

OFFICIAL PROCEEDINGS OF THE MAYOR AND BOARD OF ALDERMEN TAKEN AT A PUBLIC HEARING MEETING HELD ON AUGUST 21, 2018 AT 5:45 P.M. AT THE ARNAUDVILLE COMMUNITY CENTER, 271 GUIDROZ STREET, ARNAUDVILLE, LA 70512

RE: Discuss Code of Ordinance 3-2018

Present: Mayor, Kathy M. Richard

Aldermen: Jamie Huval, Todd Meche, Louis Stelly, Jr., Suzanne Stelly

Absent: Annette Bramlett

Town Clerk: Dolores R. Quebedeaux

Town Attorney: Katie Ryan

Building Code Inspection Services: Rodney "Cooney" Richard

Police Chief: Eddy LeCompte

Utility Superintendent: Todd Abshire

Called to Order: Mayor, Kathy M. Richard

Prayer: Suzanne Stelly

Pledge: All

Suzanne Stelly read Code Ordinance 3-2018 The Town Council of the Town of Arnaudville hereby amends the Arnaudville Code of Ordinances including Section: 5.2 to replace St. Landry Parish Government and add Building Code Inspection Services, LLC to implement each of the most currently adopted codes, along with any amendments thereto; also included is the adoption of each code's chapter 1, Scope and Administration, in accordance with the provisions of R.S. 40:1730.26 and R.S. 40:1730.28, relative to the authority of the Louisiana State Uniform Construction Code Council (LSUCCC) and as promulgated and enforced according with R.S 49:953 (B), by the Administrative Procedure Act, the department of public safety and corrections, office of the state fire marshal, and Louisiana State Uniform Construction Code Council (LSUCCC); and to further provide that hereafter the then most current versions of said codes shall be incorporated into the Arnaudville Code of Ordinances through amendment of same, without the necessity of further action on the part of the city council or the city administration, upon the then most current version of each said code being adopted and promulgated but the official body or agency responsible for same. Those codes at issue, which are the subject of, and are affected by, this ordinance, are listed herein below:

Codes including applicable amendments are as follows:

International Building Code (IBC)

International Existing Building Code (IEBC)

International Residential Code (IRC) Note as of Jan 1, 2014: Appendix G Swimming Pools, Spas and Hot Tubs are mandate to enforce.

International Mechanical Code (IMC)

International Fuel Gas Code (IFGC)

National Electrical Code

International Plumbing Code (IPC)

Optional Code:

International Property Maintenance Code (IPMC)

Appendix H Signs

Suzanne explained that they are in the process of up-dating the old codes. Mayor Richard explained that the old code Ordinances are outdated. Perry Jones asked how long this project has been on the table, Mayor Richard stated 2 years. Mayor stated that there are problems with the present Ordinance.

Mayor stated that there are legalities with the Ordinance. Todd Meche stated that this was not for blighted property he stated that this was selling permits and code enforcement. He stated that the town does have Ordinances that can be enforced for blighted property. He said that the council voted multiple times to enforce the Ordinances. Perry Jones stated that in the event it would be his property that is blighted and he was sent 3 letters what happens after that? Todd stated that a summons can be sent to the individual and that person goes to Mayor's court and gets fined and could spend 60 days in jail. Every ten days it's a new offense and that person can be charged again. Perry stated that this continues to be a misdemeanor. The town could move forward and have the property cleaned at the land owner's expense. Perry stated that he cannot be put in jail and his property cannot be taken, he feels in hindsight something should be put in place with some legal action behind this. Mr. Jones explained that the Ordinances are old and to better the town there should be legal documentation behind the words. There are people in the community that will not clean their properties. Perry explained that he has people around his home that need to clean their properties. Jamie Huval said that he brought up properties and asked that letters be sent out and letters were not sent out. Perry stated if he was the Mayor he would not send them out either due to the times that we are living in because there is no legal documentation behind this. These people are not scared of letters and do not care. Until Legal Jordan is added to this nothing will be done. He feels that these people will hire an attorney and say that they are being harassed. Jamie stated that the Codes are not about blighted property, he said if it were only blighted property he would vote on having Mr. Richard take it over. Jamie said he read the codes book cover to cover and some of this is ridiculous. Jamie read some examples from the Code book. Todd Meche stated that under the Lawson Act the town has a limit on what to fine the individuals. Perry asked, "What is the plan on moving forward, what is the vision ". Jamie said a letter should be sent out and 10 days later another letter should be sent out and then start issuing fines. Perry said these people know their property is blighted.

Todd said that St. Landry Parish is issuing permits for the Town. He feels the Ordinances should be followed.

Mayor stated that she has different avenues that she is looking into and not putting the blame on anyone. She said that they are here to work as a team to get something done. When the names were turned in about the blighted property there was a misunderstanding due to the hiring of Mr. Cooney. Mayor said that there is one year they are trying to get Mr. Cooney to take care of this problem. There were letters sent out and not all blighted properties were on the list. She said nothing was done intentionally, this was a misunderstanding. St. Martin Parish will also be issuing permits and can also issue for Arnaudville. Mayor Richard said that she will schedule a Special Meeting to have Mr. Chester Cedars come and explain exactly what he plans to do.

Mayor Richard asked the attorney to again explain why she (Mayor) could not go to the end with the blighted property Ordinance. Katie Ryan explained that some people are not cutting their grass and some people have cars on the side of the roads, some houses are falling down with people residing in the houses that impose danger to the occupants as well as totally abandoned buildings. Grass cutting and moving cars can be handled to a certain extent through letters and possibly mayor's court, but when it gets to a point where people are living in homes that are condemnable such as no running water, no electricity, abandoned vehicles that is above the lay persons pay grade of what type of Ordinances, or what building codes or blighted property codes are being violated. That is where Mr. Cooney comes in and legally she needs an expert's opinion. Katie said that she needs someone she can put on a stand in court in front of a judge and explain to the judge exactly what is being violated. Katie feels a building code inspector is needed to protect the town with liabilities. Mr. Cooney again explained what he does at different municipalities. He stated that all complaints have to come through the Mayor's office; he said he does not ride around to look for long grass or parked cars.

The older structures do not have to modify their homes to state code. Mayor Richard explained to Mr. Cooney that an individual was told that they needed a permit to change a light bulb; Mr. Cooney said that is definitely not true. Mr. Cooney said he quotes everything that is violated in the code book.

Cynthia Stelly inquired about the cost of the permits. Mr. Cooney explained that the cost is basically the same in both parishes. Ginger LeCompte stated that you go get a permit or not get a permit, she sees a lot of fear merchants trying to start something that is clearly not so.

Mr. Cooney stated that involves lots of common sense and most of these issues are policed by insurance companies.

Mr. Cooney stated that he will not do just blighted property; he said if he does the permits the blighted property is of no charge to the town.

Adjourn

Suzanne Stelly and Louis Stelly, Jr., moved to adjourn the Public Hearing seconded by Jamie Huval, unanimously carried.

Attest

Dolores R. Quebedeaux, Town Clerk

Kathy M. Richard, Mayor