

CITY OF CROWLEY
SPECIAL COUNCIL MEETING
September 27, 2021

The Mayor and Board of Aldermen of the City of Crowley, Louisiana, the governing authority of the City of Crowley, met in a special session at 6:00 p.m. Monday the 27th, day of September 2021 at the special meeting place of said Mayor and Board of Aldermen, the City Hall Council Chambers, 426 North Avenue F, Crowley, Louisiana, after the giving and posting of prior notice of said meeting in the manner provided by law.

Mayor Tim Monceaux presided with the presence of the following Aldermen: Jeff Cavell, Thompson Bradford Core, Clint Cradeur, Samuel J. Reggie, III, Kim Stringfellow. Alderman Samuel Reggie led the Pledge of Allegiance to the flag and Dr. Ezora Proctor gave the invocation.

Aldermen Vernon Martin and Alderman Bryon Wilridge were absent.

The following call was read:

NOTICE OF PUBLIC HEARING AND PROPOSED ADOPTION OF
ORDINANCE

The Board of Aldermen of the City of Crowley shall meet in special session on the 27th day of September 2021, at 6:00 o'clock p.m. in the Council Chambers, 2nd Floor, Criminal Justice Building, 426 North Avenue F, Crowley, Louisiana, to hold a public hearing and to consider the adoption of the following ordinance:

AN ORDINANCE AMENDING AND ENLARGING THE CORPORATE BOUNDARY OF THE CITY OF CROWLEY, ACADIA PARISH, LOUISIANA, DEFINING THE BOUNDARY OF A TRACT OF LAND CONTAINING 4.307 ACRES LOCATED IN SECTION 29, TOWNSHIP 9 SOUTH, RANGE 1 EAST, ACADIA PARISH, LOUISIANA, SHOWN AS TRACT A ON THAT CERTAIN PLAT OF SURVEY SHOWING PROPERTY TO BE ACQUIRED BY DOUG MILLER DATED MAY 3, 2021, PREPARED BY RYAN P. HEBERT, REGISTERED PROFESSIONAL LAND SURVEYOR, LOCATED ADJACENT TO VFW DRIVE AND THE SOUTH BOUNDARY OF I-10, A PORTION OF WHICH TRACT IS WITHIN THE CORPORATE LIMITS OF THE CITY AND A PORTION OF WHICH LIES JUST WEST OF THE EXISTING CORPORATE BOUNDARY OF THE CITY OF CROWLEY, WHICH TRACT IS PROPOSED TO BE INCLUDED WITHIN THE CORPORATE LIMITS OF THE CITY OF CROWLEY; TO PROVIDE THAT THE PROPERTY SO ANNEXED AND ALL OF TRACT A BE ZONED C-3, HIGHWAY COMMERCIAL DISTRICT; TO PROVIDE THE AREA SO ANNEXED SHALL BE A PART OF WARD 1 OF THE CITY OF CROWLEY; TO PROVIDE THE AREAS SO ANNEXED SHALL BE A PART OF DISTRICT 1 (NORTH) OF THE SPECIAL GATEWAY OVERLAY DISTRICTS IN SECTION 3.14 OF THE ZONING ORDINANCE AND REDEFINE THE BOUNDARY THEREOF; TO REDEFINE AND RESTATE THE BOUNDARY OF THE CORPORATE LIMITS OF THE CITY OF CROWLEY; TO REPEAL ALL ORDINANCES OR PARTS OF ORDINANCES CONTRARY THERETO OR IN CONFLICT THEREWITH; TO PROVIDE FOR THE PROVISIONS HEREOF TO BE SEVERABLE; AND TO PROVIDE FOR ALL MATTERS RELATIVE THERETO.

The agenda of the Special Meeting was posted at City Hall on Friday, September 24, 2021 at 11:45 AM and the agenda was transmitted to all members of the Council and all persons requesting notice as required by law at the same time.

PUBLIC HEARING:

Mayor Tim Monceaux opened the public hearing on proposed ordinance no. 1526, the ordinance was read by title as follows:

ORDINANCE NO. 1526

AN ORDINANCE AMENDING AND ENLARGING THE CORPORATE BOUNDARY OF THE CITY OF CROWLEY, ACADIA PARISH, LOUISIANA, DEFINING THE BOUNDARY OF A TRACT OF LAND CONTAINING 4.307 ACRES LOCATED IN SECTION 29, TOWNSHIP 9 SOUTH, RANGE 1 EAST, ACADIA PARISH, LOUISIANA, SHOWN AS TRACT A ON THAT CERTAIN PLAT OF SURVEY SHOWING PROPERTY TO BE ACQUIRED BY DOUG MILLER DATED MAY 3, 2021, PREPARED BY RYAN P. HEBERT, REGISTERED PROFESSIONAL LAND SURVEYOR, LOCATED ADJACENT TO VFW DRIVE AND THE SOUTH BOUNDARY OF I-10, A PORTION OF WHICH TRACT IS WITHIN THE CORPORATE LIMITS OF THE CITY AND A PORTION OF WHICH LIES JUST WEST OF THE EXISTING CORPORATE BOUNDARY OF THE CITY OF CROWLEY, WHICH TRACT IS PROPOSED TO BE INCLUDED WITHIN THE CORPORATE LIMITS OF THE CITY OF CROWLEY; TO PROVIDE THAT THE PROPERTY SO ANNEXED AND ALL OF TRACT A BE ZONED C-3, HIGHWAY COMMERCIAL DISTRICT; TO PROVIDE THE AREA SO ANNEXED SHALL BE A PART OF WARD 1 OF THE CITY OF CROWLEY; TO PROVIDE THE AREAS SO ANNEXED SHALL BE A PART OF DISTRICT 1 (NORTH) OF THE SPECIAL GATEWAY OVERLAY DISTRICTS IN SECTION 3.14 OF THE ZONING ORDINANCE AND REDEFINE THE BOUNDARY THEREOF; TO REDEFINE AND RESTATE THE BOUNDARY OF THE CORPORATE LIMITS OF THE CITY OF CROWLEY; TO REPEAL ALL ORDINANCES OR PARTS OF ORDINANCES CONTRARY THERETO OR IN CONFLICT THEREWITH; TO PROVIDE FOR THE PROVISIONS HEREOF TO BE SEVERABLE; AND TO PROVIDE FOR ALL MATTERS RELATIVE THERETO.

Alderman Vernon Martin arrived during public hearing.

City Attorney Tom Regan called for proponents of the proposed ordinance no. 1526. James Landry spoke on behalf of the Carmichael's regarding the annexation and rezoning petition. Alderman Vernon Martin commented that the property was for sale for six months. Mr. Landry confirmed. Doug Miller stated that he saw a great opportunity for Crowley. He stated he was hopeful that it would provide Crowley with the boost in tax dollars to help and he has no intention of harming the city in any way. Alderman Martin questioned if Mr. Miller had an establishment in Scott already. Mr. Miller confirmed. Alderman Martin questioned for the record, if an unfavorable vote was the result, Mr. Miller would pursue building in the parish. Mr. Miller confirmed. Alderwoman Kim Stringfellow questioned about the size of the structure to be built. Mr. Miller stated it would be at least 5,000 square feet, possibly more. Alderman Brad Core asked for clarification on where the specialty meat store would be located on the property, specifically if it would be closest to Broadacres. Mr. Miller stated the building would run with interstate 10, but the final location is not determined yet. It could be the specialty meat store, or it could be the coffee shop. It will depend on the drive thru lines and access. Alderman Martin questioned if a cul-de-sac would be developed. Mr. Miller stated there would not be a cul-de-sac. The drive thru will wrap around the building and come back to the front. A third and final call was made and Mr. Henry Helo came forward and read a statement to the Council in favor of the annexation and rezoning. A final call was made with no one coming forward to speak. The call for opponents of the proposed ordinance no. 1526 was made. Ms. Hope Rosinski read a statement on behalf of her mother and the ninety residents of Lawrence Acres in opposition of the rezoning and annexation of the tract to C-3. Mr. Kevin Gautreaux spoke in opposition and stated the petition was only about protecting the residents. He stated that the residents request the maximum buffer allowed. A third and final call was made with no one coming forward to speak. Mayor Tim Monceaux called the public hearing on ordinance no. 1526 to a close.

ORDINANCE

The following Ordinance was offered by Alderman Jeff Cavell and seconded by Alderman Brad Core. Mayor Monceaux asked for discussion. Alderwoman Kim Stringfellow questioned if the entire portion of Tract A would be sold to Mr. Miller. City Attorney Tom Regan stated that the entire 4.307 acres would be annexed however, he could not confirm if Mr. Miller would be purchasing more outside of the city. Mr. Miller stated that he was not purchasing more at this time. Alderman Martin stated the property was for sale for six months. He further stated that the city is obligated to the safety of the tax base and a judiciary responsibility to its citizens. Alderwoman Kim Stringfellow thanked the residents for their input and persistence. She asked about plans for the development. City Attorney Tom Regan stated that this meeting was for the rezoning and annexation only. Mayor Monceaux stated that a planning review would happen a future date that would address Alderwoman Stringfellow's concerns. Alderman Clint Cradeur stated the council should petition LA DOTD to move the signal at intersection from I-10 to VFW. Mayor Monceaux stated that the petition to LA DOTD has already been done. Alderwoman Kim Stringfellow stated she would like to be involved in that discussion. Alderman Martin stated that in regard to the questions about the fence, the city is obligated to protect the neighborhood as well as the commercial development. He stated his is only one vote, but if it were to come up that the city was to erect a sound barrier, he would vote yes. Alderman Brad Core stated he wanted the citizens to know that he felt the decision was the best for all involved and read a prepared statement. Alderman Martin questioned City Attorney Tom Regan if as the legislative body, the council could change and re-enact any city ordinance. Mr. Regan stated the term "any" was very broad. He clarified and stated the council would change and re-enact any city ordinance as long as it did not violate any law.

Alderman Jeff Cavell made a call for question, seconded by Alderman Steven Premeaux. A voice vote was taken no one opposed. A roll was called for the adoption of the ordinance with a vote as follows:

YEAS: Jeff Cavell, Brad Core, Clint Cradeur, Samuel J. Reggie, Vernon Martin, Kim Stringfellow, Lyle Fogleman, and Steven Premeaux.
NAYS: None.
ABSENT: Bryon Wilridge.

The Ordinance passed by a vote of 0 NAYS, 8 YEAS, 1 ABSENT. Motion carried.

ORDINANCE NO. 1526

AN ORDINANCE AMENDING AND ENLARGING THE CORPORATE BOUNDARY OF THE CITY OF CROWLEY, ACADIA PARISH, LOUISIANA, DEFINING THE BOUNDARY OF A TRACT OF LAND CONTAINING 4.307 ACRES LOCATED IN SECTION 29, TOWNSHIP 9 SOUTH, RANGE 1 EAST, ACADIA PARISH, LOUISIANA, SHOWN AS TRACT A ON THAT CERTAIN PLAT OF SURVEY SHOWING PROPERTY TO BE ACQUIRED BY DOUG MILLER DATED MAY 3, 2021, PREPARED BY RYAN P. HEBERT, REGISTERED PROFESSIONAL LAND SURVEYOR, LOCATED ADJACENT TO VFW DRIVE AND THE SOUTH BOUNDARY OF I-10, A PORTION OF WHICH TRACT IS WITHIN THE CORPORATE LIMITS OF THE CITY AND A PORTION OF WHICH LIES JUST WEST OF THE EXISTING CORPORATE BOUNDARY OF THE CITY OF CROWLEY, WHICH TRACT IS PROPOSED TO BE INCLUDED WITHIN THE CORPORATE LIMITS OF THE CITY OF CROWLEY; TO PROVIDE THAT THE PROPERTY SO ANNEXED AND ALL OF TRACT A BE ZONED C-3, HIGHWAY COMMERCIAL DISTRICT; TO PROVIDE THE AREA SO ANNEXED SHALL BE A PART OF WARD 1 OF THE CITY OF CROWLEY; TO PROVIDE THE AREAS SO ANNEXED SHALL BE A PART OF DISTRICT 1 (NORTH) OF THE SPECIAL GATEWAY OVERLAY DISTRICTS IN SECTION 3.14 OF THE ZONING ORDINANCE AND REDEFINE THE BOUNDARY THEREOF; TO REDEFINE AND RESTATE THE BOUNDARY OF THE CORPORATE LIMITS OF THE CITY OF CROWLEY; TO REPEAL ALL ORDINANCES OR PARTS OF ORDINANCES CONTRARY THERETO OR IN CONFLICT THEREWITH; TO PROVIDE FOR THE PROVISIONS HEREOF TO BE SEVERABLE; AND TO PROVIDE FOR ALL MATTERS RELATIVE THERETO.

WHEREAS, the City of Crowley received a request for Annexation from the property owner of a parcel of property consisting of 4.307 acres situated in Section 29, Township 9 South, Range 1 East, Acadia Parish, Louisiana, shown as Tract A on that certain Plat of Survey Showing Property to be Acquired by Doug Miller prepared by Ryan P. Hebert, Registered Professional Land Surveyor, dated May 3, 2021, south of I-10 and west of the corporate boundary, a portion of which is contiguous to the corporate limits and a portion of which is within the corporate limits of the City of Crowley; and

WHEREAS, the City of Crowley has received a certificate from the Honorable James Petitjean, Acadia Parish Assessor, certifying that the portion of property proposed to be annexed and the portion of the property located within the corporate limits is owned 100% by a single property owner, Ted Carmichael, who has requested the annexation; and

WHEREAS, the City of Crowley has received a certificate from the Honorable Billie Meyer, Acadia Parish Registrar of Voters, certifying that there are no registered voters residing in the area proposed to be annexed or the area located within the corporate limits shown as Tract A on the above referenced plat; and

WHEREAS, the property owner requested the entirety of the area proposed to be annexed and the portion of the property within the corporate limits be rezoned C-3, Highway Commercial District so that the entirety of Tract A shown on the above referenced be zoned C-3, Highway Commercial; and

WHEREAS, a public hearing has been held by the Planning and Zoning Commission of the City of Crowley on the 31st day of August, 2021 after due notification in writing to all adjacent property owners, those property owners within three hundred (300') feet thereof, and the publication of the Notice of Public Hearing in accordance with law in the official journal of the Planning and Zoning Commission of the City of Crowley; and

WHEREAS, both the proponents and the opponents were provided the opportunity to appear at the public hearing held by the Planning and Zoning Commission of the City of Crowley and were allowed to state their position regarding the proposals and requests made; and

WHEREAS, after the public hearing, the Planning and Zoning Commission of the City of Crowley duly debated and considered the requests and a vote was taken on both the annexation of the portion of Tract A currently outside of the corporate limits and the rezoning of the entirety of Tract A from R-1 to C-3; and

WHEREAS, a favorable recommendation was made by the Planning and Zoning Commission to the City of Crowley for the annexation of the portion of the property outside of the corporate limits and rezoning thereof and the property within the corporate limits from R-1 to C-3; and

WHEREAS, the Mayor and Board of Aldermen of the City of Crowley have determined a portion of Tract A is contiguous to the west corporate boundary of the City of Crowley and is located along and adjacent to the south boundary of Interstate Highway 10 and that a portion of Tract A is within the corporate limits and it is appropriate and desirable to include that property within the corporate boundary of the City of Crowley; and

WHEREAS, the Mayor and Board of Aldermen of the City of Crowley have determined that the rezoning of Tract A from R-1 Residential to C-3 Highway Commercial is consistent with the development and uses of the property in the area and the location thereof and that it is appropriate and desirable to rezone the entirety of Tract A to C-3 Highway Commercial; and

WHEREAS, this ordinance was duly introduced and notice of this ordinance and of the public hearing having been published in accordance with law; and

WHEREAS, a public hearing having been held in accordance with law in special session on the 27th day of September, 2021, at 6:00 o'clock p.m. at Council Chambers in the Criminal Justice Building, Crowley, Louisiana; and

WHEREAS, after considering the comments received at the public hearing, both favorable and unfavorable;

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CROWLEY, ACADIA PARISH, LOUISIANA, IN REGULAR SESSION DULY CONVENEED, THAT:

SECTION 1: Under the provisions of Louisiana Revised Statute 33:171 et seq., and the special enabling legislation under Louisiana Revised Statute 33:172.13, the Mayor and Board of Aldermen of the City of Crowley have determined that the requirements and provisions of law for annexation have been met and that the annexation of the property is necessary to establish an area completely within the corporate limits of the City of Crowley and a public hearing having been held in accordance with law on the 13th day of October, 2021 on the question of adoption of the ordinance, the annexation of the area, the zoning requirements, utility services and the zoning of the areas to be annexed having been considered, after due consideration, the hereinafter described area or territory is hereby included within the corporate limits and the boundaries of the City of Crowley, Louisiana, which territory is hereby defined with certainty and precision as shown on the attached:

Exhibit A "Legal Description of Area to be Annexed"

SECTION 2: The above-described property be and the same is hereby zoned as C-3, Highway Commercial District, that the same be included within the boundary of District One (North) of the Special Gateway Overlay Districts and the entire area be and the same is made part of Ward One of the City of Crowley and the description of the limits thereof are to include the district boundaries as redefined as the corporate boundaries in Exhibit B.

SECTION 3: The corporate boundary of the City of Crowley be and the same is hereby redefined and the boundary is defined with certainty and precision as shown on the attached:

Exhibit B "Corporate Limits of the City of Crowley, Louisiana, as amended and adopted according to Ordinance No. 1526"

SECTION 4: If any provision, part, word, section, subsection, sentence, clause or phrase of this ordinance should be held invalid by a court of competent jurisdiction, such decision shall not

affect the validity of the remaining portions of this ordinance and do hereby declare the provisions hereof to be severable, then in that event, only that particular provision, part, word, section, subsection, sentence, clause or phrase shall be deemed unconstitutional or invalid and the remaining provisions, parts, words, sections, subsections, sentences, clauses or phrases will not be affected and shall continue in full force and effect.

SECTION 5: All ordinances or parts of ordinances inconsistent with or in conflict herewith be and the same are hereby repealed.

THUS DONE, SIGNED AND ADOPTED in special session duly convened, pursuant to notice thereof duly posted and notice issued and called in accordance with law in at Crowley, Acadia Parish, Louisiana, on this the 27th day of September, 2021, at which a quorum was present and acting throughout.

YEAS: Steven Premeaux, Jeff Cavell, Brad Core, Kim Stringfellow, Lyle

Fogleman, Vernon Martin, Clint Cradeur, Samuel Reggie.

NAYS: None.

ABSENT: Bryon Wilridge.

Mayor Monceaux asked for a motion of silence in memory of prior Alderwoman Ms. Kitty.

There being no further business to come before the Council upon motion duly made by Alderman Brad Core and seconded by Alderwoman Kim Stringfellow the meeting was adjourned at 6:51 P.M.


TIM MONCEAUX, MAYOR

ATTEST:


SHANTEL ALLEMAN, INTERIM CITY CLERK

Presented rough draft to Mayor on 9/28/2021 at 1:04 A.M/P.M.

Presented for Mayor signature on 9/29/2021 at 9:00 A.M/P.M.

Mayor signed & returned to City Clerk on 9/29/2021 at 10:21 A.M/P.M.

Publish in newspaper on _____.