded by James Martin; all present approved.

3. APPROVAL OF MINUTES - Motion to approve the Minutes for the February 12, 2024 Regular Council Meeting and the February 23, 2024 Special Called Council Meeting in globo, as a unit, was made by Robert Green, Jr., seconded by Samuel Hodge; all present approved.

❖ ZONING & CONDEMNATION MATTERS -

A. THE BOARD OF ALDERMEN WILL CONTINUE TO REVIEW THE FOLLOWING PROPERTIES FOR CONDEMNATION:

1) 1220 N. Carson St. - Property owner Jacob Havard of Grand Cane, Louisiana was present on behalf of this property who stated that he had made improvements to the property and that the mobile home would be given away and moved out of town. Following more discussion, motion was made to continue this matter at the April 8, 2024 Regular Council Meeting by Denise Alexander, seconded by James Martin; all present approved.

2) 525 W. Tennessee Ave. - Property owner Harold Singley and son James Sigley, both of Vivian, were present on behalf of this property. They stated that since the March Council Meeting, they had received several bids to demolish and one offer to purchase the property. They went on to say that the person who offered to purchase the property wants to remodel and use it as a residence for a family member. Following questions, answers and discussion, motion to continue this matter at the April 8, 2024 Regular Council Meeting was made by Samuel Hodge and seconded by James Martin with Martin, Hodge and Green, Jr. approving. Denise Alexander abstained from the vote.

B. THE BOARD OF ALDERMEN WILL CONSIDER THE PROGRESS BY THE LANDOWNER TO BRING THE FOLLOWING PROPERTY UP TO CODE, TO WIT: NORTH 50 FEET OF LOTS 4,5,6, & 7 BLK 32 WITH A MUNICIPAL ADDRESS OF 113 N. WALNUT STREET VIVIAN, LA 71082; GEO # 221626-33-24.

This property was condemned by order dated January 9, 2024, but an Amended Order of February 12,

2024 was issued providing the landowner additional time to bring the property up to code pursuant to the Amended Order of February 12, 2024. As stated in the Amended Order of February 12, 2024, in the event the landowner has not made significant progress to clean the property up and/or bring the property up to code the Town shall have any and all authority to move forward with the legal processes to demolish the house and/or structure on the property located at 113 N. Walnut St., Vivian, Louisiana in accordance with Town ordinances and in accordance with Louisiana Law.

Attorney Sam Goodwin was present on behalf of this property in the absence of Ms. Savell, the property owner, and stated that some work had been done on the outside exterior of the property. He also presented photos of those improvements to the Council, but did not produce a contract from a licensed contractor as requested at the February 12, 2024 Council Meeting. He then went on to request another 30 days to make more progress. Carrie Savell and Jared Jernigan were present on behalf of this matter and made assurances that they would accommodate the requests made by the Council. Following discussion Denise Alexander made a motion that **1)** this be continued to the April 8, 2024 Regular Council Meeting, **2)** that Bobby Smith be allowed to inspect the inside interior of the house, and **3)** that the dumpster be removed from the street. Motion was then seconded by Robert Green, Jr.; all present approved.

**Councilman Robert Green, Jr. exited the meeting at 6:44 p.m.*

C. THE BOARD OF ALDERMEN WILL HOLD A HEARING AND CONSIDER THE FOLLOWING PROPERTIES FOR FINAL CONDEMNATION -

i. LOTS 10 & 11, BLK. 13, CHRISTIAN HEIGHTS ADDITION. 221626-126-23 with a municipal address of 304 East Oklahoma, Vivian, Caddo Parish, LA 71082;

No one was present on behalf of this property. Zoning/Condemnation Officer Bobby Smith stated that no noticeable improvements had been made to the property and Town Attorney Dominick presented a report submitted by Curator Dorothy Jackson stating that she had not been able to locate, notify, interested parties. Following discussion, motion to move forward with final condemnation was made by Denise Alexander, seconded by Samuel Hodge; all present approved.

ii. EAST 50 FT OF LOTS 98, 99 & 100, GALLOWAY. BEAZLEY ANNEX TO VIVIAN. GEO # 221623-015-0104-00 with a municipal address of 308 W. Moore St., Vivian, LA 71082;

New property owner, Robert Kovacs of Bossier City, Louisiana was present on behalf of this case and informed the Council of his plans for the property and/or the land. Realtor Larry Ellis of Shreveport, Louisiana also appeared on this matter on behalf of another interested party. Following much discussion motion to continue to the April 8, 2024 Regular Council Meeting to see significant improvements made by Mr. Kovacs on the property or a contract for demolition was made by Denise Alexander, seconded by Samuel Hodge; all present approved.

iii. 0.215 Acres North 75 Feet of South 150 Feet of West 125 Feet of that part of Northwest Quarter of Southwest Quarter of Section 25 Township 22 Range 16, lying North of Vivian-Hosston Road and East of Vivian-Pine Island Road, with a municipal address of 412 S. Pardue St., Vivian, LA 71082; GEO # 221625-18-69. No one was present on behalf of this property. Town Attorney Dominick presented a report submitted by Curator Dorothy Jackson stating that she had not been able to locate, notify, interested parties. Following discussion, motion to move forward with final condemnation was made by Denise Alexander, seconded by James Martin; all present approved.

D. ZONING VARIANCE HEARING - Case # 621 – 310 NE Front St. – Ms. Bridget Duncan

Ms. Duncan was present for this hearing. Following Officer Smith's report, motion was made to continue this at the April 8, 2024 Regular Council Meeting which would allow ample time for Officer Smith to notify residents within the proper distance of 310 NE Front St. by Denise Alexander, seconded by Samuel Hodge; all present approved.

E. ZONING/CONDEMNATION REPORT - No additional report was given.

**Councilman Raymond Williams entered the meeting at 7:11 p.m.*

❖ CODE ENFORCEMENT MATTERS -

A. CODE ENFORCEMENT REPORT - Code Enforcement Administrative Officer Debra Ramage gave the following written and oral report in Officer Johnny Hough's absence: on 43 (Forty-three) properties, noting that 12 (twelve) cases had been opened and 17 (seventeen) closed for the February report period. An address/property on N. Walnut St. was brought up and discussed.

OPEN DISCUSSION CONCERNING ANIMAL CONTROL ISSUES - Ms. Ruth McDaniel and Code Enforcement Administrative Officer Debra Ramage were present to speak on this subject. On March 1,

2024 Ms. McDaniel a regular walker, was out for a walk with her dog on a leash, which was attacked by and harmed by an uncontained dog. She stated that she is often made to feel uncomfortable and/or afraid by these uncontained dogs and that she fears for the safety of her, and her dog's lives. She pleaded that something be done to address this problem in the Town. Following a long discussion with input from Deputy Chief Perry Hart, Mrs. Ramage, Bridget Duncan and others present on uncontained, vicious, dogs, it was determined that the Caddo Parish Commission and Administration would again be contacted and/or visited to request that more be done by them and the Animal Control division.

PUBLIC COMMENTS *cont'd* - Mr. James Nelson approached the Council with a request to place a mobile home on property that he has ownership interest in with a sister that will not communicate with him. Following discussion Mr. Nelson was told that the matter could not be approved without proof of full ownership of the property or written permission to place the mobile home there from all other interested parties, owners, involved.

MAYOR'S REPORT - There was none.

ANNOUNCEMENTS BY BOARD OF ALDERMEN - Denise Alexander commented on the Louisiana Redbud Festival which was underway and would culminate with the big day on Saturday, March 16th.

ADJOURN - Motion to adjourn was made by Samuel Hodge, seconded by James Martin; all present approved. Meeting was adjourned at 8:11, p.m.

Kellie Morris, Town Clerk

Ronnie Festavan, Mayor
March 19, 2024