

**MINUTES OF THE  
TOWN OF PLAIN DEALING REGULAR MEETING  
HELD ON TUESDAY, DECEMBER 20, 2022 AT  
LEON SANDERS JR., MUNICIPAL COMPLEX  
205 WEST PALMETTO AVENUE, PLAIN DEALING, LOUISIANA**

1. **CALL TO ORDER** - Mayor Pro Tem, Jeff Benson called the meeting to order at 6:00 PM.

2. **Invocation • Town Attorney, Douglas C Dominick**, led all present in the prayer.

3. **Pledge of Allegiance** - Alderman Cook led all present in the Pledge of Allegiance.

**Roll Call** - Town Employee Deliah Hamiter, performed a roll call and verified that the following members were present: Jeff Benson, Shanithia Gay, James Cook, and Emily Jennings. Absent were: Judith McGuffey. Mayor Pro Tem indicated that Mayor Shavonda Gay and the Town Clerk Rolandria McCauley were sick and would not be at the meeting.

4. **APPROVE AGENDA:** Mayor Pro Tem, Jeff Benson asked for a motion to approve the agenda. A motion was made by Shanithia Gay and seconded by Emily Jennings. All members voted in favor of the approved agenda. There was no public comment.

5. **Approve Minutes-** Mayor Pro Tem, Jeff Benson asked for a motion to approve the minutes of the November 8, 2022 minutes. A motion was made by James Cook and seconded by Shanithia Gay. All members voted in favor of the approval of the minutes. There was no public comment.

6. **Approve the Expense Report-** Mayor Pro Tem, Jeff Benson asked for an approval for the expense report for November 2022. A motion was made by James Cook and seconded by Emily Jennings to approve the expense report. All members of the council voted in favor of the reports. There was no public comment

**7. Department Reports:**

Police Department - Mayor Pro Tem, Jeff Benson read the police department report from the chief of police indicating that for the month of November the town of Plain Dealing Police Department had a total of 436 calls. 93 were traffic related and 10 traffic violations were written.

Public Works Department –Mayor Pro Tem, Jeff Benson indicated there was no report at this time.

**8. Old Business- there was none.**

**9. NEW BUSINESS:**

A. Randy Agin with UNITI Fiber was present and discussed the possibility of providing new better internet services and phone line to the Town of Plain Dealing's offices including the police department. He indicated that he had met with the town clerk and also spoken to the mayor. He felt that his company could provide a good service at a cost savings to the Town. In addition, the town would only pay one bill instead of 3 separate bills. Alderman Cook had questions regarding our current contract and the ability to get out of the contract and overall cost. The town will review its current contract and continue to review the proposal and take this matter up in the future

B. Scott Hafer with Get Rid of It Trash service was present to discuss renewing the contract for the Town of Plain Dealing. He indicated that due to the increase in cost, the company was proposing an increase in services. After discussion a motion was made by Alderman Cook and seconded by Alderman Jennings to renew the contract with Get Rid It for a period of 3 years with the costs being year 1 - January 1, 2023 to December 31, 2023 – \$20 a month per residential household; for year 2 beginning January 1, 2024 through December 31, 2024 \$20.60 per month per residential household; and year 3 beginning January 1, 2025 through December 31, 2025 \$21.22 per month per residential household. In addition the 30 yard roll offs pulled from the town yard will be pulled by the Company at a charge of \$375 each. In addition there will be a weight associated (tip fee) which will be billed to the Town at \$48 a ton. Ms. Hudson made a comment regarding charging citizens to use the roll offs. She thought charging the Town citizens would discourage clean up and cause further property standard violations. There was no further public comment this motion passed with all members present and voting in favor

C. Cemetery improvements - Mayor Pro Tem, Jeff Benson indicated that Alderman Judith McGuffey was working with town employee, Peanut, to get some quotes for repairing the fence and that this would be brought back to the Board when additional quotes are received.

**D. DISCUSSION OF THE CONSIDERATION OF A SPECIAL EVENTS ORDINANCE -**

the Town Attorney gave the Board of Alderman an update with regard to a possible special events ordinance. The town attorney had been working with Alderman James Cook on this matter. After discussion on this matter it was determined that the town attorney should prepare an initial ordinance regarding special events to be presented for introduction at the January 2023 town meeting.

**10. RESOLUTIONS**

**A. THE BOARD OF ALDERMEN WILL RECONSIDER RESOLUTION # 5 OF 2022 OF THE TOWN OF PLAIN DEALING -** being a resolution to authorize Mayor Gay to sign execute and accept a donation of a .500-acre tract of land adjacent to the Town's cemetery. The town attorney indicated that this resolution was passed by the Board in the month of November; however, that upon approval it was determined that the resolution needed to contain language that the property that was being donated and received by the town would not be used for burials and/or grave sites. A motion was made by Alderman Cook and seconded by Alderman Shanithia Gay to approve resolution number 5 of 2022. This resolution passed with all members voting in favor thereof.

**11. ORDINANCES**

**A. PUBLIC HEARING ON ORDINANCE NO. 5 OF 2022 –** An ordinance for the code of Ordinance, Town of Plain Dealing, Louisiana, to amend and supplement ARTICLE IV. - PROPERTY STANDARDS CODE of Chapter 8 - BUILDINGS AND BUILDING REGULATIONS, of the Code of Ordinances of the Town of Plain Dealing and to otherwise provide with respect thereto. (This Ordinance will be an amendment to update the current "property standards ordinance"). Mayor Pro Tem, Jeff Benson, opened the floor for a public hearing. No comments were made so the public hearing was declared closed by the Mayor Pro Tem.

**B. THE BOARD OF ALDERMEN WILL CONSIDER THE FINAL ADOPTION OF ORDINANCE NO. 5 OF 2022 –** An ordinance for the code of Ordinance, Town of Plain Dealing, Louisiana, to amend and supplement ARTICLE IV. - PROPERTY STANDARDS CODE of Chapter 8 - BUILDINGS AND BUILDING REGULATIONS, of the Code of Ordinances of the Town of Plain Dealing and to otherwise provide with respect thereto. (This Ordinance will be an amendment to update the current "property standards ordinance")

A motion was made by Alderman James Cook and seconded by Alderman Shanithia Gay, to approve ordinance number 5 of 2022, this motion passed with all members voting in favor thereof.

C. PUBLIC HEARING ON ORDINANCE NO. 6 OF 2022 - An ordinance for the Code of Ordinance, Town of Plain Dealing, Louisiana, to amend and supplement ARTICLE II. - JUNKED, WRECKED, AND ABANDONED PROPERTY of Chapter 14 - ENVIRONMENT of the Code of Ordinances of the Town of Plain Dealing, and to otherwise provide with respect thereto. (This Ordinance will be an amendment to update the current "junk, wrecked, and abandon property ordinance)". Mayor Pro Tem, Jeff Benson, opened the floor for a public hearing. No comments were made so the public hearing was declared closed by the Mayor Pro Tem.

D. THE BOARD OF ALDERMEN WILL CONSIDER THE FINAL ADOPTION OF ORDINANCE NO. NO. 6 OF 2022 - An ordinance for the Code of Ordinance, Town of Plain Dealing, Louisiana, to amend and supplement ARTICLE II. - JUNKED, WRECKED, AND ABANDONED PROPERTY of Chapter 14 - ENVIRONMENT of the Code of Ordinances of the Town of Plain Dealing, and to otherwise provide with respect thereto. (This Ordinance will be an amendment to update the current "junk, wrecked, and abandon property ordinance").

A motion was made by Alderman Emily Jennings and seconded by Alderman Shanithia Gay, to approve ordinance number 6 of 2022, this motion passed with all members voting in favor thereof.

E. PUBLIC HEARING ON ORDINANCE NO. 7 OF 2022 -An ordinance for the Code of Ordinance, Town of Plain Dealing, Louisiana, to amend and supplement Chapter 14 - ENVIRONMENT of the Code of Ordinances of the Town of Plain Dealing to include ARTICLE III. - GRASS, WEEDS, AND WILD GROWTH of the Code of Ordinances of the Town of Plain Dealing, and to otherwise provide with respect thereto. (This Ordinance will be an amendment to update the current "grass, weeds and wild growth ordinance") Mayor Pro Tem, Jeff Benson, opened the floor for a public hearing. No comments were made so the public hearing was declared closed by the Mayor Pro Tem.

F. THE BOARD OF ALDERMEN WILL CONSIDER THE FINAL ADOPTION OF ORDINANCE NO. 7 OF 2022 -An ordinance for the Code of Ordinance, Town of Plain Dealing, Louisiana, to amend and supplement Chapter 14 - ENVIRONMENT of the Code of Ordinances of the Town of Plain Dealing to include ARTICLE III. - GRASS, WEEDS, AND WILD GROWTH of the Code of Ordinances of the Town of Plain Dealing, and to otherwise provide with respect thereto. (This Ordinance will be an amendment to update the current "grass, weeds and wild growth ordinance")

A motion was made by Alderman Shanithia Gay and seconded by Alderman Emily Jennings, to approve ordinance number 7 of 2022, this motion passed with all members voting in favor thereof.

G. PUBLIC HEARING ON ORDINANCE NO. 8 OF 2022 -AN ORDINANCE ADOPTING AN OPERATING BUDGET OF REVENUES AND EXPENDITURES FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2022 THROUGH DECEMBER 31, 2022, and to otherwise provide with respect thereto. Mayor Pro Tem, Jeff Benson, opened the floor for a public hearing. No comments were made so the public hearing was declared closed by the Mayor Pro Tem.

H. THE BOARD OF ALDERMEN WILL CONSIDER THE FINAL ADOPTION OF ORDINANCE NO. 8 OF 2022 -AN ORDINANCE ADOPTING AN OPERATING BUDGET OF REVENUES AND EXPENDITURES FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2022 THROUGH DECEMBER 31, 2022, and to otherwise provide with respect thereto.

A motion was made by Alderman James Cook and seconded by Alderman Emily Jennings to approved ordinance number 8 of 2022, this motion passed with all members voting in favor thereof.

I. PUBLIC HEARING ON ORDINANCE NO. 9 OF 2022 AN ORDINANCE ADOPTING AN OPERATING BUDGET OF REVENUES AND EXPENDITURES FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2023 THROUGH DECEMBER 31, 2023, and to otherwise provide with respect thereto. Mayor Pro Tem, Jeff Benson, opened the floor for a public hearing. No comments were made so the public hearing was declared closed by the Mayor Pro Tem.

J. THE BOARD OF ALDERMEN WILL CONSIDER THE FINAL ADOPTION OF ORDINANCE NO. 9 OF 2022 AN ORDINANCE ADOPTING AN OPERATING BUDGET OF REVENUES AND EXPENDITURES FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2023 THROUGH DECEMBER 31, 2023, and to otherwise provide with respect thereto.

A motion was made by Alderman James Cook and seconded by Alderman Shanithia Gay to approved ordinance number 9 of 2022, this motion passed with all members voting in favor thereof.

**K. INTRODUCTION OF ORDINANCE NO. 10 OF 2022 - An ordinance for the Code of Ordinance, Town of Plain Dealing , Louisiana, amend and supplement ARTICLE I - IN GENERAL of Chapter 24 - STREETS, SIDEWALKS AND OTHER PUBLIC PROPERTY to include Section 24-2 Obstructing Public Passages. THERE WILL BE A PUBLIC HEARING PRIOR TO THE ADOPTION OF THIS ORDINANCE AT THE TOWN OF PLAIN DEALING'S REGULAR SCHEDULED MEETING TO BE HELD ON TUESDAY, JANUARY 10, 2023 AT 6:00 PM LOCATED AT TOWN HALL MEETING ROOM 205 WEST PALMETTO AVE, LOUISIANA**

A motion was made by Alderman James Cook and seconded by Alderman Emily Jennings to introduce ordinance number 10 to 2022, this motion passed with all members voting in favor thereof.

**L. INTRODUCTION OF ORDINANCE NO. 11 OF 2022 - An ordinance for the Code of Ordinance, Town of Plain Dealing , Louisiana, amend and supplement ARTICLE I - IN GENERAL of Chapter 24 - STREETS, SIDEWALKS AND OTHER PUBLIC PROPERTY to include Section 24-3 Simple Obstruction of a Highway of Commerce THERE WILL BE A PUBLIC HEARING PRIOR TO THE ADOPTION OF THIS ORDINANCE AT THE TOWN OF PLAIN DEALING'S REGULAR SCHEDULED MEETING TO BE HELD ON TUESDAY, JANUARY 10, 2023 AT 6:00 PM LOCATED AT TOWN HALL MEETING ROOM 205 WEST PALMETTO AVE, LOUISIANA**

A motion was made by Alderman Emily Jennings and seconded by Alderman James Cook to introduce ordinance number 11 of 2022, this motion passed with all members voting in favor thereof.

11. **COMMUNITY CENTER APPLICATIONS:**  
Israelite Baptist Church – church festival dinner  
Hazel Johnson – wedding ceremony

A motion was made by Alderman Shanithia Gay and seconded by Alderman Emily Jennings to approve the community center applications. This motion passed with all members voting in favor thereof.

12. Beer/liquor license - Mayor Pro Tem read out the beer/liquor license/permits to be approved by the Board of Aldermen. A motion was then made by Alderman Cook and seconded by Alderman Shanithia Gay to approve the applications. This motion passed with all members voting in favor thereof.

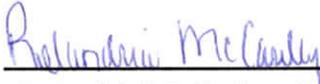
13. **COUNSEL REMARKS:** Alderman Shanithia Gay inquired about the bridge project. Mayor pro tem Jeff Benson indicated that he had spoken with members of the police jury and this was in the process and it was his understanding that it was approved. Alderman Emily Jennings indicated that she was very happy that the Christmas festival went over and was a great success, she thanked everyone for working on the festival

14. MAYOR'S COMMENTS: - none

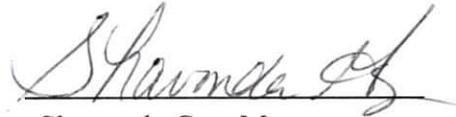
15. ADJOURN:

A motion was made by Alderman James Cook and seconded by Alderman Shanithia Gay, to adjourn. This motion passed with all members voting in favor thereof. The meeting adjourned 7:27 PM.

Approved by:



Rolandria McCauley  
Rolandria McCauley, Town Clerk



Shavonda Gay  
Shavonda Gay, Mayor

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**RESOLUTION # 5 OF 2022 OF THE BOARD OF ALDERMEN OF  
TOWN OF PLAIN DEALING**

On a motion duly made by Alderman James Cook and seconded by Shanithia Gay the following resolution was adopted at a regular meeting of the Board of Aldermen of the held at Town Hall Meeting Room located at **PO Box 426 Plain Dealing, LA 71064**, on November 8, 2022, pursuant to due notice according to the law and open to the public, at which meeting a quorum of the members of the Board of Aldermen were present:

WHEREAS, **CREIGHTON M. LIGHT**, the owner of the below property, has agreed to donate the following described property, to-wit, unto the TOWN OF PLAIN DEALING:

**A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 22 NORTH, RANGE 13 WEST OF THE LOUISIANA PRINCIPAL MERIDIAN, BOSSIER PARISH, NORTHWESTERN LAND DISTRICT, LOUISIANA AND BEING MORE FULLY DESCRIBED IN THAT CERTAIN SURVEY MAP PREPARED BY JAMES CODY GOODWIN ON AUGUST 31, 2022 AND FILED INTO THE PUBLIC RECORDS OF BOSSIER PARISH LOUISIANA UNDER INSTRUMENT NUMBER 1299763 ON SEPTEMBER 27, 2022, A COPY OF SAID SURVEY IS ATTACHED HERETO AS EXHIBIT A.**

WHEREAS, the property is adjacent to the TOWN OF PLAIN DEALING'S Cemetery and the ownership of said property will allow the TOWN OF PLAIN DEALING to enhance the cemetery, with the intentions of placing a pavilion on the site.

BE IT THEREFORE RESOLVED, that the ownership of said property is for a valid public purpose.

BE IT FURTHER that the Board of Alderman in and for the TOWN OF PLAIN DEALING hereby agrees to accept the donation of the above described property from CREIGHTON M. LIGHT and/or any other legal organization or individual owning said property, with the understanding that said property is to be used for any public purpose under Louisiana Law, with the exception that said property shall not be used for any burials and/or grave sites.

BE IT FURTHER RESOLVED that Mayor SHAVONDA STUMON is hereby authorized on behalf of the TOWN OF PLAIN DEALING to sign and execute any and all documents, Acts of Donation, and any other legal documents necessary to consummate and accept said donation unto the TOWN OF PLAIN DEALING of the property at her discretion and as advisable and in the best interest of the TOWN OF PLAIN DEALING.

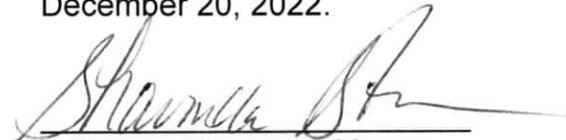
AYES

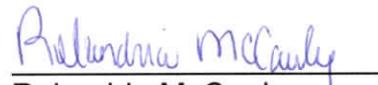
NAYS

ABSENT

	AYES	NAYS	ABSENT
Judith McGuffey			X
Jeff Benson	X		
Emily B Jennings	X		
James Cook	X		
Shanithia Gay	X		

THUS DONE AND SIGNED in Plain Dealing, Bossier Parish, Louisiana, on December 20, 2022.

  
Shavonda Stumon - Mayor

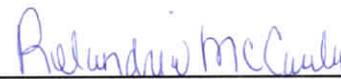
  
Rolandria McCauley  
Town Clerk

### C E R T I F I C A T E

I, the undersigned, being the duly elected and acting Municipal Clerk of the **TOWN OF PLAIN DEALING** hereby certify that the above and foregoing is a true and complete copy of the resolution duly and unanimously adopted by the Board of Aldermen of the **TOWN OF PLAIN DEALING** on December 20, 2022.

I further certify, that according to the minute book of the **TOWN OF PLAIN DEALING** which is in my possession the foregoing resolution has not been revoked, rescinded, or amended, directly or by inference to this date.

Plain Dealing, Bossier Parish, Louisiana, December 20, 2022.

  
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**MUNICIPAL CLERK, Town of Plain Dealing**

TOWN OF PLAIN DEALING  
205 WEST PALMETTO ST  
PLAIN DEALING, LA  
ORDINANCE NO. 5 of 2022

**BE IT ORDAINED**, by the Board of Aldermen of the TOWN OF PLAIN DEALING in due regular and legal session convened, that the following ordinance was presented as follows

An ordinance for the Code of Ordinance, Town of Plain Dealing , Louisiana, to amend and supplement ARTICLE IV. - PROPERTY STANDARDS CODE of Chapter 8 - BUILDINGS AND BUILDING REGULATIONS of the Code of Ordinances of the Town of Plain Dealing to read as follows:

**Sec. 8-336 - Title**

This article shall be known and may be cited as the "Property Standards Code."

**Sec. 8-337. - Action by board of aldermen.**

The board of aldermen of the Town of Plain Dealing may condemn and cause to be demolished or removed any building or structure within the town when it is in a dilapidated and dangerous condition which endangers the public welfare.

State Law reference— Similar provisions, R.S. 33:4761.

**Sec. 8-338. Notice to owner; hearing; notice filed with recorder of mortgages binds transferees**

A. (1) Before the Board of Aldermen of the Town of Plain Dealing may condemn any building or structure, there shall be submitted to it a written report recommending the demolition or removal of the building signed by a town official or other person authorized to act in such matters for the Town of Plain Dealing. The mayor or his/her designee shall thereupon serve notice on the owner of the building or structure requiring him to show cause at a meeting of the governing authority, regular or special, why the building or structure should not be condemned. The date and hour of the meeting shall be stated in the notice which shall be served at least ten days prior to the date of the hearing, except in case of grave public emergency as provided in Subsection C of this Section.

(2)(a) The notice may be served by mailing it via the United States Postal Service, by either registered or certified mail, return receipt requested, to the owner at the owner's last known address.

(b) Service by registered or certified mail shall be considered personal service if the certified return receipt or the return form is signed by the addressee. Service by registered or certified mail shall be considered domiciliary service if the certified return receipt or the return form is signed by anyone other than the addressee.

( c) If the registered or certified mail is returned for failure to obtain a signature on the return receipt form or returned due to refusal of delivery, service may be accomplished by first class mail, with a certificate of mailing. Service by first class mail in accordance with this Subparagraph shall be considered personal service and is effective when mailed.

(3) The notice may also be served by the marshal of the municipality or by any sheriff or deputy sheriff or constable having jurisdiction and power to serve legal process where the owner of the building or structure is found in the state of Louisiana, and the officer shall make return of the service as in ordinary cases.

B. If the owner is absent from the state or unrepresented therein, then the notice shall be served upon the occupant of the condemned building or structure, if any, and also upon an attorney at law appointed by the mayor to represent the absentee. Domiciliary service may be made as in ordinary cases.

C. In case of grave public emergency where the condition of the building is such as to cause possible immediate loss or damage to person or property, the Board of Aldermen may condemn the building after twenty-four hours notice served upon the owner or his agent or the occupant and attorney at law appointed to represent the absentee owner. Any such notice may be attached to a door or main entrance of the premises or in a conspicuous place on the exterior of the premises and shall have the same effect as delivery to or personal service on the owner, occupant, or attorney at law appointed to represent the absentee owner.

D. (1) Any notice served pursuant to this Section shall be filed by the Town of Plain Dealing governing authority with the recorder of mortgages where the property is located. Once filed, said notice shall be deemed notice to all subsequent transferees. Any transferee of such property takes the property subject to all recorded liens, mortgages, and notices thereunto pertaining.

(2) For purposes of any type of funding assistance being sought by the building or structure owner, any notice served pursuant to this Section shall be de facto proof that the building or structure is more than fifty percent damaged.

State Law reference— Similar provisions, R.S. 33:4762.

Sec. 8-339 - Order to demolish or repair; decision of governing authority.

A. After the hearing, if, in the opinion of the board of aldermen of the town, the facts justify it, an order shall be entered condemning the building and ordering that it be demolished or removed within a certain delay. If repairs will correct the dilapidated, dangerous or unsafe condition, the board of aldermen of the town may grant the owner the option of making such repairs, but, in such a case, the general nature or extent of the repairs to be made, the time thereof, and the defects to be corrected shall be specified in the decision of the governing body.

B. The decision and order of the board of aldermen of the town shall be in writing and shall be final unless appealed from within five (5) days as hereinafter provided.

C. (1) The Board of Aldermen of the Town of Plain Dealing shall keep and maintain a list of condemned properties throughout the Town of Plain Dealing.

(a) All properties shall be identified by tax block and lot number, the name of the owner of record, if known, and the street address of the lot.

(b) The condemned property list shall be regularly updated and accessible to the public online through a the Town's website or third-party website.

(2) Once the decision and order of Board of Aldermen of the Town of Plain Dealing is final as provided in this Section, the property shall be added to the list of condemned properties throughout the Town of Plain Dealing.

(3) The Board of Aldermen of the Town of Plain Dealing shall remove any property from the list of condemned properties once it has been determined that the property is no longer condemned as determined by the Board of Aldermen of the Town of Plain Dealing that determined the property as condemned.

(4) The intent of this Subsection is to make additional information regarding condemned property available to the public and the press. A parish or municipal governing authority that has complied with the requirements of R.S. 33:4762 and

4765 shall be deemed to have met due process requirements regarding notifying property owners about condemned property.

State Law reference— Similar provisions, R.S. 33:4763.

**Sec. 8-340. - Appeal from decision.**

The owner, occupant, agent or other representative of the owner may appeal from the decision of the board of aldermen of the town to the 26<sup>th</sup> Judicial District Court of the Parish of Bossier, State of Louisiana. The appeal shall be made by the filing of a suit against the town, setting forth the reasons why the decision or order of the governing body is illegal or improper and the issue shall be tried de novo and by preference in the district court. Where a grave public emergency has been declared by the board of aldermen of the town, the owner of the building who desires to prevent the demolition or removal thereof must file his petition within forty-eight (48) hours and must, at the time of the filing of the petition, furnish such bond as may be fixed by the district judge to cover any damage that might be caused by the condition of the building. Either party may appeal from the judgment of the district court as in other cases.

State Law reference— Similar provisions, R.S. 33:4764.

**Sec. 8-341. - Compliance with decision; assistance.**

(a)The owner or his designated agent may proceed to demolish and remove the building, or have it repaired, in accordance with the order of the board of aldermen of the town, provided the owner or his agent executes a contract in writing obligating himself to have the work done within the required time and files with the mayor or chief executive a copy of the contract, together with a bond to guarantee performance.(b)In the event the owner or occupant of the building or structure fails or refuses to comply with the decision of the board of aldermen of the town and fails to appeal therefrom within the legal delays provided herein, then, in that event, the mayor or chief executive may proceed with the demolition or removal of the condemned building, structure, or public nuisance, in which case neither the mayor nor the town shall be liable in damages.(c)Prior to the demolition or removal of the building or structure by the town, the mayor or some official designated by him shall serve notice on the owner, or his agent, and on the occupant of the building, if any there be, or upon the attorney-at-law appointed to represent the minor, interdict, or absentee owner, giving the time when work will begin upon the demolition or removal of the building, structure, or public nuisance.(d)The board of aldermen may request and the adjutant general

may assign, subject to the approval of the governor, national guard personnel and equipment to assist in the removal and demolition of condemned buildings, structures, or public nuisances. The provisions of this subsection shall be applicable when the budget for the demolition and removal of condemned structures has been expended by the board of aldermen of the town; however, the request must be accompanied by documentation that all procedural protections and substantive restraints have been adhered to by the governing authority. (e) In the event all procedural protections and substantive restraints have been adhered to by the governing authority, the town and its personnel and the national guard and its personnel shall not be liable to the owner of the building, structure, or public nuisance for any damages sustained resulting from the demolition of the building, structure, or public nuisance.

State Law reference— Similar provisions, R.S. 33:4765.

Sec. 8-342. - Lien and privilege for cost of demolition, removal, and maintenance by town.

(a) The town has a privilege and lien upon an immovable and its improvements and the owner is personally liable for:

(1) The cost to the town of maintenance of the immovable or improvements; and

(2) The cost to the town of demolishing or removing, or both, a building or other structure situated upon the immovable or improvements, and all attorney fees incurred by the town in connection with such demolition or removal.

(b) The term "maintenance" shall include, but not be limited to, grass cutting, weed abatement, and trash and garbage removal.

(c) The privilege and lien shall be preserved and enforced only after the owner has refused, after notification by the town and reasonable opportunity to be heard, to pay the costs incurred by the town.

(d) The privilege and lien shall be preserved by the filing and recording of an affidavit signed by the mayor of the town in the mortgage office of the parish in which the immovable is situated. The affidavit shall include a description of the property sufficient to reasonably identify the immovable and a statement of facts listing the approximate cost or costs incurred by the town.

(e) The privilege and lien shall be enforced by ordinary process in the district court having jurisdiction of the immovable within three (3) years after it is perfected. Alternatively, the privilege and lien may be enforced by assessing the

amount of the privilege and lien against the immovable as a tax against the immovable, to be enforced and collected as any ordinary property tax lien to be assessed against the property; such lien and privilege may be collected in the manner fixed for collection of taxes and shall be subject to the same civil penalties for delinquencies. After the town has incurred such costs as constitute the lien and privilege on the property, the mayor and/or a person designated by the mayor to act in such matters for the town may send an attested bill of such costs and expenses which constitute the lien and privilege to the director of administration, who shall add the amount of such bill to the next tax bill of the owner. The lien obtained by the town pursuant to proper notification and filing shall include not only the costs provided for in subsection (a) of this section but [also] all attorney's fees and/or all costs of court incurred in the locating of the owner, the notification of the owner, and the enforcement and collection of the amount secured by the lien against the immovable and the improvements. The town may also recover interest on the amounts secured by the lien. The interest shall not exceed the rate of legal interest provided in Civil Code Article 2924 and shall be computed from the date of recordation of the lien until paid. The town's privilege and lien shall prime all other liens or privileges against the property filed after the notice to the owner to show cause is filed with the recorder of mortgages pursuant to R.S. 33:4762(D), regardless of the date on which the town's lien and privilege is perfected, except that the town's lien and privilege will not prime other tax liens against the property.

(f)The lien shall not be canceled until after payment of all amounts, including costs, attorney fees, and interest.

(g)In addition to the lien and enforcement procedures authorized under this section, the town has a cause of action against the owner personally for the costs incurred by the town, if such owner is not indigent and has the ability to pay a judgment obtained by the town. Such action may be brought by ordinary proceeding in any court of competent jurisdiction.

(h)Owners in indivision.

(1)If property, which may be subject to a lien and privilege granted in favor of a town under this section, is owned in indivision and the owners in indivision, with their proportionate share in the property, are listed separately by the tax assessor on the ad valorem tax roll for the town, then the town shall notify each owner in indivision of his liability under this section.

(2)Upon failure of each owner in indivision to pay his proportionate share of the charges incurred under this section, that part of the property for which the

charges are not paid shall be subject to a lien and privilege in favor of the town as provided in this section.

(3) Notwithstanding the provisions of subsection (f) of this section to the contrary, upon payment by an owner in indivision of his proportionate share listed on the ad valorem tax roll for the town of the charges, attorney fees, and interest incurred under this section, and after certification of such proportionate interest by the assessor, the lien and privilege granted under this section shall be removed from the proportionate interest of the paying owner in indivision. If outstanding charges levied under this section are added to the annual ad valorem tax bill, the proportionate payment by the paying owner in indivision shall be reflected on the bill and his interest in the property free of such charge shall be distinguished on the tax bill. (4) Notice of the lien and privilege required herein shall be made upon the owners in indivision at their actual address or the last known address listed to the tax rolls of the parish.

State Law reference— Similar provisions, R.S. 33:4766.

Sec. 8-342. - Attorney to represent absentee, minor, or interdict.

In the event the building or structure is unoccupied and its owner is absent from the state and unrepresented therein, or in the event the building is owned by a minor who has no tutor or an interdict who has no curator, the mayor shall appoint an attorney-at-law to represent the absentee, minor or interdict upon whom the notices and other proceedings provided in this subpart may be served. The attorney shall be paid a reasonable fee to be taxed as cost.

State Law reference— Similar provisions, R.S. 33:4767.

Sec. 8-343 Alternative to demolition; repair by the Town of Plain Dealing

A. (1) Notwithstanding any other provision of law to the contrary, the Board of Aldermen of the Town of Plain Dealing, as an alternative to demolition or removal, may make the repairs necessary to correct the defects in a condemned structure within its jurisdiction.

(2) The Board of Aldermen of the Town of Plain Dealing may take such action only after a demolition or removal order has been issued and the delay for a legal appeal has run, or an appeal has been denied, and when in the discretion of the Board of Aldermen of the Town of Plain Dealing such action will restore the structure to a state of usefulness to the community.

(3) The decision of the Board of Aldermen of the Town of Plain Dealing to repair the structure may be appealed in the same manner as provided in R.S. 33:4764.

B. The costs of repairs made pursuant to Subsection A and a ten percent penalty thereon shall be reimbursed by the owner of the condemned property, and such costs and penalty shall operate as a lien and privilege on the property in favor of the Town of Plain Dealing. Until such time as the costs and penalty have been paid, the Town of Plain Dealing may lease such property and apply all revenue received to the amount owed by the owner and to the necessary maintenance of the structure.

State Law reference— Similar provisions, R.S. 33:4768.

#### Sec. 8-344 Criminal Prosecution

Any person who violates any provision of this chapter shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished by a fine of not less than one hundred dollars (\$100.00) or more than five hundred dollars (\$500.00), or by imprisonment of not more than sixty (60) days, or by both such fine and imprisonment.

**BE IT FURTHER ORDAINED** that all Ordinances or parts of Ordinances or other acts in conflict herewith being the same are hereby repealed.

After public hearings were held on the above ordinance, the title having been read and the ordinance considered on motion by Alderman James Cook and seconded by Alderman Shanithia Gay to adopt the ordinance, a record vote was taken and the following result was :

ALDERMEN	AYES	NAYS	ABSENT
Judith McGuffey			X
Jeff Benson	X		
Emily B Jennings	X		
James Cook	X		
Shanithia "Shanita" Gay	X		

THUS DONE AND SIGNED in Plain Dealing, Louisiana, on  
December 20, 2022.

~~Rolandria McCauley~~ ~~Shavonda Stumon~~  
Town Clerk, Rolandria McCauley      Mayor

Q:\2022\Plain Dealing\Property Standards\20221019 condemnation ord.wpd

TOWN OF PLAIN DEALING  
205 WEST PALMETTO ST  
PLAIN DEALING, LA  
ORDINANCE NO. 6 of 2022

**BE IT ORDAINED**, by the Board of Aldermen of the TOWN OF PLAIN DEALING in due regular and legal session convened, that the following ordinance was presented as follows

An ordinance for the Code of Ordinance, Town of Plain Dealing , Louisiana, to amend and supplement ARTICLE II. - JUNKED, WRECKED, AND ABANDONED PROPERTY of Chapter 14 - ENVIRONMENT of the Code of Ordinances of the Town of Plain Dealing to read as follows

**ARTICLE II. - JUNKED, WRECKED, AND ABANDONED PROPERTY**

of the town.

**Sec. 14-25. - Criminal prosecution.**

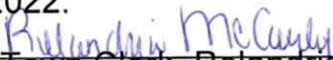
Any person who violates any provision of this chapter shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished by a fine of not less than one hundred dollars (\$100.00) or more than five hundred dollars (\$500.00), or by imprisonment of not more than sixty (60) days, or by both such fine and imprisonment. In addition to the penalties contained in this section, the court may order that every defendant convicted after a trial or after pleading guilty pay restitution to the town in an amount equal to the amount of expenses and charges incurred by the town for removing and disposing of the junk, wrecked or used automobiles or motor vehicles, or any part or parts thereof, or any other junk, discarded or abandoned major appliances, such as refrigerators, freezers, ranges, or machinery or other metal, tin, or other discarded items, on any lot, neutral ground, street or sidewalk. In no case shall the fines and the amount ordered as restitution exceed five hundred dollars (\$500.00). It shall not be a defense to prosecution under this section that the town performed the work necessary to correct the noted deficiencies and violations, or that the town caused such work to be performed.

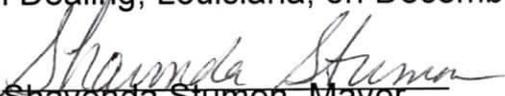
**BE IT FURTHER ORDAINED** that all Ordinances or parts of Ordinances or other acts in conflict herewith being the same are hereby repealed.

After public hearings were held on the above ordinance, the title having been read and the ordinance considered on motion by Alderman Emily Jennings and seconded by Alderman Shanithia Gay to adopt the ordinance, a record vote was taken and the following result was :

ALDERMEN	AYES	NAYS	ABSENT
Judith McGuffey			X
Jeff Benson	X		
Emily B Jennings	X		
James Cook	X		
Shanithia "Shanita" Gay	X		

THUS DONE AND SIGNED in Plain Dealing, Louisiana, on December 20, 2022.

  
~~Town Clerk, Rolandria McCauley~~

  
~~Shavonda Stumon, Mayor~~

Q:\2022\Plain Dealing\Property Standards\20221019 junk ord.wpd

TOWN OF PLAIN DEALING  
205 WEST PALMETTO ST  
PLAIN DEALING, LA  
ORDINANCE NO. 7 of 2022

**BE IT ORDAINED**, by the Board of Aldermen of the TOWN OF PLAIN DEALING in due regular and legal session convened, that the following ordinance was presented as follows

An ordinance for the Code of Ordinance, Town of Plain Dealing , Louisiana, to amend and supplement Chapter 14 - ENVIRONMENT of the Code of Ordinances of the Town of Plain Dealing to include ARTICLE III. - GRASS, WEEDS, AND WILD GROWTH, to read as follows

**ARTICLE III. - GRASS, WEEDS, AND WILD GROWTH**

**Sec. 14-26. - Duty of owners to cut and remove.**

The owner, his agent, or other person in control of any lot, place, property or area within the town shall be required to cut, destroy or remove weeds or grass, or other deleterious, unhealthy, or noxious growths or accumulations within a height equal to or greater than twelve (12) inches, lying or located in or upon any such lot, place, property, or area or on any sidewalk abutting any such lot, place, property, or area.

**Sec. 14-27 - Notice to owners.**

(a)The mayor or his/her designee shall notify, as is shown on the last assessment roll of the Town of Plain Dealing, the individual property owners who are not in compliance with the provision contained in the article, by certified United States mail, return receipt requested, or by hand delivery notice to said owner by the chief of police, his designated officer , advising the property owners that any lot, place, property or and/or area having grass or weeds or other deleterious, unhealthy, or noxious growths or accumulations exceeding the height described in section 14-26 may be cut, destroyed or removed, or may be cleaned off and/or removed by the town within ten (10) days from the date the owner receives notice, unless sooner cut, cleaned and/or removed by the owner, agent or other person in control of such lot, place, property or area.(b)However, the town may undertake the cutting, destruction, or removal of noxious weeds or grass or other deleterious, unhealthful, or noxious growths on any property within the town on a monthly basis without having to notify said owner on a continuing

basis as required by subsection (a) of this section if the property owner liable has been previously notified pursuant to subsection (a) at any time during the immediately preceding six (6) months, and has failed to do the work himself after opportunity to do so. However, prior to undertaking such work, the town shall file and record an affidavit, signed by the mayor of the town, at its administrative office. Such affidavit shall include the following:(1)A description of the property sufficient to reasonably identify it.(2)A photograph of the property sufficient to reasonably identify its unsafe or unsanitary condition and to justify the necessity for cutting, destroying, or removing weed, grass, or other noxious growths.(3)A statement that the property owner liable has within the past six (6) months failed to do such work after notification and opportunity to do so pursuant to subsection (a) of this section.

#### Sec. 14-28 - Removal by town.

If there has been no compliance with the provisions of section 14-26, the mayor or his designee shall then cause the necessary work to be done to effect compliance with the provisions of this article. The work to be performed hereunder shall be done at the expense of the record owner of the lot, place, property and/or area and may be performed with the personnel and equipment of the town or by means of a contract with a third person.

#### Sec. 14-29. - Costs of removal by town charged to owner.

If the owner shall fail or refuse to abate the nuisance within the time required in section 14-27, the town may cause such nuisance to be abated; and when the abatement is done, the mayor or his designee shall compile the cost of such work done or improvements made in abating such nuisance. The actual cost to the town, including the reasonable and required administrative charges, of the work of mowing and/or cleaning the premises referred to in the provisions in this chapter whether performed by the town or by private contractor, shall be charged to the person owning the premises, and shall be due and payable on the date of completion of such work. The minimum charge for work accomplished with the personnel and equipment of the town pursuant to the provisions of this section shall be forty dollars (\$40.00) per hour per crew, with a minimum one-hour charge. In addition to the fees previously stated, an administrative charge of twenty dollars (\$20.00) shall be assessed to the person owning the premises on which the work was performed.

Sec. 14-30. - Collection.

After the cleaning and/or removal of any deleterious, unhealthy or obnoxious matter by the town, and after notice to the owner that the cost or expense thereof has been paid within ten (10) days, the mayor or his designee may furnish the owner, as shown on the last assessment roll of the town, by United States mail, certified return receipt requested, a written statement showing the cost or expense incurred for the work, and the property on which the work was performed. If the statement is not paid within one (1) month thereafter, the amount thereof shall be included in and for part of the taxes due the owner on such property or may be collected by the town in any manner allowed by law. A certified copy of such costs shall also be filed with the clerk of court in and for the parish and, when such copy of costs is so filed, the town shall have a privilege upon the property and shall be prior in rank to mortgages, vendor's privileges, and all other privileges except tax privileges to secure the expenditures so made, and ten (10) percent annum interest on the amount from the date of completion of work. After the fixing of any such lien and for any such expenditures and interest, suit may be instituted and recovery and foreclosure has in the name of the town in any court of competent jurisdiction, and in any suit or action, the statement of charges so made, or a certified copy thereof, shall be prima facie proof of the amount expended in any such work or improvements. The owner shall also be liable for all court costs and reasonable attorney fees if a suit is instituted by the town.

Sec. 14-31 - Criminal prosecution.

Any owner or occupant of a lot, place, property, or area located within the corporate limits of the town who violates any provision of this chapter shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished by a fine of not less than one hundred dollars (\$100.00) or more than five hundred dollars (\$500.00), or by imprisonment of not more than sixty (60) days, or by both such fine and imprisonment. In addition to the penalties contained in this section, the court may order that every defendant convicted after a trial or after pleading guilty pay restitution to the town in an amount equal to the amount of expenses and charges incurred by the town in cutting, destroying, or otherwise removing any grass, weeds, or growth from the defendant's property pursuant to this section. In no case shall the fines and the amount ordered as restitution exceed five hundred dollars (\$500.00). It shall not be a defense to prosecution under this section that the town performed the work necessary to correct the noted deficiencies and violations, or that the town caused such work to be performed. State Law reference— Authority regarding weeds and power to assess costs of cutting weeds, R.S. 33:362(A)(2)(c).

**BE IT FURTHER ORDAINED** that all Ordinances or parts of Ordinances or other acts in conflict herewith being the same are hereby repealed.

After public hearings were held on the above ordinance, the title having been read and the ordinance considered on motion by Alderman Shanithia Gay and seconded by Alderman Emily Jennings to adopt the ordinance, a record vote was taken and the following result was :

ALDERMEN	AYES	NAYS	ABSENT
Judith McGuffey			X
Jeff Benson	X		
Emily B Jennings	X		
James Cook	X		
Shanithia "Shanita" Gay	X		

THUS DONE AND SIGNED in Plain Dealing, Louisiana, on December 20, 2022.

*Rolandria McCauley*  
~~Town Clerk, Rolandria McCauley~~      *Shavonda Stumon*  
~~Shavonda Stumon, Mayor~~

Q:\2022\Plain Dealing\Property Standards\20221019 weds and grass ordinance.wpd

TOWN OF PLAIN DEALING  
205 WEST PALMETTO ST  
PLAIN DEALING, LA  
ORDINANCE NO. 8 of 2022

**BE IT ORDAINED**, by the Board of Aldermen of the TOWN OF PLAIN DEALING in due regular and legal session convened, that the following ordinance was presented as follows

**AN ORDINANCE ADOPTING AN OPERATING BUDGET OF REVENUES AND EXPENDITURES FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2022 THROUGH DECEMBER 31, 2022**

**BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF PLAIN DEALING , LOUISIANA**, who met in special session at its regular meeting place in the Town Hall Meeting Room located at the **LEON SANDERS JR., MUNICIPAL COMPLEX, 205 WEST PALMETTO AVENUE, PLAIN DEALING, LOUISIANA ON** December 13, 2022 at 6:00 p.m.

**SECTION 1.** That the attached detailed estimate of revenue for the fiscal year beginning January 1, 2022 and ending December 31, 2022 and is hereby adopted to serve as an Operating Budget of Revenues for the Town of Plain Dealing, Louisiana during the same period.

**SECTION 2.** That the attached estimate of expenditures, by departments, for the fiscal year beginning January 1, 2022 and ending December 31, 2022 and the same is hereby adopted to serve as a Budget of Expenditures for the Town of Plain Dealing, Louisiana during the same period.

**SECTION 3.** The adopting of this Operation Budget of Expenditures is hereby declared to operate as an appropriation of the amounts therein set within the terms of the budget classification.

**SECTION 4.** Amounts are available for expenditures included within the 2022 budget.

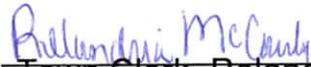
Notice of introduction of this ordinance, required by law, was published on December 20, 2022.

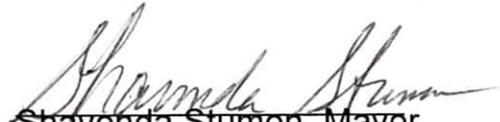
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After public hearings were held on the above ordinance, the title having been read and the ordinance considered on motion by Alderman James Cook and seconded by Alderman Emily Jennings to adopt the ordinance, a record vote was taken and the following result was :

ALDERMEN	AYES	NAYS	ABSENT
Judith McGuffey			X
Jeff Benson	X		
Emily B Jennings	X		
James Cook	X		
Shanithia "Shanita" Gay	X		

THUS DONE AND SIGNED in Plain Dealing, Louisiana, on December 20, 2022.

  
Town Clerk, Rolandria McCauley

  
Shavonda Stumon, Mayor

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TOWN OF PLAIN DEALING  
205 WEST PALMETTO ST  
PLAIN DEALING, LA  
ORDINANCE NO. 9 of 2022

**BE IT ORDAINED**, by the Board of Aldermen of the TOWN OF PLAIN DEALING in due regular and legal session convened, that the following ordinance was presented as follows

**AN ORDINANCE ADOPTING AN OPERATING BUDGET OF REVENUES AND EXPENDITURES FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2023 THROUGH DECEMBER 31, 2023**

**BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF PLAIN DEALING , LOUISIANA**, who met in special session at its regular meeting place in the Town Hall Meeting Room located at the **LEON SANDERS JR., MUNICIPAL COMPLEX, 205 WEST PALMETTO AVENUE, PLAIN DEALING, LOUISIANA ON** December 13, 2022 at 6:00 p.m.

**SECTION 1.** That the attached detailed estimate of revenue for the fiscal year beginning January 1, 2023 and ending December 31, 2023 and is hereby adopted to serve as an Operating Budget of Revenues for the Town of Plain Dealing, Louisiana during the same period.

**SECTION 2.** That the attached estimate of expenditures, by departments, for the fiscal year beginning January 1, 2023 and ending December 31, 2023 and the same is hereby adopted to serve as a Budget of Expenditures for the Town of Plain Dealing, Louisiana during the same period.

**SECTION 3.** The adopting of this Operation Budget of Expenditures is hereby declared to operate as an appropriation of the amounts therein set within the terms of the budget classification.

**SECTION 4.** Amounts are available for expenditures included within the 2023 budget.

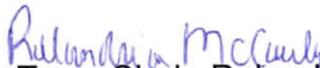
Notice of introduction of this ordinance, required by law, was published on  
, 2022.

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After public hearings were held on the above ordinance, the title having been read and the ordinance considered on motion by Alderman James Cook and seconded by Alderman Shanithia Gay to adopt the ordinance, a record vote was taken and the following result was :

ALDERMEN	AYES	NAYS	ABSENT
Judith McGuffey			X
Jeff Benson	X		
Emily B Jennings	X		
James Cook	X		
Shanithia "Shanita" Gay	X		

THUS DONE AND SIGNED in Plain Dealing, Louisiana, on December 20, 2022.

  
Town Clerk, Rolandria McCauley

  
Shavonda Stumon, Mayor

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