

Ordinance 05-24

AN ORDINANCE OF THE TOWN OF ARNAUVILLE SETTING THE CHIEF OF POLICE SALARY

An Ordinance setting the salary for the Chief of Police of the Town of Arnaudville as follows:
\$45,000.00 a Year.

Said Ordinance having been introduced on August 27, 2024 and notice of Public Hearing having been published, said Public Hearing having been the title having been read and the Ordinance considered, a record vote was taken and the following results were had:

Moved By: Debbie Kidder Seconded by: John Taylor

Yeas: Jamie Huval, Debbie Kidder, Kris Brasseaux, John Taylor

Nays: 0

Absent: Suzanne Stelly

Abstained: 0

Attest: Dolores R. Quebedeaux
Dolores R. Quebedeaux, Town Clerk

Todd Meche
Todd Meche Mayor

I, Dolores R. Quebedeaux, Clerk of the Town of Arnaudville, Louisiana do hereby certify that the above Ordinance was adopted by the Board of Aldermen at a Meeting on Date: September 24, 2024.

Ordinance 04-2024

An Ordinance Adopting Sanitation Standards

Sec. ---01. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

“Building(s)” shall mean a structure built, erected, and framed of component structural parts designed for the housing, shelter, enclosure or support of persons, animals, or property of any kind.

“Occupant” shall mean any individual legally living or sleeping in a Building or having legal possession of a space within a Building.

“Owner” shall mean any individual, firm, company, association, society, person, municipal or quasi-municipal agency, state agency, federal agency or other legal entity having title to real estate or to whom taxes are assessed.

“Person” shall mean any individual, firm, company, association, society, corporation, group trust, municipality or governmental authority.

“Premises” shall mean lots, plots or parcels of land, together with all or any part of any Buildings or structures on one or more lots, plots or parcels of land, including accessory structures and open spaces required or used in connection with one or more accessory areas.

“Public Sewer” shall mean a sanitary sewer owned, operated and maintained by the Town.

“Vacant Building” shall mean a Building that: (i) is without visible signs of continuous human habitation by persons legally entitled to be on the premises; (ii) is substantially devoid of functional contents pertaining to the operations or activities customary to occupancy; or (iii) is unsecured, such that it is accessible without force to trespassers or other unauthorized persons.

“Vacant land”. A lot, plot or parcel of land without a Building.

Sec. ---02. – General Requirements

- (a) The provisions of this Section shall govern the minimum condition and the responsibilities of persons for the maintenance of all Premises, including Buildings and the exterior of property. The Owner of a Premises shall maintain the Building and exterior property in compliance with the requirements contained herein.
- (b) A person shall not occupy as an Owner or Occupant or permit another person to occupy Premises which are not in a sanitary and safe condition, and which do not comply with the requirements of this Section.
- (c) All vacant land, including undeveloped land, and all lots, plots or parcels of land containing vacant Buildings shall be maintained in a clean, safe, secure and sanitary condition as provided in this Section so as not to adversely affect the public health or safety.

- (d) In addition to other remedies available and authorized by law, when the Town building official (or other person designated by the Mayor for such purpose) determines that a Building is vacant and unfit for human habitation and occupancy, the building official is authorized to place a placard on the Building ordering that it be closed up so as not to be an attractive nuisance. A certified copy of the order shall be mailed to the Owner at the address specified in the tax assessor records. Upon failure of the Owner to close up the Building within the time specified in the order, the Town may cause the Building to be closed and secured and the cost thereof shall be charged against the real estate upon which the Building is located and shall constitute a lien upon such real estate and shall be collected by any other legal recourse.
- (e) In addition to any other remedy available and authorized by law, where the building official determines that one or more violations of this Section exist in a Building which constitutes a hazard(s) to the Occupants (whether lawful or not) or the Building, and the hazard(s) poses an imminent danger to its occupants (whether lawful or not), the building official shall order correction of the defects to eliminate the hazard(s) and may order the Building vacated until the defects are corrected, or order the disconnection and/or blocking of the utilities to the Building.

Sec.---03 – Exterior Property Areas.

- (a) Common area. All common areas of a property including, but not limited to sidewalks, walkways, stairs, driveways, parking spaces, and similar areas shall be maintained and kept in a proper state of repair to prevent hazardous conditions.
- (b) Rodent harborage. All Building and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.
- (c) Accessory structures and fences. All accessory structures, including detached garages, carports, fences and walls, sheds and greenhouses shall be maintained structurally sound and in good repair.
- (d) Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any Building or accessory structure on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the Owner to restore said surface to an approved state of maintenance and repair.
- (e) In addition to other remedies available and authorized by law, when the Town building official (or other person designated by the Mayor for such purpose) determines that an exterior property area fails to comply with the provisions of this Section, the building official is authorized to issue a compliance order describing the violation and providing a time within which the necessary remediation must be completed. A copy of the order shall be sent by certified mail to the Owner at the address specified in the tax assessor records. Upon failure of the Owner to remediate the condition(s) set forth in the order within the time specified therein, the Town may cause the remedial action to be performed, and the cost thereof shall be charged against the real estate upon which the Building is located and shall constitute a lien upon such real estate and shall be collected by any other legal recourse.

- (f) In addition to any other remedy available and authorized by law, where the building official determines that one or more violations of this Section exist in a Building which constitutes a hazard(s) to the Occupants (whether lawful or not) or the Building, and the hazard(s) poses an imminent danger to its occupants (whether lawful or not), the building official shall order correction of the defects to eliminate the hazard(s) and may order the Building vacated until the defects are corrected, or order the disconnection and/or blocking of the utilities to the Building.

Sec. ---04. – Use of Public Sewers Required.

- (a) It shall be unlawful for any person to place, deposit or permit to be placed or deposited in any unsanitary manner on public or private property within the Town or in any area under the jurisdiction of said Town, any human or animal excrement, garbage or other objectionable waste.
- (b) No person shall discharge to any natural outlet any sanitary sewage, industrial wastes or other polluted water, except where suitable treatment has been provided in accordance with the requirement of applicable state law.
- (c) Except as hereinafter provided, no person shall construct or maintain any privy, privy vault, septic tank, cesspool or other facility intended or used for the disposal of sewage.
- (d) The Owner(s) of all buildings, or other properties which can be used for human occupancy, employment, recreation or other purposes; abutting on any street, alley or right-of-way in which there is now located or may in the future be located, a public sanitary sewer of the Town. It is hereby required, at the expense of the Owner(s), to connect such facilities directly with the proper public sewer in accordance with the all provisions of state, parish and local laws, rules and regulations, within 60 days after the date of official notice to do so, provided that the edge of public way or easement of said public sewer is within 200 feet of the structure to be served.
- (e) A person shall not occupy as an Owner or Occupant, or permit another person to occupy any Building which is not in a sanitary and safe condition and which does not comply with the requirements of this Section

Sec.---05. Private Sewage Disposal

Where a public sanitary sewer is not available under the provisions of this Section, the building sewer shall be connected to a private wastewater disposal system complying with the provisions of this article and the State of Louisiana Public Health or Sanitation Code.

Sec.---06. Cost of Compliance; Judicial review.

- (a) All costs and expenses incidental to the connection of the building sewer from the building to the edge of the public way or easement containing a main sewer, shall be borne by the Owner(s). The Owner(s) shall indemnify the Town from any loss or damage that may directly or indirectly be occasioned by the installation of the building sewer.
- (b) The Town may consider any special situations. The Owner(s) shall request a review of any special situations with supporting material as may be requested by the Town, in writing, to the Town. The Town's approval or disapproval will be issued in writing.

Sec. ---07. Powers and Authorities of Inspection.

- (a) The Town Council, the Engineer, Town representatives and other duly authorized employees of the Town bearing proper credentials and identification shall be permitted to enter upon all properties upon reasonable notification to the Owner for the purpose of inspection, observation, measurement, sampling and testing, in accordance with the provisions of these rules and regulations. The Notice will be in writing, signed by a town official or other person authorized to act in such matters for the Town, and state the date and time of the inspection.
- (b) If the property is occupied, notice shall also be provided via certified mail to the occupant or person with apparent right of possession, with a courtesy copy mailed to the Owner at the Owner's last known address as provided in the assessor's records or by conspicuously posting same at or near the entrance to the building. If the property is vacant, the notice shall be mailed or delivered to the last known address of the Owner as provided in the assessor's records.
- (c) If the Owner or occupant of the premises fails to arrange for, denies or unduly delays the entry, the Town may file a Petition for Right to Entry, authorizing entry to the premises, in the Mayor's court or other court of competent jurisdiction.
- (d) The requirements of advance notice are dispensed with in the event Town officials believe that immediate entry is necessary to protect property or public safety.

Sec.---08. Damaging Sewage Works

No unauthorized person shall maliciously, willfully, or negligently break, damage, destroy, uncover, deface or tamper with any sewerage works. Any person violating this provision shall be subject to immediate arrest under a charge of disorderly conduct.

Sec.----09. Judicial Review.

Any person receiving notice that he is in violation of this Section may, within ten (10) days after receipt of notice, request a hearing in mayor's court to determine whether he is in violation of this Section. The clerk shall notify the person seeking judicial review of the date, time and place of the hearing.

Sec. ---10. Cost Charged to Owner.

Whenever the Owner fails to comply with an order issued pursuant to the provisions of this Section and the Town causes same to be remedied, the cost charged to the Owner will be the actual cost of such work, which shall include the expense of inspection, locating the owner, issuing or publishing notice, reinspection, and all necessary incidents of such work, plus recording fees, court costs, expenses, legal fees and accrued interest at the rate of six (6) percent per annum from the date of completion of such work. This amount shall be due and payable by the Owner on the date of completion of the said work. A statement itemizing such costs will be served on the Owner by certified mail to the address listed on the tax assessor roles.

Sec. ---11. Costs if Not Paid; Lien on Property.

- (a) If the Owner does not pay the charges within ten (10) days after being furnished the statement described in this Section or within ten (10) days after the certified letter is returned as not deliverable the mayor shall cause a certified copy of the statement to be file and recorded in the mortgage records of the parish. When so filed and recorded, the statement shall constitute a lien upon the property from the date of recordation prior in rank to mortgages, vendor's privileges, and all other liens except taxes. The Mayor shall have the authority and power to sue for and collect such charges.
- (b) Costs and expenses may be collected in the manner fixed for the collection of taxes and shall be subject to a delinquent penalty of ten percent in the event such cost is not paid in full on or before ten days after the date of completion of such, and the Owner shall be notified of the lien recorded against his property. The Mayor may take the necessary steps in court incidental to the collection of the expense incurred as shown on the statement.
- (c) Sworn statements recorded in accordance with subsection (a) of this section shall be prima facie evidence that all legal formalities have been complied with and shall be full notice to every person concerned that the amount of the statement, plus penalties and interest, constitutes a charge against the property designated or described in the statement and the same is due and collectible as provided by law.

Sec. ---12. Violations; Notice to Correct; Penalty.

- (a) Any person who fails to timely comply with any order issued pursuant to this Article, and who has made no timely request for judicial review, or who is found to be in violation of this article by the mayor's court and who fails to abate the nuisance within ten days after such finding, shall be guilty of a misdemeanor and, upon conviction thereof, shall be punished as provided in section 1-21.
- (b) Any person violating any provisions of this section shall become liable to the Town for any expense, loss or damage occasioned by the Town as a result of such violation.
- (c) Notwithstanding any of the foregoing provisions, the Town may institute any appropriate action including injunction or other proceeding to prevent, restrain, or abate violations thereof.

Said Ordinance having been introduced on August 27,2024 and notice of Public Hearing having been published, said Public Hearing having been the title having been read and the Ordinance considered, a record vote was taken and the following results were had:

Moved By: John Taylor Seconded by: Jamie Huval

Yeas: Jamie Huval, Debbie Kidder, Kris Brasseaux, John Taylor

Nays: 0

Absent: Suzanne Stelly

Abstained: 0

Attest: 
Dolores R. Quebedeaux, Town Clerk


Todd Meche Mayor

I, Dolores R. Quebedeaux, Clerk of the Town of Arnaudville, Louisiana do hereby certify that the above Ordinance was adopted by the Board of Aldermen at a Meeting on Date: September 24, 2024.

Ordinance 06-24

An Ordinance offering for sale property referred to as that portion of West St. from LA Hwy 740 (Main St) to Bayou Teche.

Said Ordinance having been introduced on August 27, 2024 and notice of Public Hearing having been published, said Public Hearing having been the title having been read and the Ordinance considered, a record vote was taken and the following results were had:

Moved By: Debbie Kidder Seconded by: Kris Brasseur

Yeas: Debbie Kidder, Kris Brasseur, John Taylor

Nays: Jamie Huvot

Absent: Suzanne Steddy

Abstained: 0

Attest:


Dolores R. Quebedeaux, Town Clerk


Todd Meche Mayor

I, Dolores R. Quebedeaux, Clerk of the Town of Arnaudville, Louisiana do hereby certify that the above Ordinance was adopted by the Board of Aldermen at a Meeting on Date: September 24, 2024.