

**PROCEEDINGS OF THE CITY OF MINDEN, STATE OF LOUISIANA, TAKEN  
IN REGULAR SESSION HELD ON APRIL 3, 2023**

The Minden City Council met at City Hall, Minden, Louisiana, beginning at 6:00 p.m. with the following members present: Mayor Nick Cox, Carlton Myles, Levon Thomas, Latasha Mitchell, Michael Roy, and Andy Pendergrass. Absent: None. Mayor Cox welcomed everyone to the meeting. Prayer was offered by Pastor Doug Gregg and Latasha Mitchell led the Pledge of Allegiance. It is noted for the record that Mayor Cox allowed both council and public comments prior to every vote.

Amy Mealey, President of Webster Land Corporation, appeared on behalf of Gary R. Hammond, Jr. of Landbridge Development to read Mr. Hammond's April 3, 2023 letter regarding Agenda Item 4, Ordinance No. 1135 – An Ordinance Placing a Six-Month Moratorium on the Approval or Permitting of Access Connections to Recreation Drive. A copy of this letter is attached hereto and made a part of these minutes.

Upon motion by Michael Roy and duly seconded by Carlton Myles, the council unanimously adopted the minutes of the City Council Regular Session held on March 6, 2023, as presented. Absence(s): None. Abstention(s): None.

Carlton Myles moved to adopt a Resolution Declaring City of Minden Property as Surplus and Fixing the Terms of Sale, as presented. The motion was duly seconded by Latasha Mitchell and the vote was unanimously in favor. Abstention(s): None. Absence(s): None.

Michael Roy moved to adopt a Resolution Authorizing Credit Card Signatory Power for Certain City of Minden Personnel, as presented. The motion was duly seconded by Carlton Myles and the vote was unanimously in favor. Abstention(s): None. Absence(s): None.

Andy Pendergrass moved to adopt Ordinance No. 1135 – An Ordinance Placing a Six-Month Moratorium on the Approval or Permitting of Access Connections to Recreation Drive, as presented. The motion was duly seconded by Carlton Myles. Michael Roy offered a substitute motion to adopt Ordinance No. 1135 – An Ordinance Placing a Three-Month Moratorium on the Approval or Permitting of Access Connections to Recreation Drive. The substitute motion failed for lack of a second. Ordinance No. 1135 was voted on as follows: Aye(s): Carlton Myles, Levon Thomas,

Latasha Mitchell, and Andy Pendergrass. Nay(s): Michael Roy. Abstention(s): None. Absence(s): None. The motion carried.

Andy Pendergrass moved to adopt Ordinance No. 1136 – An Ordinance Adopting by Reference the Access Connections Policy of the Louisiana Department of Transportation and Development, Including Any Other Pertinent Regulations of the Department with Respect Thereto, for Streets and Roads within the Jurisdictional Limits of the City of Minden, as presented. The motion was duly seconded by Latasha Mitchell and the vote was unanimously in favor. Abstention(s): None. Absence(s): None.

Upon motion by Andy Pendergrass and duly seconded by Levon Thomas, the council unanimously authorized Mayor Nick Cox to enter into a contract to retain the services of Thomas Pressly, Attorney at Law, to serve as “outside counsel” for the City of Minden under the supervision of the City Attorney, as presented. Abstention(s): None. Absence(s): None.

Latasha Mitchell moved to authorize Mayor Nick Cox to enter into a contract with Caroline Mladenka, MPA, as presented. The motion was duly seconded by Levon Thomas and the vote was unanimously in favor. Abstention(s): None. Absence(s): None.

Upon motion by Andy Pendergrass and duly seconded by Michael Roy, the council unanimously voted to adopt the revision to the City of Minden Employee Manual in regards to Section 4-12. Over-time Pay and make the revision effective April 6, 2023, as presented. Abstention(s): None. Absence(s): None.

Michael Roy moved to adopt the revision to the City of Minden Employee Manual in regards to Section 15-2. General Employee Policies & Procedures Handbook Acknowledgement and make the revision effective immediately, as presented. The motion was duly seconded by Latasha Mitchell and the vote was unanimously in favor. Abstention(s): None. Absence(s): None.

Upon motion by Michael Roy and duly seconded by Andy Pendergrass, the council unanimously authorized the City Clerk to advertise for bids for Minden Airport Construction of Parallel Taxiway North, as presented. Abstention(s): None. Absence(s): None.

Upon motion by Carlton Myles and duly seconded by Michael Roy, the council unanimously authorized the City Clerk to advertise for bids for aftermarket equipment for two police vehicles, as presented. Abstention(s): None. Absence(s): None.

Andy Pendergrass moved to confirm Marlin Choyce as a full-time police officer in the Minden Police Department, subject to passing all applicable tests. The motion was duly seconded by Michael Roy and the vote was unanimously in favor. Abstention(s): None. Absence(s): None.

Andy Pendergrass moved to adopt the new job description and department position entitled Deputy Chief of Police in Department 10, as presented. The motion was duly seconded by Carlton Myles and the vote was unanimously in favor. Abstention(s): None. Absence(s): None.

Upon motion by Carlton Myles and duly seconded by Andy Pendergrass, the council unanimously appointed Tokia Whiting-Harrison as Interim Deputy Chief of Police, as presented. Abstention(s): None. Absence(s): None.

The following action was taken regarding condemned property:

Addie Lee West	726 Plum Street
726 Plum Street	Lot #15, Block 2, W.D. Booker
Minden, Louisiana 71055	Subdivision

With no party representing the property owner present at the time this item was heard, Carlton Myles moved to authorize Mayor Cox to appoint a curator in this matter. The motion was duly seconded by Michael Roy and the vote was unanimously in favor. Abstention(s): None. Absence(s): None.

City Clerk Michael Fluhr presented the Budget/Financial Report for the month of February 2023. No motion was required.

The police report for the month of February 2023 was unanimously accepted, as presented, by motion of Michael Roy and second by Latasha Mitchell.

Announcements were heard, council comments were heard, and the meeting was adjourned.

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Nick Cox, Mayor

ATTEST:

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Michael Fluhr, City Clerk



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April 3, 2023

**Via E-Mail**

The Honorable Nick Cox  
Mayor  
City of Minden  
520 Broadway Street, P.O. Box 580  
Minden, LA 71055

Jimbo Yocom  
City Attorney  
City of Minden  
520 Broadway  
Minden, LA 71055

Re: Ordinance No. 1135 – Six-Month Moratorium on Access Connections to Recreation Drive.

Dear Sirs:

It has come to our attention that, at tonight's Regular Session, the City Council of Minden will vote to enact a six-month moratorium on the approval or permitting of access connections to Recreation Drive. As you are aware, Landbridge submitted plans to the city November 4, 2022 to build an apartment complex along Recreation Drive and has been requesting a timely and fair review ever since.

Since Landbridge's permit application predates this ordinance, we request that our development be "grandfathered" and exempt from enactment of this ordinance. If the City Council does not exempt Landbridge's permit application, the City's action will constitute a taking of private property rights unless the City provides for alternative access to a nearby public street -- as there is no other way to access these lands.

As a historical reminder, Landbridge relied on the City's November 4, 2021, Zoning Certification and applied for financing to build an apartment complex by right on these lands. On May 24, 2022, (after receiving financing approval) we met with the City in a pre-design meeting where concerns were raised about "this type of housing." We replied in writing shortly thereafter that our community is for working families [with jobs] to pay the stated rent. We also provided detailed information about how we manage our properties, rules we set for occupancy, and situations whereby college students at NLTCC could reside in the community. We received an Ability to Serve letter from the City on September 14, 2022, and submitted a permit application on November 4, 2022. We received a letter from the City at an in-person meeting on November 30, 2022, expressing concerns about access and utilities. We responded in writing on January 13, 2023, to ask for clarification and have made numerous follow-up requests for clarification since.

This being stated, Landbridge remains committed to working with the City to facilitate the completion of this proposed development.

Sincerely,

Gary R. Hammond, Jr.  
2023-4-3 - Letter to City re Access Moratorium