

Town of Lockport
Lockport, Louisiana

Minutes of Regular Meeting September 18, 2012

The Mayor and Town Council met in regular session on Tuesday, September 18, 2012, at 7:00PM, at the Lockport Town Hall Complex.

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

Mayor Paul 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 Paul Champagne, Councilmen Rodney Hartman, Richard Hebert, Craig Rogers, and Weldon Triche. Absent: Councilman Donovan Barker (for cause). Also present was Police Chief Warren Vedros and Town Attorney Mitch Theriot.

E. Approval of Minutes

1. August 21, 2012, Regular Meeting

Mayor Champagne asked if there were any corrections or comments concerning the minutes of the August 21, 2012, meeting that were distributed to the Councilmen. Councilman Rogers made a motion to approve the minutes as presented. Councilman Triche seconded the motion and the motion carried unanimously.

2. September 10, 2012 Special Meeting

Mayor Champagne asked if there were any corrections or comments concerning the minutes of the September 10, 2012, meeting that were distributed to the Councilmen. Mayor Champagne announced the appointment of Richard Hebert as Division B Councilman, which occurred at the September 10, 2012, meeting. Councilman Rogers made a motion to approve the minutes as presented. Councilman Hartman seconded the motion and the motion carried unanimously.

F. Approval of Financial Statements for the month ending August 31, 2012

Mayor Champagne asked if there were any questions or comments concerning the financial statements for the month ending August 31, 2012, that were distributed to the Councilmen. Councilman Hartman moved and Councilman Rogers seconded a motion to approve the financial statements as presented. The motion carried unanimously.

G. Police Report

Mayor Champagne called on Police Chief Warren Vedros to report on his department's activities. Chief Vedros distributed copies of the monthly activity report. Councilman Rogers moved and Councilman Hebert seconded a motion to accept the police report as presented. The motion carried unanimously.

H. 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. FEMA closeout funding is pending. All work is complete

2. Comeaux/Elizabeth Street Drain Culvert Repair:

The contractor is waiting on a property owner to remove a storage building from the servitude. Once the building is removed, the contractor will begin the culvert replacement.

3. LGAP Grant:

The Town was awarded \$12,000.00 grant for sewer rehab work on Vacherie Street.

4. School and Second Street Drainage:

The contractor has installed pipe across Second Street. He has not yet completed the paving of Second Street. The Town is applying for \$35,000 from LGAP to replace undersized culverts and regrade the ditches on the south side of School Street from Second Street to Crescent Avenue.

5. Sewer Infiltration Analysis:

CES has completed the analysis of the southeast quadrant of Town. GSE has prepared a map showing infiltration points and a preliminary budget to complete repairs in this quadrant. GSE has submitted a proposal to CCTV the remaining portions of the Town, along with estimates for correcting the areas where infiltration is entering the system. A pre-application has been submitted to DEQ requesting \$4 million in bonds, including \$1 million debt-forgiveness, to pay for this endeavor.

Councilman Rogers thanked Representative Gisclair for his support of the Town's LGAP application.

I. Smithport Levee Upgrade- Dustin Rabalais, Chauvin Engineering

Mayor Champagne called on Mr. Dustin Rabalais, who gave an overview of the Smithport Levee Upgrade. Councilman Rogers thanked Mr. Rabalais for his efforts, along with the North Lafourche Levee District.

J. Recommend Commissioner to the Lafourche Parish Fire Protection District No. 2 Board.

Councilman Hebert made a motion to recommend John Arvello for appointment to the Lafourche Parish Fire Protection District No. 2 Board. Councilman Triche seconded the motion and the motion carried unanimously.

K. Joe P. Mayet

Mayor Champagne called on Mr. Joe Mayet to report on his properties in town. Mr. Mayet reported that he has a tenant for the Main Street property. He added that the roof needs to be repaired, but the extent of damages is not known at this time. If the roof repair is cost effective, work will begin in the fourth quarter of this year. Mr. Mayet suggested the Town look into a Main Street Program to help restore and preserve the downtown area. Mr. Mayet reported that he has one serious investor to restore the Jeandron building (himself) and two prospective investors who will not commit until Mr. Mayet has two additional investors. The roof of the building needs to be replaced. Mr. Mayet welcomed phone calls from the Mayor and Council for status updates on his projects. Councilman Rogers inquired about the status of La Grape. Mr. Mayet reported that he is in negotiations to sale the building to a restaurateur. Mr. Mayet added that if the sale does not go through, he will renovate the building as lease space. Councilman Rogers responded that he would like to have seen the renovation carried out in the time frame stipulated in the contract. Councilman Hartman asked Mr. Mayet if he would be agreeable to come back in March, 2013, to give an update. Mr. Mayet answered that he would come back anytime.

L. Farrel Comeaux

Ms. Williams reported that Mr. Comeaux called earlier during the day to say he would not be in attendance.

M. Municode

Councilmen Triche and Rogers volunteered to chair a committee to review Municode and recommend necessary changes/corrections. Mayor Champagne said Town Attorney Mitch Theriot and Chief Vedros will also aid in the process. Councilman Rogers said the first meeting will be on October 3, 2012, at 6:00pm at the Town Hall. Councilman Rogers asked for access to the minutes during the meeting.

N. Public Hearings

Councilman Rogers moved and Councilman Triche seconded the motion to suspend the regular meeting and to open a public hearing on the following topics. The motion carried unanimously.

1. Increase of Cost for Mayor's Court pursuant to Act 238 of the 2012 Legislature

Mayor Champagne explained that the Act would increase court costs by \$40 per appearance, to be used for the upgrade, maintenance, and purchase of law enforcement equipment and technology upgrades for the Police Department and the Town Hall. Citizen Ralph Sapia asked why the issue was brought to the State Legislature and not done by a Town Ordinance. Mayor Champagne answered that all court costs are mandated by the State. Citizen Jimmy Arabie asked how the \$40 increase was decided on. Chief Vedros answered that the fee is comparable to other Towns' court costs. Citizen Yan Lovell clarified that if you do not break the law, you do not have to pay the fee. Citizen Joe Mayet further clarified that the fee is not just \$40, but an additional \$40. Councilman Rogers added that the Town currently uses sales tax money to fund technology upgrades and by passing this Ordinance, sales tax revenues could be used for other things. Mayor Champagne asked if there were any additional questions or comments from the audience regarding this topic and there were none.

2. To discuss and consider subdividing the property located at 1202 Elizabeth Street (or) 912 Second Street

Mayor Champagne called on Jimmy Arabie. Mr. Arabie made reference to a preliminary drawing of the proposed subdivision that was distributed to the Council. He explained that he would like to subdivide the two existing lots into four lots. Councilman Rogers explained that Mr. Arabie's proposition adheres to all requirements set forth by Town Ordinance and that Mr. Arabie only needs approval by the Council to subdivide the property and to provide the Town with an engineered map of the subdivided property. Citizen Ralph Sapia asked if the sidelines and square footage met the Town's requirements. Mayor Champagne confirmed that they did. Mayor Champagne asked if there were any other questions or comments from the audience regarding this topic and there were none.

3. To discuss and consider subdividing the property located at 814 Lafourche Street

Mayor Champagne called on Eddie Guidroz. Mayor Champagne made reference to a preliminary drawing of the proposed subdivision, explaining one lot would be 3,500 square feet and the other would be 3,080 square feet. Councilman Rogers explained the reason for Mr. Guidroz's subdivision request to the audience. He added that Mr. Guidroz would need to request a variance because one proposed lot is less than the required 3,500 square feet and the other lot has a sideline of only 4 feet from the property line to the house on the lot, instead of the required 5 feet. Citizen Jimmy Arabie asked if allowing a 4 foot sideline would present a fire hazard. Councilman Hebert answered that the 4 foot sideline on that particular lot and 5 foot sideline on the adjoining lot provides a safe distance, so as not to present a fire hazard. Citizen Joe Mayet asked if the 3,500 square feet requirement is a Town Ordinance. Mayor Champagne confirmed that it is. Mayor Champagne asked if there were any other questions or comments from the audience regarding this topic and there were none.

4. Set forth the adjusted millage rate and roll forward to adjusted millage rate not exceeding the maximum authorized rate

Mr. Theriot explained that although the public hearing notice was published, no public hearing was called for by the Council. He recommended postponing the public hearing until next month's meeting.

Councilman Rogers moved and Councilman Triche seconded a motion to end the public hearing and resume the regular meeting. The motion carried unanimously.

O. Ordinance to increase cost of Mayor's Court pursuant to Act 238 of the 2012 Louisiana Legislature
Councilman Rogers moved and Councilman Hartman seconded a motion to adopt the above stated ordinance. The motion carried unanimously.

P. Subdivision of property located at 1202 Elizabeth Street (or) 912 Second Street
Councilman Hartman made a motion to allow a subdivision of the above mentioned property. Councilman Triche seconded the motion and it carried unanimously.

Q. Subdivision of located at 814 Lafourche Street
Councilman Rogers made a motion to re-advertise for a public hearing at the October meeting to subdivide the property, including a sideline variance for 814 Lafourche Street and a square footage variance for 810 Lafourche Street. Councilman Triche seconded the motion and it carried unanimously.

Councilman Hartman moved and Councilman Hebert seconded a motion to postpone the public hearing to set forth the adjusted millage rate and roll forward to adjusted millage rate not exceeding the maximum authorized rate until the October Town Council meeting. The motion carried unanimously.

R. Open topics

1. Smoke testing report

Mayor Champagne said he would call the three property owners with smoke leaks before a summons to appear in court is issued.

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

Mayor Champagne reported that the Town Crew removed some fallen trees after Hurricane Isaac. He added that the North Lafourche Levee District is trying to get funding and may be able to help with this endeavor.

3. Street Repairs

No report.

4. Restrooms at Bayou-Side Park

Mayor Champagne explained that the Parish appropriated \$50,000 in their 2012 budget to aid the Town in purchasing a restroom facility for the Bayou Side Park and recently announced their intentions to appropriate an additional \$50,000 in their 2013 budget. Mayor Champagne announced his desire to have the restrooms operational by the end of November. After discussion among the Council, the decision was made to go forth with the motion made at the last meeting to purchase the 90 person per minute restroom facility for a total price of \$90,634. Costs of site preparation and sidewalks are not included.

5. Municode

Discussed during agenda item M.

6. Derelict/dilapidated structures

No report.

7. School Street Drainage-GSE prepared scope of work

The Town has applied for funding through LGAP.

8. Culvert Ordinance

Councilman Rogers reported that he would like to see the Town's ordinance mirror that of the Parish. The Parish is in the process of updating their ordinance; therefore this item will be tabled.

S. Reports

1. Council

- a. Councilman Triche- No report
- b. Councilman Hartman- Councilman Hartman commended the Chief and his department for their work during Hurricane Isaac.
- c. Councilman Rogers- Councilman Rogers asked Administration to contact Sweedee to see when they will be picking up garbage in town. He also thanked the Public Works crew for their work during and after Hurricane Isaac.
- d. Councilman Hebert- No report.

2. Mayor Champagne announced that Spook in the Park will be held again this year on Halloween. He would like to invite local businesses to participate in this year's event. Mayor Champagne also announced that the Town Wide Garage Sale will be held on October 6, 2012.

3. Chief Vedros presented a proposal to hire a part-time COE student from Central Lafourche High School. This employee could be used to enter warrants into the new system, so that other agencies will know when the Town has a warrant out for a person's arrest if they are stopped in another jurisdiction. The employee could also assist in other tasks, as needed. The COE program requires the student to work 15-20 hours weekly and to be paid at least minimum wage. Councilman Rogers made a motion to hire a COE student to work 15 hours weekly at minimum wage. Councilman Hartman seconded the motion and it carried unanimously.

R. Citizens Comments

- Mr. Hamilton "Buck" Guidroz recommended not putting the park restrooms too close to the playground, due to the danger of child predators. Mr. Guidroz also inquired about the drainage flow on School Street, because he is worried about his neighbors flooding. Councilman Rogers explained that the water is directed so that it drains into Bayou Lafourche and Mr. Guidroz's neighbor is not in danger of flooding because of the drainage flow.
- Mr. Yan Lovell, 511 Elizabeth Street, inquired about the status of sewerage problems in his area. Mr. Lovell said he understands the Council is being proactive in finding a solution and he is thankful; however, he still has a major problem with sewer back up in his home. Councilman Rogers stated that the Council is very concerned about Mr. Lovell's problem. Councilman Rogers explained that a study was conducted and some major gushers were found. Mr. Lovell interjected that the study has not helped his problem. Councilman Rogers went on to explain that the Town acquired an estimate to fix the gushers. The Town is in the process of applying for a loan from DEQ and applying for bonds to acquire the necessary funding to correct the Town's sewer problems. Councilman Rogers went on to explain that part of the requirements to receive funding is to apply for the whole town; therefore, the process will take a little longer than it would to only fix one quadrant of town. Once funding is approved, the town will survey the remaining three quadrants and then seek bids on repairing sewer lines. Councilman Rogers assured Mr. Lovell that the quadrant he lives in will be repaired first. Mr. Lovell expressed his frustration that nothing has been done to at least temporarily solve the problem. He added that the problem is getting worse in the area and beginning to affect more people.
- Mr. Ross Eshette, 516 Elizabeth Street, likewise has a sewer problem during inclement weather. He stated that he cannot shower when it rains, because the water will not drain and he must shower on his back porch. He thanked the Council for their efforts so far, but would like them to do something now. Councilman Triche asked Mr. Breaud if he has witnessed a similar problem and could propose a solution. Mr. Breaud said some kind of pump may be needed and he would like to visit the site and identify the gushers. He added that if the gushers are fixed, the problem may go away. Councilman Rogers requested that Administration have the Department of Public Works perform another smoke test in that area. Councilman Hartman made a motion to have Mr. Clay Breaud, GSE, to visit the site with a contractor and come up with a temporary solution to the problem and get back with Administration. Councilman Rogers seconded the motion and added that a special meeting will be held, if necessary, to authorize funding. The motion carried unanimously.
- Mr. Joe Mayet applauded the Mayor and Council for tending to basic services. He also thanked the Council for looking into trash removal. Mr. Mayet asked if a lift pump would be needed for the restrooms at the park. The Council's response was that it is gravity fed and a pump is not needed.
- Ms. Mary Lynn Blanchard thanked the Council for taking care of the mess next door to her.
- Mr. Beau Camardelle, Victory Life Church, asked for a special permit to host "Glory Fest" November 16, 5:30pm-12:00am, November 17, 10:30am-12:00am, and November 18, 11:00am-10:00pm. Councilman Hartman moved and Councilman Rogers seconded a motion to allow Victory Life Church to host "Glory Fest" November 16, 17, 18, 2012. The motion carried unanimously.
- Ms. Sharon Robichaux Guidry announced her candidacy for Councilmember, Division B, and that she looks forward to seeing Lockport move forward.
- Mr. Ralph Sapia said he was excited that the Town is getting restrooms for the park. He gave well wishes to his opponents that are also running for Council. Mr. Sapia asked for everyone's support.

T. Adjourn

The next scheduled regular Town meeting will be held on Tuesday, October 16, 2012. There being no further business to come before the Council, a motion by Councilman Triche to adjourn the meeting was seconded by Councilman Hebert and carried unanimously at 9:27PM.

Town of Lockport



Paul Champagne, Mayor



Danielle Williams, Town Clerk

ORDINANCE NO. 2012-011

An ordinance to amend the Lockport
Code of Ordinances so as to Repeal
And Re-enact Section 2-356

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 repeal and Re-enact
Section 2-356

SECTION 2-356 is hereby repealed and amended to read as follows:

**BOND AND FINE SCHEDULE FOR THE TOWN MUNICIPAL
MAGISTRATE COURT**

The following Bond and Fine Schedule have been adopted for the
Town Municipal Magistrate Court:

A. Traffic Offenses (Excluding Speeding or Reckless Operation)

- LA. Commission on Law Enforcement (Act 562)...\$ 2.00
- Treasurer, State of LA. (Act 152).....\$ 2.00
- Bayou Region Crime Stoppers..... \$ 2.00
- Witness Fees - Off-Duty Officers (Act No. 25)..... \$ 7.50
- Town of Lockport Fund (Ord. No. 188)..... ..\$30.00
- Law Enforcement Equipment (Act 238)..... ..\$20.00
- Technological Upgrades (Act No.238)..... ..\$20.00

B. Traffic Offenses (Speeding or Reckless Operation)

- LA. Commission on Law Enforcement (Act 562).....\$ 2.00
- Treasurer, State of LA. (Act 152).....\$ 2.00
- R.S. 46:2633 Traumatic Head & Spinal Cord Injuries...\$ 5.00
- Bayou Region Crime Stoppers..... \$ 2.00
- Witness Fees - Off-Duty Officers (Act No. 25)..... \$ 7.50
- Town of Lockport Fund (Ord. No. 188).....\$ 30.00
- Law Enforcement Equipment (Act 238).....\$ 20.00
- Technological Upgrades (Act No.238).....\$ 20.00

C. Criminal Offenses and Municipal Ordinances

- LA. Commission of Law Enforcement (Act 562)...\$ 2.00
- Treasurer, State of LA. (Act 152)..... \$ 2.00
- Crime Victims Reparations Fund (Act 250).....\$ 7.50
- Bayou Region Crime Stoppers.....\$ 2.00
- Witness Fees – Off-Duty Officers (Act No. 25)..... \$ 7.50
- Town of Lockport Fund (Ord. No. 188).....\$30.00
- Law Enforcement Equipment (Act No. 238).....\$20.00
- Technological Upgrades (Act No.238).....\$20.00

D. Litter Violations

- LA. Commission of Law Enforcement (Act 562)...\$ 2.00
- Treasurer, State of LA. (Act 152)..... \$ 2.00
- Crime Victims Reparations Fund (Act 250).....\$ 7.50
- Bayou Region Crime Stoppers.....\$ 2.00
- La. Wildlife Fund.....\$ 5.00
- Witness Fees – Off-Duty Officers (Act No. 25)..... \$ 7.50
- Town of Lockport Fund (Ord. No. 188).....\$30.00
- Law Enforcement Equipment (Act No. 238).....\$20.00
- Technological Upgrades (Act No.238).....\$20.00

Said Ordinance was put to a vote on the 18th day of September, 2012 and the vote was as follows:

YEAS: Councilmen Hartman, Hebert, Rogers, and Triche

NAYS: None

ABSENT: Councilman Barker

And the Ordinance was declared adopted on this the 18th day of September, 2012.


MAYOR PAUL CHAMPAGNE

ATTEST:


DANIELLE WILLIAMS,
TOWN CLERK