

MINUTES OF THE WORK SESSION OF THE
CADDO PARISH COMMISSION
HELD ON THE 14th DAY OF NOVEMBER, 2022

The Caddo Parish Commission met in a Work Session, on the above date, at 3:56 p.m., in the Government Chambers, with Mr. Atkins, presiding, and the following members in attendance, constituting a quorum: Commissioners Atkins, Burrell, Chavez, Hopkins, Johnson, Taliaferro, and Young (8). ABSENT: Commissioners Epperson, Gage-Watts, Jackson, Jones, Lazarus (4).

The invocation was given by Mr. Johnson, and Mr. Taliaferro led the Commission in the Pledge of Allegiance.

AGENDA ADDITIONS

- It was **moved by Mr. Burrell**, seconded by Mr. Young, *to expand the agenda to include consideration of Resolution No. 51 of 2022, a resolution in support of the Louisiana Department of Transportation and Development, for funding under the Consolidated Rail Infrastructure and Safety Improvements (CRISI) program, and to otherwise provide with respect thereto.*

The Chair opened the floor for anyone to speak in favor or opposition to the agenda addition. There being no one to speak in favor or against the agenda addition, the Chair closed the public hearing.

At this time, Mr. Jackson's motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Chavez, Hopkins, Johnson, Taliaferro, and Young (8). NAYS: None (0). ABSENT: Commissioners Epperson, Gage-Watts, Jackson, Jones, Lazarus (4). ABSTAIN: None (0).

CITIZENS COMMENTS

Jon Glover came before the Commission and gave the following comment:

Thank you. Jon Glover, 9100 Walker Road Apartment 121, Shreveport, Louisiana, 71118. Now, when I was looking through your agenda, there was an item Ordinance No. 6267 of 2022. That ordinance is asking for an additional \$15,000 to be appropriated for the remembrance garden. Well, I have never been a fan of the remembrance garden legislation, which was governed under 6254 of 2022. I did not understand fully what initially the \$125,000 asking of appropriation, but it was given down--brought down to \$75,000. Well now we are seeing that you are asking, or the author of the legislation is asking, for an additional \$15,000. I like to know what that is for, because in the fact sheet, in that information, nothing specific was given that would govern, or even say to me the constituent, why are we asking yet more monies when I really do not understand where we are going to put in the garden in the first place. Thank you.

Jayne Tappe came before the Commission and gave the following comment:

Thank you. Okay, I don't want to be here for this particular reason, because I am. This is one of the goofiest things. One of the goofiest things I have seen y'all try to do. So, I'm here to speak against, or just to get my opinion against, Resolution 44. And normally, I appreciate what you guys do, but this is not one of those days. I am here to speak against the manufacturing and the mobile home resolution. First, I want you to know I am not speaking on behalf the local Board of Realtors, which I am a member of. I am here speaking as a realtor and a broker, only. I'm going to just start right off into it, and I'm really speaking to those of you who do support it. Those who don't support it you know I'm not talking to you, but I hope you get behind me to help me. Do you really have any idea of what you're trying to do here? Have you lost your collective minds? Because this makes no sense at all. We are going to talk numbers for you real quick. It costs approximately \$130 to \$200 per square foot to build a home right now in 2022. That is to build a home with stick, brick, cedar, stone, any of those type of building materials. \$130 to \$200 per square foot in 2022 It costs approximately \$85 a square foot up to maybe \$130, which is the low end of the other building materials, to put in a manufactured or mobile home. That's the lowest number. And that's a brand new 2022 manufactured or mobile home. And that's on your own property. Whether it's a half acre or 20 acres, it doesn't matter. You're going to have everything you need. You're going to need your utilities, your driveway, your skirting, your HVAC AC system, your fencing and everything else on that property around. You own for \$85 to \$130 a square foot, not starting at \$130 a square foot. You can do this. Put in a manufacturer or mobile for 65% less per square foot than building that stick or brick home. 65% Less. Let those numbers sink in. So, what you're saying here is, in speaking for the entirety of the Caddo Parish area, you don't want those people who can only afford to purchase a manufactured home or mobile home to have that proud ownership ability. You want them to rent, I guess, or you want them to move, I guess. Because with the passage of this resolution, you're certainly not allowing people to own homes that can only afford to have manufacture or mobile homes. You're saying, clearly, if you don't have the money, we don't want you in Caddo Parish. We only want money, people with money, to live and build and have proud ownership. In Caddo Parish, what you're saying is let's not cater to the normal, hardworking lower to middle class people. Let's only cater to those who have the money and can spend it on brick, stick, concrete, all those type of homes not manufactured and mobile. And if that is true, what you're trying to accomplish--sorry, I've got like 30 seconds left. Okay, thank you. So, if that is what you guys are trying to do, y'all need to really pull it back and think about this. Because you are trading seriously on some fair housing and discrimination

situations here. You can't say, if you don't make enough money, you can't build a house here. That's crazy, y'all. And that's one of the craziest things, one of the craziest things I've seen y'all try to do. It does. It makes no sense whatsoever. Okay, thank you very much.

VISITORS

- Community Program: P.R.O.T.E.C.T.- Kristi Hylan, AVP Nursing, Perioperative Services

It was **moved by Mr. Johnson**, seconded by Mr. Chavez, *that Visitor: Community Program: P.R.O.T.E.C.T.- Kristi Hylan, AVP Nursing, Perioperative Services* be moved to Thursday's agenda. Motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Chavez, Hopkins, Jackson, Johnson, Taliaferro, and Young (8). NAYS: None (0). ABSENT: Commissioners Epperson, Gage-Watts, Jones, Lazarus (4). ABSTAIN: None (0).

- Presentation of 40th Anniversary Proclamation to Inter City Row Modern Dance Company

Mr. Luther Cox with the Inner City Row Modern Dance Company, presented a plaque to the Caddo Parish Commission and the Parish Administrator and CEO, Dr. Woodrow Wilson Jr., for their support to the Inter City Row Modern Dance Company of Shreveport for their 40th anniversary

Mr. Burrell presented the 40th Anniversary Proclamation to Inner City Row Modern Dance Company to Mr. Luther Cox. Mr. Burrell commented that his granddaughter went to one of their programs and wished that the Commission could have seen videos of their modern dancers and ballet dancers. Mr. Burrell said that it is important that Caddo citizens and surrounding areas recognize the talent treasure. Mr. Cox thanked the Commissioners for always funding their programs, which have always been for the citizens of Shreveport.

Mr. Jackson said he came to the meeting to help achieve a quorum but must get to a 4:30 p.m. appointment.

It was **moved by Mr. Jackson**, seconded by Mr. Burrell, *to suspend the rules and consider to Authorize Approval of Commission Travel to Participate in Southern University System Board Meeting.* Motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Chavez, Jackson, Johnson, Taliaferro, and Young (7). NAYS: None (0). ABSENT: Commissioners Epperson, Gage-Watts, Hopkins, Jones, Lazarus (5). ABSTAIN: None (0).

It was **moved by Mr. Jackson**, seconded by Mr. Chavez, *to suspend the rules and consider to Authorize Approval of Commission Travel to Participate in Southern University System Board Meeting.*

Mr. Jackson said the Southern University System's new Chancellor started a law school in Phoenix, Arizona and was part of starting one at the University of Iowa. Mr. Jackson said that the Chancellor has invited at least Dr. Wilson and himself to attend their next board meeting. He also said that the request is for lodging only and he is not asking for mileage or food.

At this time, Mr. Jackson's motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Chavez, Hopkins, Jackson, Johnson, Taliaferro, and Young (8). NAYS: None (0). ABSENT: Commissioners Epperson, Gage-Watts, Jones, Lazarus (4). ABSTAIN: None (0).

It was **moved by Mr. Atkins**, seconded by Mr. Burrell, *to return to the work session.* Motion carried by acclamation.

The Chair advised the Commission that there are seven members present and the Commission would lose a quorum should anyone leave the meeting.

ADMINISTRATION REPORT

- Juvenile Detention

There are currently seventeen children at the Detention Center. Two are awaiting transport to OJJ and five are 17 years old. At the CCC, there are eight youth. There are no COVID infections to report from any agencies or internally.

- Millages

Dr. Wilson thanked Caddo Parish citizens for their favorable endorsement of the operating millages for the Parish. Dr. Wilson was invited to speak on Commissioner Jackson's radio show and put valuable information out to the citizens on the importance of millage renewals. Dr. Wilson commended Ms. Krystle Beauchamp for their stand-up performance and Steve for putting out information about the millages.

- Walter B. Jacobs Park

Dr. Wilson announced that the Walter B. Jacobs part is prospecting enhancements of state-of-the-art system, building and bringing programs to the community. He thinks that it should be an economic development driver for northwest Louisiana. Dr. Wilson thanked the Commissioners for supporting it.

- Veterans Celebration

Dr. Wilson commended Commissioner Epperson for leading the Veterans Celebration Committee and events. Dr. Wilson said the Veterans Parade was well attended and is an exciting opportunity for the Parish to display its appreciation for veterans.

- Early Voting Site

Dr. Wilson said that the early voting site was successful, and the Parish has received favorable comments from the community. The community welcomed the opportunity for alternate parking locations to avoid prolonged exposure to weather. Dr. Wilson suggested endeavoring for more additional sites in the Parish including north Caddo and west Shreveport.

Dr. Wilson thanked everyone that participated in all the events over the last couple of weeks.

COMMISSION REMARKS

- Mr. Burrell commented that the Louisiana State Fair is in his district, and he has noticed that the history of crime has dampened participation at the State Fair. He expressed anxiousness to see this year's report from the State Fair Board.

Mr. Burrell said that the number of early voting sites have more than doubled and it is an improvement. He said the timing could not have been better when the country had been divided and people wanted this country to return to a unified manner. Mr. Burrell said people want officers to do something different.

Mr. Burrell said he attended a Broadband Tour to give the State input on ways to facilitate broadband. He requested the Clerk to schedule a meeting with Bossier Parish regarding their broadband consultants. Mr. Atkins asked Mr. Burrell if he has spoken to Chancellor Rick Bates at Bossier Parish Community College. Mr. Burrell responded that he has talked to Mr. Bates and asked the Clerk to invite Mr. Bates to the meeting.

The Clerk agreed and suggested that Mr. Burrell and he settle on some dates for the meeting request.

PRESIDENT'S REPORT

Mr. Atkins thanked the Commissioners that attended the grand opening of the Caddo Park and Associates Pavilion and hopes that the Parish receives a lot of use of the Pavilion to energize the west side of downtown. He also thanked the Commissioners that attended the Veterans Celebration and thanked Commissioner Epperson for his leadership and hard work. In reference to Dr. Wilson's report of using bond funds for the renewal of Walter B. Jacobs Park, Mr. Atkins advised that the budget is kept under control.

OLD BUSINESS

The Clerk reminded the Commission that there will be a public hearing for the budget ordinances during their Regular Session Meeting on November 17, 2022.

NEW BUSINESS

It was **moved by Mr. Johnson**, seconded by Mr. Chavez, *that Ordinance No. 6267 of 2022, an ordinance amending the Budget of Estimated Revenues and Expenditures for the Oil and Gas Fund to appropriate additional funds for Remembrance Garden at the Caddo Parish Courthouse and to otherwise provide with respect thereto*, be moved to Thursday's agenda for introduction.

Mr. Johnson said that initially the motion for the remembrance garden was \$125,000, but it was sent to a committee, which determined the amount was too high. Mr. Johnson made a substitute motion to reduce the amount to \$75,000, but the cost of the 30-minute Bloody Caddo production is about \$15,000. Mr. Johnson said that the increase of \$15,000 accounts for the support, cast and production of the movie.

Mr. Chavez requested that Ms. Krystle Beauchamp explain why the Parish did not create a video production in-house. Mr. Chavez said that other local vendors were more expensive than the current

quote. Dr. Wilson responded that Administration would provide a response after Ms. Beauchamp returns from vacation.

Mr. Taliaferro wanted to know if the video production will discuss more than Bloody Caddo. Mr. Johnson responded that the 30-minute presentation will talk about where Caddo was at that time, where Caddo is presently and where Caddo needs to be in the future. He explained that at the end of the presentation, there would be a positive message to get out to the public. Mr. Johnson said, "It might have started out ugly, but we're trying to clean it up and we want to move forward with a new message." Mr. Taliaferro also wanted to know who would give the final approval of the script. Mr. Johnson responded that with a signed non-disclosure agreement, a Commissioner can receive a copy of the treatment. Mr. Taliaferro wanted to know if there is an itemized budget for the movie production. Mr. Johnson responded that the movie producer has provided an itemized budget.

Mr. Hopkins advised the Commission that it does not have the authority to make the agreement to spend the money and that the Commission could only set the budget. He said that the Administration would have to request for proposals for budgets over \$60,000. Mr. Hopkins said, "Now, I am real upfront. I went out the box and agreed for the 75, but I am not going to agree to this 15 additional." He explained that if the Commission can not do the project for \$75,000, then the Commission does not need to do it. Dr. Wilson said that Mr. Hopkins is correct about the budget amount requiring an RFP and that the Parish could not skirt the State law. Mr. Johnson commented that the Commission is not trying to skirt any rules. He said that based upon the Commission's research, \$15,000 is the best price for this type of project.

At this time, Mr. Johnson's motion failed, as shown by the following roll call votes: AYES: Commissioners Burrell, Chavez, and Johnson, (3). NAYS: Atkins, Hopkins, Taliaferro, and Young (4). ABSENT: Commissioners Epperson, Gage-Watts, Jackson, Jones, Lazarus (5). ABSTAIN: None (0).

It was **moved by Mr. Johnson**, seconded by Mr. Burrell, *that Zoning Case No. 22-3-CTAP, in regards to Ordinance No. 6294 of 2022, An ordinance to amend Volume II of the Code Of Ordinances of the Parish of Caddo, as amended, the Caddo Parish Unified Development Code, relative to Special Exception Use requirements for Manufactured Homes in the R-A, Rural Agriculture District, and to otherwise provide with respect thereto*, be moved to Thursday's agenda for introduction and remanded to the Long Range Planning Committee.

Mr. Johnson said he learned there is a difference between a modular home and a manufactured home. He explained that by State Statute, the Commission could not stop someone from placing their modular home and the Commission could not do anything about a manufactured home that meets the neighborhood covenant and the covenant's square footage requirements. Mr. Johnson said that the Commission could make legislation for aesthetics, so the modular home could blend in with the neighborhood. He explained that he wanted to work out the logistics of aesthetics in the committee. Mr. Hopkins commented that the Commission is suddenly making a change to residential agriculture from use-by right for people that own hundreds of acres for hundreds of years. Mr. Hopkins expressed that he does not agree with the removing the use-by right. He explained that the Commission spent two and half years going over this stuff and the Commission is "trying to put more government in it". Mr. Hopkins suggested to remove the ordinance and leave it alone. He also suggested looking at other ways to address properties closer to the City of Shreveport. Mr. Johnson commented that the ordinance would apply within the five-mile zone. Mr. Johnson explained that having uniformity in the five-mile area is for expecting either the City of Shreveport will expand or that area will expand toward the City of Shreveport. Mr. Johnson said that the R-A zoning could be changed to remove RA from the five-mile zone and only have R-A zoning in the rural area. Mr. Johnson said there is a list of things allowed in an R-A zone that could cause issues if located next to a neighborhood. Mr. Johnson reiterated that aesthetics could make a manufacturing home fit in to a neighborhood. Mr. Young agreed with Commissioner Hopkins and explained that the Commission should not force people to spend more money than they want to on their dwellings. Mr. Young said that Commissioners have pointed out how the middle of Shreveport is empty as a donut. He explained that people are moving into the planning zone due to the Commission making the outskirts of town seem like a suburban or urban area. Mr. Young said that the Commission is incentivizing people to move away from Shreveport and the ordinance is an example of it.

At this time, Mr. Johnson's motion failed, as shown by the following roll call votes: AYES: Commissioners Burrell, and Johnson, (2). NAYS: Atkins, Chavez, Hopkins, Taliaferro, and Young (5). ABSENT: Commissioners Epperson, Gage-Watts, Jackson, Jones, Lazarus (5). ABSTAIN: None (0).

It was **moved by Mr. Atkins**, seconded by Mr. Hopkins, *that Zoning Case No. 22-24-P, in regards to Ordinance No. 6295 of 2022, an ordinance to amend Volume II of the Code Of Ordinances of the Parish Of Caddo, as amended, the Caddo Parish Unified Development Code, by amending the zoning of property located on the south side of Southern Loop, approximately one thousand and six hundred feet west of Wallace Lake Road, Caddo Parish, La., from R-A Rural Agricultural Zoning District to C-UV Urban Village Commercial Zoning District, and to otherwise provide with respect thereto*, be moved to Thursday's agenda for introduction and remanded to the Long Range Planning Committee.

Mr. Atkins said there is a 60-acre rural property off Wallace Lake Road, and the landowner has a vision to convert the property to a mixture of commercial and residential development. Mr. Atkins said that the landowner is preparing the land for the future.

At this time, Mr. Atkins' motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Chavez, Hopkins, Johnson, Taliaferro, and Young (8). NAYS: None (0). ABSENT: Commissioners Epperson, Gage-Watts, Jackson, Jones, Lazarus (5). ABSTAIN: None (0).

It was **moved by Mr. Atkins**, seconded by Mr. Chavez, *that Zoning Case No. 22-25-P, in regards to Ordinance No. 6296 of 2022, an ordinance to amend Volume II of the Code Of Ordinances of the Parish Of Caddo, as amended, the Caddo Parish Unified Development Code, by amending the zoning of property located on the NE corner of Linwood Avenue and Buckley Boulevard, Caddo Parish, La., from C-1(PUD) Neighborhood Commercial Zoning District to C-1(PUD) Neighborhood Commercial Zoning District, and to otherwise provide with respect thereto*, be moved to Thursday's agenda for introduction.

Mr. Atkins commented that the property is historically industrial and is going in and out of service. Mr. Atkins explained that Shreveport Limousine runs a quality establishment and the property will be a big upgrade. He said that the business will not be intrusive to the neighborhood.

At this time, Mr. Atkins motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Chavez, Hopkins, Johnson, Taliaferro, and Young (7). NAYS: None (0). ABSENT: Commissioners Epperson, Gage-Watts, Jackson, Jones, Lazarus (5). ABSTAIN: None (0).

Substitute motion by Mr. Johnson, seconded by Mr. Chavez, *to englobo and move the following items to Thursday's agenda:*

- *Authorize Consideration of Resolution 50 of 2022*
- *Authorize Special Resolution of Recognition for Gisele Proby-Bryant*
- *Authorize End of The Year Appointments (Final Approval December 8th)*
- *Authorize Consideration of Resolution 51 of 2022*

Mr. Burrell said he attended a conference at the University of Louisiana in Monroe and there were people from different areas of interest such as economic development, mayors and congresspeople. Mr. Burrell gave a shout out to Senator Cassidy for being a national trooper on the passenger rail project and for supporting President Biden's infrastructure deal, which where the funding for the passenger rail may come from. Mr. Burrell said that an economic study found that a short section between Marshall, Texas and Meridian, Mississippi was profitable and a long-distance train from Dallas, Texas to Atlanta, Georgia that connects to New York, New York was more profitable. He explained that Senator Cassidy, congressional people from Mississippi and Georgia are behind this project, but he does know how long the project will take.

At this time, Mr. Johnson's motion carried, as shown by the following roll call votes: AYES: Commissioners Atkins, Burrell, Chavez, Hopkins, Johnson, Taliaferro, and Young (7). NAYS: None (0). ABSENT: Commissioners Epperson, Gage-Watts, Jackson, Jones, Lazarus (5). ABSTAIN: None (0).

COMMUNIQUES/COMMITTEE REPORTS

- Mr. Johnson expressed disappointment in the vote on the ordinance related to manufacturing homes. Mr. Johnson said that the five-mile area is between the outside of the City of Shreveport's limits and the rural area and he and a couple of other commissioners represent that area. Mr. Johnson said that there was no compromise. Mr. Johnson said that the Commission could require developers to create covenants, because a covenant protects property owners. He explained that the Commission is choosing not to act when a manufactured home is placed in a neighborhood. Mr. Johnson pointed out that every residential zoning in the Parish except for R-A zoning requires a special use permit. He said that historic districts are even more restricted.

CITIZENS COMMENTS (late arrivals)

Chris Kracman came before the Commission and gave the following comment:

It has been a while. It has been about a year. I sure missed you all. Chris Kracman. 122 Lake Street North, Oil City, Louisiana. I came to talk to you all about the ordinance that failed. Thank you all, for the ones that did not vote for it. It is probably the most egregious, socio-economical, discriminatory ordinance I have ever seen out of this body. That is disgusting. R-A is for those who want that lot of land, that want to put some space in between themselves and their neighbor. It is for the working-class folks like me. You talking under your breath all you want to. Okay. So, we put up. We put up all the work to make sure that Martin Luther King Drive can get the special use to have mobile homes to have affordable housing,

which is awesome. I think that is great. You gave them more rights, but then we put this up for those who live in the five-mile to take away rights. It does not make sense. It was not well researched, which was said by the author not even half an hour ago. Because he got phone calls from mobile home manufacturers, he is expecting all these tin cans to come in on Lakeshore Drive or whatever. Well, we are listening to a handful of people on Lakeshore Drive. We're listening to people kick and scream on Rice Road. Whenever there's thousands of people in the five-mile boundary, that is the best that they can do. When I moved to rural Caddo Parish, that was the very best I could do. I went to a single wide. Then, I went to a double wide and now I live in stick and brick. It was a great stepping stone. However, what was said in here was that all of these people, like on Rice Road or like on Lakeshore that they worked their butt off to save up the money to build these nice properties, to build these big houses, some of them \$500,000 houses. Well, that goes to say that people that live in double wides do not work their ass off. That is shameful. Because there are plenty of people that live in manufactured homes that work really hard for what they got, and they appreciate them. And those manufactured homes are nice. They're not just tin cans. They do not put metal skirting on them anymore. That ship sailed a long time ago. When this ordinance was written in, what, 1972, that may have been the case. This is 2022. That's the best affordable housing you can get. That is all I got.

There being no further business to come before the Commission, the meeting adjourned at 5:01 p.m.



Linda J. Montgomery
Office Specialist I