

Town of Lockport  
Lockport, Louisiana

Minutes of Regular Meeting July 16, 2012

The Mayor and Town Council met in regular session on Monday, July 16, 2012, at 7:00PM, at the Lockport Town Hall Complex.

**A. Call to Order, B. Opening Prayer, C. Pledge of Allegiance**

Mayor Richard Champagne called the meeting to order. The opening prayer was offered by Town Clerk Danielle Williams, followed by the Pledge of Allegiance led by Mayor Champagne.

**D. Roll Call**

The roll was called with the following present: Mayor Richard Champagne, Councilmen Donovan Barker, Paul Champagne, Rodney Hartman, Craig Rogers, and Weldon Triche. Also present was Town Attorney Mitch Theriot.

**E. July 17, 2012 Town Council Meeting**

Due to the Town meeting being held on July 16, 2012, Councilman Champagne made a motion to cancel the regularly scheduled Town meeting on July 17, 2012. Councilman Rogers seconded the motion and it carried unanimously.

**F. Approval of Minutes**

Mayor Champagne asked if there were any corrections or comments concerning the minutes of the June 19, 2012, meeting that were distributed to the Councilmen. Councilman Hartman made a motion to approve the minutes as presented. Councilman Barker seconded the motion and it carried unanimously.

**G. Approval of Financial Statements for the month ending June 30, 2012**

Mayor Champagne asked if there were any questions or comments concerning the financial statements for the month ending June 30, 2012, that were distributed to the Councilmen. Councilman Hartman mentioned that some of the variances may change or be corrected after Ann Hebert, CPA, makes adjustments. Councilman Rogers moved and Councilman Triche seconded a motion to approve the financial statements as presented. The motion carried unanimously.

**H. Police Report**

Chief Vedros was not in attendance; therefore, this item was not covered.

**I. GSE Report**

Mayor Champagne called on Clay Breaud of GSE, who gave the monthly engineering status report, as follows:

**1. Wind Hardening of Town Hall Complex:**

Substantial completion inspection was recorded on June 26, 2012. The contractor is waiting on FEMA to approve a change order for a storm door.

**2. Comeaux/Catherine Street Drain Culvert Repair:**

The contractor has discovered another section of deteriorated pipe under a storage shed. The property owner has been notified to remove the building. The contractor is waiting on direction from the town. Mr. Theriot mentioned that he visited the site and noticed sheds and fences up the length of the Town's servitude. Mr. Theriot recommended the Town begin contacting property owners to have them remove anything that is on the right of way. Councilman Triche asked if anyone has surveyed the right of way to make sure the Town knows its exact location. Mr. Breaud answered that his surveyors are in the process of doing so.

**3. LGAP Grant:**

The Town has applied for sewer rehab work along Vacherie Street. The Town was awarded \$12,234. The Town needs to identify the scope of work to be done for this project.

**4. School and Second Street Drainage:**

The contractor has installed pipe across Second Street and the driveway. The contractor has not completed the paving of Second Street and the driveway.

**5.** CES has completed their assessment of sewer lines in the Southeast quadrant of Town. GSE should get the results of the assessment this week.

Councilman Rogers reported on a meeting with Dr. Alex Appeaning, PhD, with DEQ and Mayor Champagne, Councilmen Barker Hartman, himself, and Town Clerk Danielle Williams. Councilman Rogers gave a brief overview of the meeting. Councilman Rogers recommended having the scope of work done to find the drainage problems in rest of Town and then get estimates on repairs and bond out to get the money. Councilman Rogers noted that DEQ offered a loan with an interest rate of 0.95%. Councilman Champagne questioned if the Town could afford the undertaking. Councilman Barker was optimistic, while Councilman Hartman was hesitant. Mr. Breaud recommended contacting a bonding attorney for more information. Councilman Rogers made a motion to begin the process to apply for funding from DEQ. Councilman Barker seconded the motion and it carried unanimously.

**J. Eddie Guidroz**

Mr. Guidroz was not present. Councilman Champagne read an email from Michael Wich, SCPDC, regarding the property at 805 Canal Street.

**K. Select Official Municipal Journal for fiscal year July 1, 2012, to June 30, 2013**

Councilman Champagne moved and Councilman Hartman seconded a motion to select the *Daily Comet* as the Town's official journal. The motion carried unanimously. Councilman Barker requested Administration research how much the Town pays to the *Daily Comet* annually.

**L. Bayou Side Park Restrooms**

Councilman Triche reported that Kenney Matherne emailed site plans of the park to Councilman Champagne. Councilman Champagne said he would forward the email to the Council. Councilman Rogers requested Administration contact Public Restrooms Company representative, asking him to attend a Council meeting and if he will be at the LMA convention. Councilman Rogers explained the pros of purchasing a turnkey restroom from Public Restrooms Company. Councilman Rogers requested the other Councilmen to view the company's website. Councilman Champagne requested that before the next meeting, the Councilmen decide the best location for the restrooms.

**M. Discuss Culvert Ordinance**

Town Attorney Mitch Theriot referred to a copy of the Parish's culvert ordinance in the Councilmen's packets. Mr. Theriot reviewed the culvert ordinance. Councilman Rogers proposed amending the Town's culvert ordinance to give residents an option to have the Town install driveway culverts for a fee that would cover the cost of installation. Councilman Rogers added that he thinks the Town should offer the same services to residents that the Parish offers. Councilman Rogers moved and Councilman Champagne seconded a motion to table this item. The motion carried unanimously.

**N. Public Hearing to introduce adopting the drainage study on the southern side of School Street between Crescent Avenue and the 40 Arpent Canal**

Councilman Rogers moved and Councilman Champagne seconded a motion to go into a public hearing. The motion carried unanimously.

Councilman Rogers explained that the purpose of the public hearing is to establish, by ordinance, the culvert size and elevation for culverts for each particular street in the area, so that culverts are installed to meet requirements established by the drainage study. Councilman Triche said that the Town's permit system should catch this and simplify the process of determining the right size culverts. Councilman Rogers asked that the maps be attached to the ordinance. Councilman Hartman asked what would happen to existing culverts in this area. Councilman Rogers answered that they would be grandfathered in, but if the property owner replaces a culvert, then it would have to conform to the drainage study. Mayor Champagne asked the audience for comments regarding the ordinance. Mr. Floyd Cretini agreed that the ordinance should be adopted. Mayor Champagne asked the audience for additional comments and there were none. Mayor Champagne asked the Council for additional comments and there were none.

Councilman Rogers made a motion to end the public hearing. Councilman Champagne seconded the motion and it carried unanimously.

Councilman Rogers made a motion to adopt the drainage study on the southern side of School Street between Crescent Avenue and the 40 Arpent Canal as an Ordinance. Councilman Champagne seconded the motion and it carried unanimously.

**O. Open topics**

**1. Smoke testing report**

Three property owners have not corrected their leaks. Mr. Theriot announced that they were requested to appear in court.

**2. Clear trees from main drainage ditch from Crescent Ave to First Street**

Mr. Theriot found a servitude for the drainage ditch. Councilman Champagne asked Administration to let Kenney Matherne know that there is a servitude.

**3. Committee for Expansion of Lockport**

No report.

**4. Street Repairs**

No report.

**5. Restrooms at Bayou-Side Park**

Discussed during Agenda Item L.

**6. Municode**

No report.

### 7. Derelict/dilapidated structures

Councilman Champagne asked if Mr. Farrel Comeaux was supposed to present a report to the Council about his property at Vacherie Street and Eighth Street. Mr. Theriot replied that he was asked to return in 90 days. Councilman Hartman inquired about a house located at 415 First Street. Ms. Williams said that a letter was sent to the property owners' forwarding address and returned "unclaimed." Councilman Rogers asked if Administration could get three estimates to clean up the property. Councilman Barker asked if anything was sent to Joe Mayet regarding his property. Mr. Theriot replied that a letter was sent, but he was unsure of the status. Mayor Champagne called on Mr. Eddie Guidroz, 805 Canal Street, to address the Council. (Mr. Guidroz entered the meeting late and was not present when his name was called as noted earlier.) Mr. Guidroz said that he spoke to SCPDC, and was told that whether or not the house needed to be demolished was up to the Town. Mayor Champagne advised Mr. Guidroz that the Town follows the recommendation of SCPDC, which is that the building needs to be demolished. Mr. Guidroz questioned if the house was grandfathered in or if it had to be brought to code when doing repairs. Mayor Champagne answered that it must be brought to code. Mr. Theriot reviewed the condemnation process. Mr. Theriot added that it is up to the Council to schedule a condemnation hearing. Mr. Guidroz replied that if he has to pour a slab, he might as well tear the house down. Mr. Guidroz said he would like to wait until the weather cooled to begin tearing down the house. Mayor Champagne asked Mr. Guidroz to report to the Council at the November, 2012, Council meeting.

### 8. School Street Drainage-GSE prepared scope of work

Repairs are being made at Second and School Street.

### P. Reports

1. Councilman Champagne- No report.
2. Councilman Hartman- Councilman Hartman asked the status of the property at the Old Town Hall site. Discussion followed on whether to hold on to the property, sell the property using a realtor, or to put it out for bids. Mr. Theriot advised that the first step is to declare the property as surplus. Councilman Champagne made a motion to schedule for next month's meeting a public hearing to declare the Old Town Hall property as surplus. Councilman Rogers seconded the motion and it carried unanimously.
3. Councilman Barker- No report.
4. Councilman Rogers- No report.
5. Councilman Triche- No report.

Mayor Champagne asked permission to negotiate with Chad Authement some method of payment for tearing down his shed. Mr. Breaud said the contractor has postponed the project until he is told the status of the shed. Councilman Rogers asked what rights the Town had if the property owner did not want to enter an agreement with the Town and wanted to remove the structure himself, but never removes the structure. Mr. Theriot replied that the Town could remove the structure and put a lien against his property. Councilman Rogers made a motion to authorize the Mayor to negotiate having the contractor knock down the structure at the owner's expense. Councilman Triche seconded the motion and it carried unanimously.

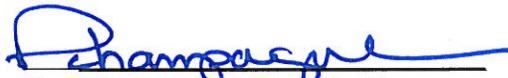
### Q. Citizens Comments

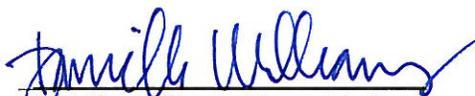
None.

### R. Adjourn

The next scheduled regular Town meeting will be held on Tuesday, August 21, 2012. There being no further business to come before the Council, a motion by Councilman Triche to adjourn the meeting was seconded by Councilman Barker and carried unanimously at 8:55PM.

Town of Lockport

  
Paul Champagne, Mayor Pro Tem

  
Danielle Williams, Town Clerk

**ORDINANCE NO. 2012-010**

An ordinance to amend the Lockport  
Code of Ordinances so as to Add  
Section 11-80

**BE IT ORDAINED** by the Lockport Town Council in regular session  
assembled that the Lockport Town Code of Ordinances is hereby amended  
and re-enacted so as to Add  
Section 11-80

SECTION 11-80 Drainage Study on southern side of  
School Street between Crescent Avenue  
and 40 Arpent Canal

The Town of Lockport does hereby adopt the findings of the drainage  
study outlined on the map attached hereto as "Exhibit A" and entitled  
School Street Drainage, Town of Lockport, dated the 7<sup>th</sup> day of  
February, 2011 and prepared by GSE Associates, LLC.

Any future development and/or installation of culverts in said area  
shall adhere to the findings of the referenced drainage study.

Said Ordinance was put to a vote on the 16<sup>th</sup> day of July, 2012 and the vote  
was as follows:

YEAS: Councilmen Barker, Champagne, Hartman, Rogers, and Triche

NAYS: None

ABSENT: None

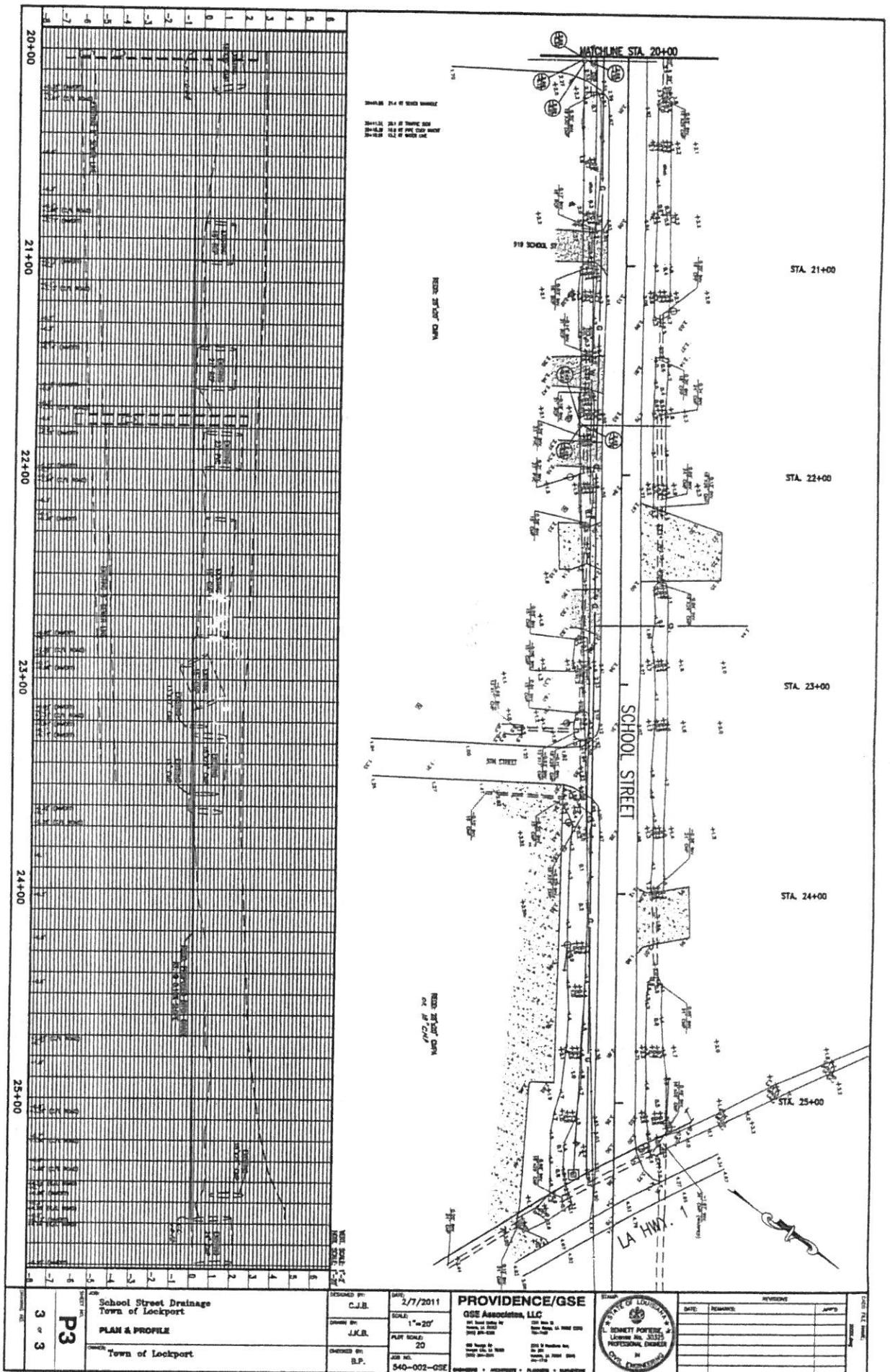
And the Ordinance was declared adopted on this the 16<sup>th</sup> day of July, 2012.

  
RICHARD CHAMPAGNE,  
MAYOR

ATTEST:

  
DANIELLE WILLIAMS,  
TOWN CLERK

Exhibit A



20+00  
21+00  
22+00  
23+00  
24+00  
25+00

SHOULDER 24" W/ 2" SLOPE  
DRAINAGE 24" W/ 2" SLOPE  
DRAINAGE 24" W/ 2" SLOPE

NEED 30" DIA. CHAN.

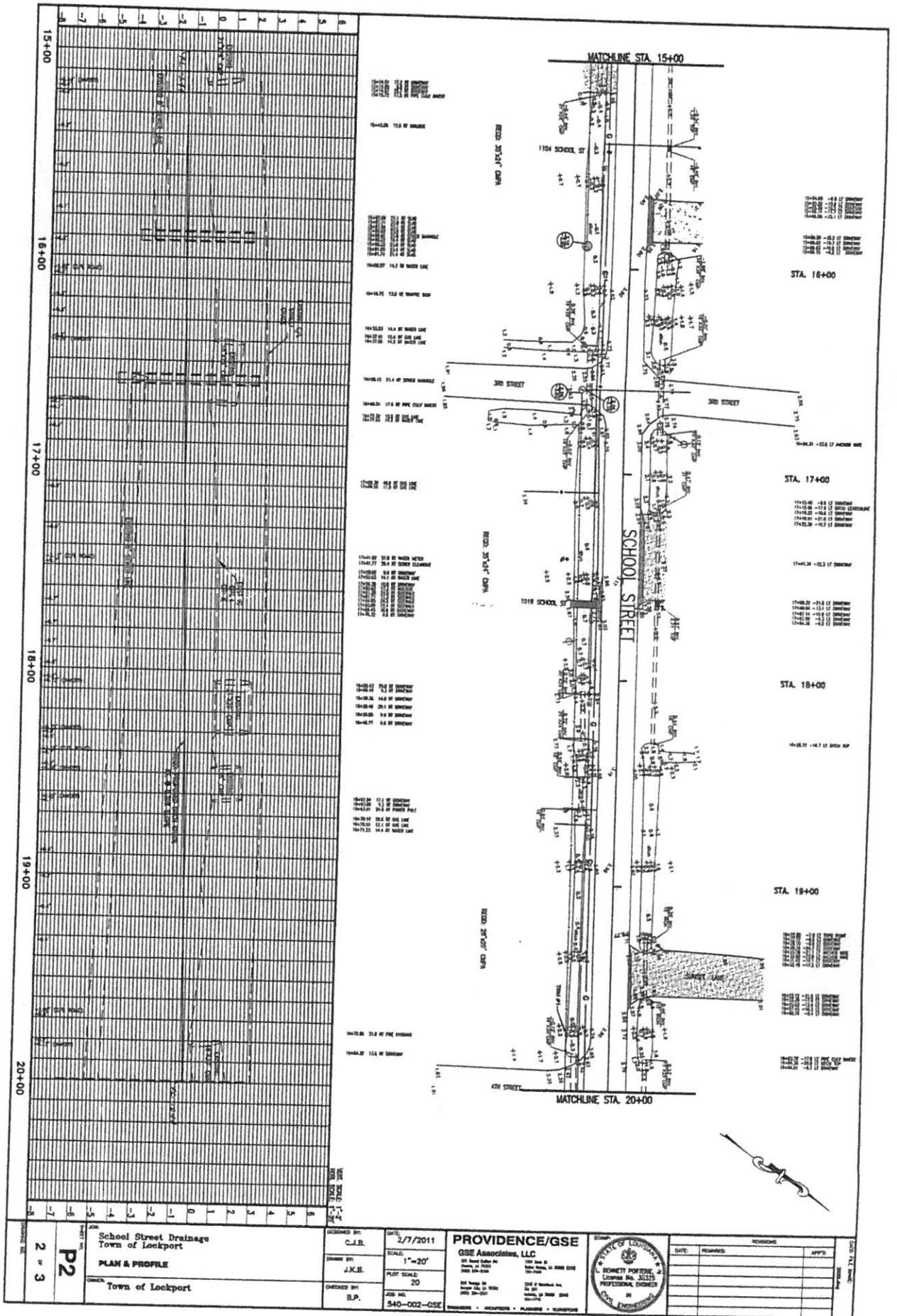
NEED 30" DIA. CHAN. ON LA HWY

STA. 21+00  
STA. 22+00  
STA. 23+00  
STA. 24+00  
STA. 25+00

<b>P3</b> 3 2 3	JOB School Street Drainage Town of Lockport	DESIGNED BY C.J.B.	DATE 2/7/2011	<b>PROVIDENCE/GSE</b> GSE Associates, LLC 100 Main Street Providence, RI 02903 401-863-1111 401-863-1112	STATE OF RHODE ISLAND BENNETT PORTER LICENSE NO. 30325 PROFESSIONAL ENGINEER CIVIL ENGINEERING	REVISIONS DATE REVISIONS APPROVED
	PLAN & PROFILE TOWN OF LOCKPORT	DRAWN BY J.K.B.	SCALE 1"=20' PLAN SCALE 20'	CHECKED BY B.P.		PROJECT NO. 540-002-GSE



Exhibit A



JOB NO. <b>P2</b>	PROJECT <b>2 of 3</b>	SCHOOL STREET DRAINAGE Town of Lockport <b>PLAN &amp; PROFILE</b> Town of Lockport	DESIGNED BY C.J.R.	DATE 2/7/2011	<b>PROVIDENCE/GSE</b> GSE Associates, LLC 100 Main St. Suite 101 Providence, RI 02902 401-846-4200		REVISIONS	
			DRAWN BY J.K.B.	PLOT SCALE 20			CHECKED BY B.P.	JOB NO. 540-002-GSE