

**COMMUNITY CENTER AND PLAYGROUND
DISTRICT 4 WARD 1
MEETING MONDAY, JULY 15TH, 2024**

The meeting was called to order by David Nixon at 6:00pm.

Board Members in attendance: Connie Hoffpauir, David Nixon, Theo Chantlin, and Bill Sommers

In attendance: David Brossett – Brossett Architect, Randy Burleigh – Police Juror, Madison Sommers – Moss Bluff Little League, Matt McGee, William Wilcox, Toni Wilcox, and Richard Dow

Prayer/Pledge: Prayer was led by Connie Hoffpauir; followed by the Pledge of Allegiance by board members.

Previous Meeting Minutes: Minutes for the June 10th, 2024, meeting was presented to the Board.

Connie made a motion to accept the June 10th, 2024 minutes. Seconded by Bill Sommers. Motion passed unanimously.

Police Jurors' Comments: Randy Burleigh had no remarks to make at that moment and expressed his appreciation to the Board for their service.

Treasurers Report: Richard presented the Board with the Year-to-Date budget reports. Capital Account 773 was at \$1,843,453.49. Community Center maintenance budget item 774 was \$4,230,093.09. Senior Center account 775 stood at \$1,071,623.92. The Board was reminded that some of the reports did not indicate the monies that were already allocated in awarded bids.

Committee Reports:

Park: Toni mentioned that the temporary pickleball courts in the open-air gym have been receiving a lot of use. We're receiving positive feedback, and the Moss Bluff Pickleball Community is excited to have the new pickleball courts in Moss Bluff. Calcasieu Soccer Club will continue to register participants until July 21st, 2024. As of July 8th, Calcasieu Soccer Club had approximately 90 participants registered. Calcasieu Soccer Club will have an in-person registration on Thursday, July 18th, 2024. Practices will begin the week of September 9th with games kicking off on Saturday, September 21st to October 26th for the upcoming Calcasieu Soccer Club season. Toni stated Moss Bluff Youth Football registration is open for the upcoming season. Moss Bluff Youth Football has tryouts scheduled for the week of July 29th, practices starting on August 5th, and opening day is set for Saturday, September 29th, 2024.

Office: Toni reported that there have been irrigation issues at both the Jones Rd Complex and the Main Complex. We are now collaborating with M&M Lawn & Irrigation and Bayou Irrigation to resolve these problems. The ice machine in the concession stand at the Jones Rd Complex was leaking water. We are working to have it repaired before the football and soccer seasons start.

Senior Center: Toni stated we have explored various options for relocating the senior center activities during the upcoming repair project. At the previous meeting, concerns were raised regarding leasing locations such as the VFW, which has gravel parking, and

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potential issues with weekend rentals. Toni discussed potential commercial properties with leasing agents, but the owners were not interested in offering short-term leases. Toni presented the Board with quotes for mobile modular buildings. These buildings could possibly be set up at the Main Complex. The proposal is for a 56x36 mobile building. The floor plan would consist of one large open area, two restrooms, and three office/storage rooms. The estimated rental would be approximately \$3,000 to \$5,000 per month depending on the additional items that may be needed. Both quotes have delivery and return fees ranging from \$40,000 to \$60,000. The District would be responsible for connecting the electrical and water/sewer to the building. Connie recommended contacting Moss Bluff Methodist Church to explore the possibility of leasing the building behind the church. This facility includes a gym area, kitchen, restrooms, and a Sunday school/storage room. Randy Burleigh mentioned that considering Moss Bluff Methodist Church as a temporary relocation option for the Moss Bluff Senior Center is worth exploring. At this time, the Board will postpone decisions on temporarily relocating the Moss Bluff Senior Center while exploring the option of the Moss Bluff Methodist Church.

Old Business:

Pickleball Court Project: Brossett stated the concrete slab has been poured, post tension cables are pulled, and fence post are installed. The fence fabric is being installed this week. The project completion date is October 9th, 2024. Brossett mentioned that the project is ahead of schedule and might be finished by the end of August, depending on weather conditions.

Batting Cage Project: Brossett stated notice to proceed was given on July 1st, 2024. The estimated completion date is December 7th, 2024 (159 calendar days). K&J Development intended to start work last week but is facing delays due to weather conditions and equipment being stuck at another site. Bill Sommers asked Brossett for a sample of the turf flooring going into the batting cages.

Review of Senior Center Repairs & Renovations Bids: Brossett stated the Senior Center Repairs Project bids were received on July 27th, 2024. Brossett recommends Seth Priola Construction Inc be awarded the construction contract for the Senior Center Repairs Project for the base bid of \$287,000.00 and alternate no. 1 of \$122,900.00 for a total construction cost of \$409,900.00. The estimated construction time is 178 calendar days.

Connie made a motion to accept Seth Priola Construction Inc. for the Senior Center Repairs Project with a base bid of \$287,000.00 and alternate no.1 of \$122,900.00 for a total construction cost of \$409,900.00. Seconded by Bill Sommers. Motion passed unanimously.

FEMA/Hurricane Laura and Delta: Richard stated we are continuing to work and move forward with FEMA. The next FEMA meeting is scheduled for Friday, July 26th, 2024.

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New Business:

Public Notice of Intent to Election: David Nixon read the following:

EXHIBIT "A"

**NOTICE TO VOTERS OF
PROPERTY TAX ELECTION**

To the qualified electors of Community Center and Playground District no. Four of Ward One of Calcasieu Parish, Louisiana:

You are hereby notified that on the 15TH day of July, 2024, the Board of Commissioners, acting as the governing authority of Community Center and Playground District no. Four of Ward One of Calcasieu Parish, Louisiana, ordered that a property tax election be held in Community Center and Playground District no. Four of Ward One on Saturday, the 7TH day of December, 2024, for the purpose of submitting to all qualified electors of said Community Center and Playground District no. Four of Ward One, the following proposition:

COMMUNITY CENTER AND PLAYGROUND DISTRICT NO. FOUR OF WARD ONE

Shall Community Center and Playground District No. Four of Ward One of Calcasieu Parish (the "District") be authorized to renew, levy and collect a special tax of 2.0 mills on all property subject to taxation within the District for a period of ten (10) years beginning on January 1, 2026, and ending December 31, 2035, with collections from the renewed levy estimated to be \$253,642.00 for one entire year, for the purposes of improving, maintaining, and operating the District's Senior Citizen Center and for acquiring equipment, improving facilities, and developing programs for provision of services to senior citizens in the District?

A portion of the monies collected shall be remitted to certain state and statewide retirement systems.

The costs to conduct and canvas the returns of the election provided for herein is estimated to be \$2,600.00 by the Louisiana Secretary of State.

Said election will be held at all polling places which are situated within the boundaries of Community Center and Playground District no. Four of Ward One of Calcasieu Parish, Louisiana:

**POLLING PLACES FOR
COMMUNITY CENTER AND PLAYGROUND DISTRICT NO. FOUR OF WARD ONE**

**ONLY THOSE REGISTERED VOTERS IN EACH OF THE FOLLOWING
PRECINCTS WHO RESIDE WITHIN THE BOUNDARIES OF COMMUNITY
CENTER AND PLAYGROUND DISTRICT NO. FOUR OF WARD ONE OF
CALCASIEU PARISH, LOUISIANA, SHALL BE ELIGIBLE TO VOTE ON
THE PROPOSITION:**

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<u>PRECINCT</u>	<u>POLLING PLACE</u>
160E	Gillis Elementary School, 916 Topsy Road, Gillis
160W	Gillis Elementary School, 916 Topsy Road, Gillis
161	Gillis Elementary School, 916 Topsy Road, Gillis
162E	Moss Bluff Middle School, 1104 Recreation Boulevard, Moss Bluff
162W	Moss Bluff Middle School, 1104 Recreation Boulevard, Moss Bluff
163	Sam Houston High School, 880 Sam Houston Jones Pkwy, Moss Bluff
164	Moss Bluff Elementary School, 481 Sam Houston Jones Pkwy, Moss Bluff
165	Sam Houston High School, 880 Sam Houston Jones Parkway, Moss Bluff
166E	Moss Bluff Elementary School, 481 Sam Houston Jones Pkwy, Moss Bluff
166W	Moss Bluff Elementary School, 481 Sam Houston Jones Pkwy, Moss Bluff
167	Sam Houston High School, 880 Sam Houston Jones Parkway, Moss Bluff
360 (part of)	Ward Three Fire Protection District No. Two, Fire Station, 3088 Old Town Road, Lake Charles

The polls will be open at seven (7:00) o'clock a.m. and shall remain open until not later than eight (8:00) o'clock p.m. The said election will be held substantially in accordance with the general election laws of the State of Louisiana. The officials appointed to hold the election or such substitutes therefore as may be selected, designated and sworn in compliance with Sections 1286 through 1289 of Title 18 of the Louisiana Revised Statutes of 1950, as amended, will make due returns thereof to the Clerk of Court of Calcasieu Parish and to the Board of Commissioners, acting as the governing authority of Community Center and Playground District no. Four of Ward One of Calcasieu Parish, Louisiana. Voting machines will be used in the conduct of the election. All qualified electors of Community Center and Playground District no. Four of Ward One of Calcasieu Parish, Louisiana, will be entitled to vote. No voter shall be required to sign a ballot or vote assessed valuation of property.

Notice is hereby further given that on Monday, the 17TH day of February, 2025, at six (6:00) p.m., the Board of Commissioners of Community Center and Playground District no. Four of Ward One of Calcasieu Parish, Louisiana, will meet in open and public session at its regular meeting place, located at 1180 Don Manuel Blvd., Lake Charles, Louisiana, and will, then and there, examine and canvas the returns and declare the results of said election.

ADOPTED AND APPROVED on this 15th day of July 2024.

MOSS BLUFF, LOUISIANA

July 15, 2024

The Board of Commissioners of the Community Center and Playground District no. Four of Ward One of Calcasieu Parish, Louisiana, met at its regular meeting place located at 1180 Don Manuel Blvd., Lake Charles, Louisiana, at 6:00 p.m., on Monday, July 15, 2024, with the following

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members present:

PRESENT: DAVID NIXON, CONNIE HOFFPAUIR, THEO CHANTLIN, & BILL SOMMERS

ABSENT: BILL WILLIS

The following resolution was introduced and, pursuant to motion made by BILL SOMMERS and seconded by THEO CHANTLIN was adopted by the following vote:

YEAS: 4
NAYS: 0
ABSTAINED:
ABSENT: 1

The resolution was approved and signed by the Vice President, attested by the Secretary, and provides as follows:

RESOLUTION

A RESOLUTION ORDERING AND CALLING AN ELECTION TO BE HELD IN COMMUNITY CENTER AND PLAYGROUND DISTRICT NO. FOUR OF WARD ONE, CALCASIEU PARISH, LOUISIANA (THE “DISTRICT”), ON JULY 15, 2024, AUTHORIZING THE RENEWAL, LEVY AND COLLECTION OF A TWO (2) MILL PROPERTY TAX FOR A PERIOD OF TEN (10) YEARS BEGINNING JANUARY 1, 2026 AND ENDING DECEMBER 31, 2035, WITH COLLECTIONS FROM THE LEVY ESTIMATED TO BE \$253,642.00 FOR ONE ENTIRE YEAR; AND MAKING APPLICATION TO THE STATE BOND COMMISSION IN CONNECTION THEREWITH.

BE IT RESOLVED BY THE COMMUNITY CENTER AND PLAYGROUND DISTRICT NO. FOUR OF WARD ONE, CALCASIEU PARISH, LOUISIANA, as follows:

WHEREAS, it is deemed necessary and desirable by this Board of Commissioners, that the District be authorized to renew, levy and collect a tax, in addition to any other tax, of two (2) mills on the dollar of assessed valuation on all property subject to taxation in said District for a period of ten (10) years, beginning January 1, 2026, for the purposes of improving, maintaining, and operating the District’s Senior Citizen Center and for acquiring equipment, improving facilities, and developing programs for provision of services to senior citizens in the District; and,

WHEREAS, authority for the levy and collection of such a tax of the said District for such purpose is granted by Article 6, Section 32 of the Constitution of 1974 of the State of Louisiana; by Chapter 6-A of Title 18 of the Louisiana Revised Statutes of 1950, as amended; and other constitutional and statutory authority supplemental thereto, provided the levying of said tax is first authorized by a majority of the qualified electors of the District voting on the proposition at an election to be held for such purposes; and,

WHEREAS the Board of Commissioners desires to provide for the holding of an election at which the proposition on the levy of such a tax may be submitted; and

WHEREAS the State Bond Commission requires the approval of the Calcasieu Parish Police Jury.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners, acting as the governing authority of Community Center and Playground District no. Four of Ward One of

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Calcasieu Parish, Louisiana:

SECTION 1. Pursuant to requirements of LSA—R.S. 42:19.1, a notice of intent was announced to the public at the Regular Meeting of the Community Center and Playground District no. Four of Ward One of Calcasieu Parish, Louisiana on June 10, 2024, with notification being provided to Police Jurors, Senators and Representatives of Calcasieu Parish, Louisiana, on May 29, 2024, and published in the “The American Press” on June 5, 2024, advising that the Community Center and Playground District no. Four of Ward One of Calcasieu Parish, Louisiana would, at its Regular Meeting on July 15, 2024, consider official action to call an election to be held on December 7, 2024, for authority to renew, levy, and collect the ad valorem tax millage as described in the foregoing preamble and as set forth in the proposition which follows.

SECTION 2. Subject to the approval of the State Bond Commission, and under the authority conferred by Article 6, Section 32 of the Constitution of 1974 of the State of Louisiana; by Chapter 6-A of Title 18 of the Louisiana Revised Statutes of 1950, as amended: and other constitutional and statutory authority supplemental thereto, an election be and the same is hereby called and ordered to be held within the boundaries of Community Center and Playground District no. Four of Ward One of Calcasieu Parish, Louisiana, on Saturday, the 7TH day of December, 2024, between the hours of seven (7:00) o’clock a.m. and eight (8:00) o’clock p.m., in compliance with the provisions of Section 541 and 542 of Title 18 and of Chapter 6-A of Title 18 of the Louisiana Revised Statutes of 1950, as amended, and that at said election there shall be submitted to all the qualified electors of said Community Center and Playground District no. Four of Ward One of Calcasieu Parish, Louisiana entitled and qualified to vote at said election under the Constitution and Laws of the State of Louisiana and the Constitution and Laws of the United States, the following proposition:

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Shall Community Center and Playground District No. Four of Ward One of Calcasieu Parish (the "District") be authorized to renew, levy and collect a special tax of 2.0 mills on all property subject to taxation within the District for a period of ten (10) years beginning on January 1, 2026, and ending December 31, 2035, with collections from the renewed levy estimated to be \$253,642.00 for one entire year, for the purposes of improving, maintaining, and operating the District's Senior Citizen Center and for acquiring equipment, improving facilities, and developing programs for provision of services to senior citizens in the District?

SECTION 3. The polling places set forth in the Notice of Election in Section 4 hereof, be and the same are hereby designated as the polling places at which to hold such election. Officers designated or such substitutes as may be selected, designated and sworn in compliance with Sections 5, 6 and 7 of Act 18 of the Extra Session of 1975 of the Legislature of the State of Louisiana, and Sections 1286 through 1289 of Title 18 of the Louisiana Revised Statutes of 1950, as amended, shall hold the said election substantially in accordance with the general election laws of the State of Louisiana, except that the election is called and shall be conducted, canvassed, and promulgated, and notice thereof given in accordance with the procedures set forth in Chapter 6-A of Title 18 of the Louisiana Revised Statutes of 1950, as amended. Said election officers shall make due returns of said election for the meeting of the Board of Commissioners of

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said District, to be held at its regular meeting place, located at 1180 Don Manuel Blvd., Lake Charles, Louisiana on Monday, the 17TH day of February, 2025, at 6:00 p.m., at which time said Board of Commissioners will, then and there, in open and public session, examine and canvass the returns and declare the result of said election. The compensation of election officials be and the same is hereby fixed at the sum as specified in Sections 424 and 425 of Title 18 of the Louisiana Revised Statutes of 1950, as amended. Assessed valuations shall not be voted in this election, and all qualified electors of said Community Center and Playground District no. Four of Ward One of Calcasieu Parish, Louisiana, are entitled to vote therein. Voting machines shall be used in this election, and voters shall not be required to sign a ballot or vote assessed valuation of property. The permanent registration law of the State of Louisiana being in force in Calcasieu Parish, said election shall be conducted in accordance with applicable provisions thereof.

SECTION 4. The Secretary of the Community Center and Playground District no. Four of Ward One is hereby empowered, authorized and directed to publish, entirely separate and apart from any publication which may be made of this resolution, once a week for four (4) consecutive weeks, with the first publication not less than forty-five (45) days nor more than ninety (90) days before the date of the election, in The American Press, which is the official journal of the District, a Notice of Election, which notice shall be substantially in accordance with the Notice To Voters of Property Tax Election annexed here to as “Exhibit A” and incorporated herein by reference, the same as if it were set forth herein in full.

SECTION 5. The Secretary of the Board of Commissioners of Community Center and Playground District no. Four of Ward One of Calcasieu Parish, Louisiana, be and he is hereby empowered, authorized and directed to arrange for the furnishing to said election officers, in ample time for holding of said election the necessary equipment, forms and other election paraphernalia essential to the proper holding of said election.

SECTION 6. Application is hereby formally made to the State Bond Commission, Baton Rouge, Louisiana in compliance with the requirements of Chapter 2, Title 47 of the Louisiana Revised Statutes of 1950, as amended, and in compliance with Article 6, Section 32 of the Constitution of 1974 of the State of Louisiana, and other Constitutional and statutory authority supplemental thereto, for consent, approval and authority to hold the aforesaid election in Community Center and Playground District no. Four of Ward One of Calcasieu Parish, Louisiana, under the provisions of Act 82 of the 1948 Louisiana Legislature, and of the Constitutional and statutory authority supplemental thereto, and in the event such election carries, for its consent and authority to levy and collect the tax on all taxable property within the limits of Community Center and Playground District no. Four of Ward One of Calcasieu Parish, Louisiana. The Secretary is empowered, authorized and requested to forward to the State Bond Commission a certified copy of this resolution which shall constitute a formal application to said Commission as herein provided.

SECTION 7. Certified copies of this Resolution shall be forwarded as required by law, to the officers and entities of same, including the Secretary of State, the Commissioner of Elections, the Clerk of Court and Ex-Officio Custodian of Voting Machines in and for the Parish of Calcasieu, and the Registrar of Voters, as notification of the special election herein called in order that each may prepare for said election and perform their respective functions as authorized and required by law.

SECTION 8. The costs to conduct and canvas the returns of the election provided for herein is estimated to be \$2,600.00 by the Louisiana Secretary of State.

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SECTION 9. All resolutions, ordinances, or orders in conflict herewith, be, to the extent of such conflict, and they are hereby repealed.

ADOPTED AND APPROVED on this 15th day of July 2024.

Guest Business: The Board acknowledged Madison Sommers from Moss Bluff Little League. She noted that the fields are looking significantly improved. Toni stated the baseball/softball fields are getting fertilized twice a month. Mathew McGee expressed concerns about the amount of sand on the fields. Toni explained that the fields are sand-based, and once the Celebration Bermuda grass has had time to fully grow and spread, the fields will improve significantly. David mentioned that he played on Field 11 this season and can confirm the sandy field conditions. Madison Sommers added that Fields 2 and 4 also had similar sandy conditions. Madison Sommers expressed concerns about potential injuries and near misses this year when players attempted slides on bases that are not breakaway. Toni replied that this is the first-time hearing about the issues with the bases and will look into installing breakaway bases. Mathew McGee expressed concerns about the dirt around the bases being extremely hard. The Board would like to meet with the contractor to reevaluate the field's conditions. Mathew McGee asked if artificial turfing infields on one or more fields had been considered. David responded that the Board had explored the option of artificial turfing the fields, but the cost of doing so would have been significantly higher than resurfacing the fields. The artificial turf would have to be replaced possibly every 5-7years with the amount of field usage. After reviewing all the information and weighing the pros and cons of artificial turf versus natural fields, the Board determined that it is in the best interest to continue using natural fields.

Commissioner's Comments: The next regular meeting for the Board of Commissioners for the Community Center and Playground District 4 of Ward 1 is scheduled to be held Monday, August 19th, 6:00PM in an open-air conference room.

Connie made a motion to adjourn the meeting. Seconded by Bill Sommers. Motion passed unanimously. 6:58PM

Minutes recorded and reported by Toni Wilcox.