

**CITY OF RUSTON
REGULAR COUNCIL MEETING
Tuesday, April 2, 2019**

MEETING CALLED TO ORDER

At 7:01PM Mayor Hopkins called the Regular Council Meeting to order. Councilmembers present were Jim Hedrick, Deb Kristovich and Councilmember Huson. Councilmember Hardin and Councilmember Syler were excused. Following the flag salute, Mayor Hopkins called for approval of the agenda. Councilmember Hedrick moved to approve the agenda, with a second from Councilmember Kristovich, passed 3-0.

MINUTES

Councilmember Hedrick moved to approve the minutes for the Regular Council meeting of March 5, 2019, with a second from Councilmember Kristovich, passed 3-0.

STAFF REPORT – Nothing at this time.

GENERAL PUBLIC COMMENTS –

Jody Coulston – Wanted to know what was happening with the property at 5336 N Bennett Street, which is directly across from her home. Townhomes are planned to be built at this location which will negatively impact her views. Ms. Coulston asked about the zoning of this property and the contaminated soil which created dust when the retaining wall was built. Mayor Hopkins confirmed the zoning was commercial and the soil was not contaminated.

BUSINESS –

RES 700 – Greenscapes Incorporated – Lease - The City Council authority to lease real property. The City has leased portions of the Ruston School to various entities, including Catholic Community Services and Point Ruston, LLC. Catholic Community Services vacated last year, and the space has been vacant. The City entered into a listing agreement with Neil Walter Company (Resolution 697) to market the space. The broker brought Greenscapes, Inc. to the City to lease a portion of the space vacated by Catholic Community Services. That lease is attached to Resolution 700. This new lease encompasses 9.1% of the building. The City Attorney's office prepared the proposed lease, which includes the City's standard insurance and indemnity provisions to protect the City. The lease base rent amount is \$18 square foot per year, triple net with an escalation each year in the amount of three percent for year 2 of the lease. There is one option to extend for another 2-year term with the 3 percent escalation in base rent each year during the extension. The first month's rent has been fully abated along with any common area maintenance charges for that month. The monthly base rent is as follows:

<u>Lease Year</u>	<u>Monthly Base Rent</u>
Year 1 (except first month)	\$2,142.00
Year 2	\$2,206.26
Year 3	\$2,272.45
Year 4	\$2,340.62

In addition to the monthly rent, Greenscapes, Inc. will pay for its proportional share (9.1%) of the costs of the building called “common area maintenance” or “CAM” and its proportionate share of the common utilities. Currently this is estimated to be \$388.57 per month. The Tenant will also pay leasehold excise tax. The proposed Lease is attached to Resolution #700 and has been signed by Greenscapes, Inc. and “approved as to form” by the City Attorney’s Office. Councilmember Hedrick moved to approve Resolution 700, with a second from Councilmember Kristovich passed 3-0

PAYROLL – Councilmember Hedrick moved to approve Payroll, with a second from Councilmember Kristovich, passed 3-0.

MAYOR’S TIME – Discussed the Ruston Fire Department Chief’s position. Mayor Hopkins continued to gather information on the replacement of this position. Mayor Hopkins interviewed two officers, Bruce Allen and Michael Anderson, and came up with a short-term solution. Assistant Chief Allen and Captain Anderson will combine their skills and share the Chief’s position in the interim. There is high level discussion with City Engineer Morrissette regarding the TIP (Transportation Improvement Program). Mayor Hopkins asked Council to bring any other TIP items forward at a future Council meeting. Staff continue to search for grants to support funding of traffic bulb outs, storm water treatment, the realignment of bike lanes and restriping of streets. The upcoming Comprehensive Plan will include Rust Park enhancements. A portion of Ruston Park is owned by BNSF, so the City plans to reach out to discuss a possible land swap.

COUNCIL TIME –

Councilmember Hedrick – Nothing at this time.

Councilmember Hardin – Was excused.

Councilmember Kristovich – Announced the annual Easter Egg Hunt on Saturday, April 20, 2019. Councilmember Kristovich also invited anyone interested to volunteer in stuffing eggs and setting up for the event.

Councilmember Syler – Was excused.

Councilmember Huson – Nothing at this time.

CITY OF RUSTON
Regular Council Minutes
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MEETING AJOURNED -

At 7:16PM Councilmember Hedrick moved to adjourn. with a second from Councilmember Kristovich passed 3-0.

Mayor Bruce Hopkins

ATTEST:

Judy Grams