

**MINUTES**  
**REGULAR TOWN COUNCIL MEETING**  
**VIVIAN TOWN HALL MEETING ROOM**  
**112 W. ALABAMA AVE.**  
**VIVIAN, LOUISIANA**  
**MONDAY, OCTOBER 13, 2025**  
**6:00 P.M.**

**CALL TO ORDER** - Mayor Festavan called the meeting to order at 6:00 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, Samuel Hodge, Raymond Williams, and Robert Green, Jr.. Following Roll Call the Town Clerk verified that a quorum was present.

Also present were other elected officials and/or staff members: Town Clerk Kellie Morris and Town Attorney Douglas Dominick.

**APPROVE AGENDA** - Motion to approve the Agenda as presented was made by Raymond Williams, seconded by Samuel Hodge; all approved.

**1. PUBLIC COMMENTS** - There were none.

**2. ADDRESS TO THE COUNCIL** - ZACK "LEM" DIAL, PE; Principal, Brownfields Manager with Terracon Consultants, Inc.

Mr. Dial was present to speak to all present about asbestos abatement and disposal of properties. His presentation was followed by questions and answers.

*\*Police Chief Ryan Nelson entered the Meeting at 6:07 pm.*

**3. MONTHLY FINANCIAL REPORT** - Financial report including budget-to-actual comparisons was presented by Mayor Festavan. Following the report and discussion, a motion to accept as presented was made by Raymond Williams, seconded by James Martin; all approved.

**4. APPROVAL OF MINUTES** - Motion to approve the Minutes for the September 8, 2025 Regular Town Council Meeting, and the September 15, 2025 Special Called Town Council Meeting in globo, as a unit, was made by Raymond Williams, seconded by Samuel Hodge; all approved.

**5. PUBLIC HEARING ON ORDINANCE # 808 OF 2025 OF THE TOWN OF VIVIAN, LOUISIANA - AN ORDINANCE FOR THE CODE OF ORDINANCES, TOWN OF VIVIAN, LOUISIANA AMENDING AND SUPPLEMENTING THE ZONING ORDINANCE OF THE TOWN OF VIVIAN BEING CHAPTER 20 - ZONING REGULATIONS, ARTICLE II. – DISTRICTS - DIVISION 3 - BUSINESS OR COMMERCIAL DISTRICTS TO AUTHORIZE SINGLE-FAMILY AND MULTI-FAMILY DWELLINGS AND CHURCHES INCLUDING EDUCATIONAL BUILDINGS AS A USE BY RIGHT WITHIN THE B-2 NEIGHBORHOOD BUSINESS DISTRICT AND CHURCHES INCLUDING EDUCATIONAL BUILDINGS AS A USE BY RIGHT WITHIN B-3 CENTRAL COMMUNITY BUSINESS DISTRICT; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.**

Mayor Festavan opened the public hearing for comments FOR or AGAINST Ordinance # 808. LaCaze of Vivian was present to speak and express his objection to the Ordinance. Mayor Festavan then declared the public hearing closed following no additional comments.

**6. THE BOARD OF ALDERMEN WILL CONSIDER THE FINAL ADOPTION OF ORDINANCE # 808 OF 2025 OF THE TOWN OF VIVIAN, LOUISIANA - See previous Agenda item.**

Motion to adopt Ordinance # 808 of 2025 was made by Denise Alexander, seconded by Raymond Williams. Unanimous voice vote was then taken; Ordinance # 808 of 2025 passed.

**7. THE BOARD OF ALDERMAN WILL CONSIDER THE ADOPTION OF RESOLUTION # 14 OF 2025 OF THE TOWN OF VIVIAN, LOUISIANA** - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OF VIVIAN, LOUISIANA, GRANTING A VARIANCE TO HOLLINGSHEAD LAND, LLC TO ALLOW THE STORAGE OF ANTIQUE, CLASSIC, OR COLLECTIBLE VEHICLES AND THE SALE OF USED VEHICLES ON PROPERTY LOCATED AT 900 SOUTH PECAN STREET, VIVIAN, LOUISIANA, SUBJECT TO CONDITIONS, WHICH IS CURRENTLY ZONED AS I-2 (HEAVY INDUSTRIAL DISTRICT).

Property owner, Harold Hollenshead of Benton, was present on this matter. Following question and answer period motion to adopt Resolution # 14 of 2025 was made by Denise Alexander, seconded by Samuel Hodge; all approved.

**8. THE BOARD OF ALDERMAN WILL CONSIDER THE ADOPTION OF RESOLUTION # 15 OF 2025 OF THE TOWN OF VIVIAN, LOUISIANA** - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OF VIVIAN, LOUISIANA, RESCINDING RESOLUTION # 13 OF 2025 WHICH GRANTED A VARIANCE TO HOLLINGSHEAD LAND, LLC TO ALLOW THE STORAGE OF ANTIQUE VEHICLES ON PROPERTY LOCATED AT 900 SOUTH PECAN STREET, VIVIAN, LOUISIANA, ZONED AS I-2 (HEAVY INDUSTRIAL DISTRICT), AND OTHERWISE PROVIDING WITH RESPECT THERETO.

Motion to adopt Resolution # 15 of 2025 was made by Robert Green, Jr., seconded by Raymond Williams; all approved.

**9. THE BOARD OF ALDERMAN WILL CONSIDER THE ADOPTION OF RESOLUTION # 16 OF 2025 OF THE TOWN OF VIVIAN, LOUISIANA** - A RESOLUTION FOR THE BOARD OF ALDERMEN'S APPROVAL OF, AND AUTHORIZATION FOR THE MAYOR TO SIGN & EXECUTE THE LOUISIANA COMPLIANCE QUESTIONNAIRE. (This questionnaire is a required part of the financial audit of State and Local Government agencies.)

Motion to adopt Resolution # 16 of 2025 was made by Robert Green, Jr., seconded by Samuel Hodge; all approved.

**10. THE BOARD OF ALDERMAN WILL CONSIDER THE ADOPTION OF RESOLUTION # 17 OF 2025 OF THE TOWN OF VIVIAN, LOUISIANA** - A RESOLUTION AUTHORIZING MAYOR RONNIE FESTAVAN TO EXECUTE ANY AND ALL CONTRACTS ON BEHALF OF THE TOWN FOR THE STATE OF LOUISIANA FACILITY PLANNING AND CONTROL PROJECT NO. 50-MU6-25-01; Streets & Drainage Improvements Planning & Construction.

Motion to adopt Resolution # 17 of 2025 was made by Raymond Williams, seconded by James Martin; all approved.

**11. THE BOARD OF ALDERMAN WILL CONSIDER THE ADOPTION OF RESOLUTION # 18 OF 2025 OF THE TOWN OF VIVIAN, LOUISIANA** - A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH THE LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT (LA DOTD) FOR IMPROVEMENTS AT THE VIVIAN AIRPORT; Obstruction Mitigation in the South Side Transition Area.

Motion to adopt Resolution # 18 of 2025 was made by Raymond Williams, seconded by Denise Alexander; all approved.

**12. THE BOARD OF ALDERMEN WILL CONSIDER THE MAYOR'S RECOMMENDATION - TO NOMINATE ANTHONY BURKS TO SERVE ON THE CADDO PARISH INDUSTRIAL DISTRICT BOARD OF COMMISSIONERS FOR WARD II.**

Motion to nominate Mr. Burks to the Board of Commissioners as recommended was made by Raymond Williams, seconded by Samuel Hodge. The following vote was then taken: AYES: 4 (four) - Martin, Hodge, Williams, and Green, Jr.; NAYS: 0 (zero); ABSTAIN: 1 (one) - Alexander. Motion to nominate passed.

❖ **ZONING & CONDEMNATION MATTERS - Officer Bobby Smith**

**A. THE BOARD OF ALDERMEN WILL CONTINUE TO REVIEW THE FOLLOWING PROPERTY - Trailer Park @ 402 Memory Lane -**

No one was present on behalf of this matter. Officer Smith gave an up-dated report on the property and recommended that it be removed from Condemnation status. Motion to remove the property from the Condemnation List as recommended was made by Raymond Williams, seconded by Robert Green, Jr.; all approved.

**B. THE BOARD OF ALDERMEN WILL CONTINUE TO REVIEW THE FOLLOWING PROPERTY FOR CONDEMANCTION - 1) 421 E. Texas Ave -**

No one was present on behalf of this matter. Town Attorney Dominick distributed an email that he had received from William Miles requesting a 60-day extension. Following discussion, motion was made by Denise Alexander to grant the request and continue at the December 8, 2025 Regular Council Meeting. Motion was seconded by Raymond Williams, all approved.

**C. THE BOARD OF ALDERMEN WILL HOLD A HEARING AND CONSIDER THE FOLLOWING PROPERTY FOR FINAL CONDEMANCTION -**

- 1) West 100 feet of East 1290 feet of North 80 feet of South 920 feet of Northeast Quarter of section 23, township 22 North Range 16 West, Caddo Parish Louisiana, with a municipal address of 121 Milner Street, Vivian, LA 71082. Geographical Number 221623-000-0251-00.

No one was present on behalf of this matter. Officer Bobby Smith gave a report on the property noting improvements made and recommended that the property be removed from the Condemnation List. Motion to remove from the condemnation List as recommended was made by Raymond Williams, seconded by Robert Green, Jr.; all approved. Code Enforcement Officer Johnnie Hough was then asked to follow-up on this property.

**D. REVIEW OF CONDEMANCTION LIST - 1) 425 S. Pecan St., 2) 308 W. Moore St., 3) 520 W. Georgia Ave., 4) 304 E. Oklahoma Ave., and 5) 327 E. Oklahoma Ave.**

During review of the List the following action was taken on the subsequent address: 1) 425 S. Pecan St. - Mrs. Tina Willis, owner was present on behalf of this property and presented photos to show improvements made to this property. Following questions, answers and discussion motion to remove this property from the Condemnation List was made by Raymond Williams, seconded by Denise Alexander; all approved.

**E. ZONING/CONDEMANCTION REPORT - Properties reported on were: 1) 310 W. Georgia Ave., 2) 206 W. Mary St., 3) 106 Kansas Ave., 4) 301 Lowland St., 5) 305 Lowland St., and 6) 1104 Crow St.**

During the report the following action(s) were taken on the subsequent address(es): **4) & 5) 301 -AND- 305 Lowland St.** - Mr. Sam Shepherd of Vivian was present and stated that 301 would be boarded up and that 305 would be "torn down". Motion was then made to continue the matter on both properties at the November 10, 2025 Regular Council Meeting by Denise Alexander, seconded by Raymond Williams; all approved - **6) 1104 Crown St.** - Mr. Wayne Gay of Vivian was present and stated that he was going to remodel this property and requested more time to do so. Following his request, motion to continue at the November 10, 2025 Regular Council Meeting was made by Robert Green, Jr., seconded by Raymond Williams; all approved.

❖ **CODE ENFORCEMENT MATTERS - Officer Johnnie Hough**

**A. CODE ENFORCEMENT REPORT** - Officer Hough gave the following written and oral report: 21 (twenty-one) properties; 15 (fifteen) new cases opened, 13 (thirteen) cases closed, plus 1 (one) case would be reviewed in Environmental Court on Wednesday, October 15<sup>th</sup>. Officer Hough also reported that the abatement at 435 N. Walnut St. had been completed.

**MAYOR'S REPORT** - Mayor Festavan reported on the Dedication Ceremony and Ribbon Cutting of the Army Tank on loan to LSU-Alexandria that he attended on Thursday, September 18<sup>th</sup>.

**ANNOUNCEMENTS BY BOARD OF ALDERMEN - 1)** Denise Alexander reported that a Pumpkin Patch would be at the Town Square through Friday, October 31<sup>st</sup> and extended an invitation to all to come by, and **2)** Robert Green, Jr. made an announcement about Mr. Cunningham, North Caddo Elementary-Middle School Principal, and the improved grade at the school.

**ADJOURN** - Motion to adjourn was made by Samuel Hodge, seconded by Denise Alexander; all approved. Meeting was adjourned at 7:24 p.m.

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**Kellie Morris, Town Clerk**  
**October 27, 2025**

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**Ronnie Festavan, Mayor**