

**Town of Lockport
Lockport, Louisiana**

Minutes of Regular Meeting August 18, 2015

The Mayor and Town Council met in regular session on Tuesday, August 18, 2015 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 Mandy Himel. The Pledge of Allegiance was led by Mayor Champagne.

D. Roll Call

The roll was called with the following present: Mayor Paul Champagne, Councilmembers Donovan Barker, Sharon Guidry, Rodney Hartman, Craig Rogers, and Weldon Triche. Also present were Town Clerk Mandy Himel, Town Attorney Chris Huddleston, and Chief of Police Warren Vedros.

E. Approval of Minutes for July 21, 2015 Regular Meeting

Mayor Champagne asked if there were any corrections or comments concerning the minutes of the May 19, 2015, meeting. Councilman Rogers asked that a correction be made on Page 3 of 3 in his Council Report. He stated that it is amazing what the state mandates to Police Departments. Councilman Rogers made a motion to approve the minutes as amended. Councilman Triche seconded the motion, and it carried unanimously.

F. Approval of Financial Statements for the month ending July 21, 2015

Mayor Champagne asked if there were any questions or comments concerning the financial statements for the month ending July 31, 2015. Councilman Hartman asked about the Building Maintenance Fund. He asked about Town Hall maintenance. Mayor Champagne stated that we had to do some repairs that included plumbing issues and the generator located at Town Hall. Councilman Hartman moved and Councilman Barker seconded a motion to approve the financial statements as presented. The motion carried unanimously.

G. Ms. Nell Autin, Chief Deputy Clerk of Court

Mayor Champagne called on Ms. Nell Autin to address the Council. Ms. Autin stated she will be on the ballot for Lafourche Parish Clerk of Court on October 24, 2015. She stated she has 26 years of experience. She stated that she is certified Chief Deputy of the Clerk of Court. She asked for their support in the election.

H. 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 Hartman asked Chief Vedros about the Old Sheriff's Office that was donated to the Town. Chief Vedros said he knows the Parish was getting some items out of the building, but he has not heard anything other than that. Mayor Champagne stated we were waiting for the Sheriff to get all of their stuff out of the building. Chief Vedros stated that he needed authorization from the Council to allow the Mayor to sign all documents regarding the purchase for two new Ford explorers. Councilman Rogers made a motion to accept Police report as presented. Councilwoman Guidry seconded the motion, and it carried unanimously. Councilman Hartman made a motion to allow the Mayor to sign all documents regarding the vehicle leases for the Police Department. Councilman Triche seconded the motion, and it carried unanimously.

I. GSE Report

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

1. Sewer Rehabilitation (Northeastern Quadrants):

Lien period ended on July 31, 2015. Waiting on clear lien certificate and final payment request.

2. Capital Outlay Request for Sewer Rehabilitation (Western Quadrants):

A Capital Outlay request for the sewer rehabilitation project was submitted the last two years and the Town of Lockport was granted \$110,000. This money was elevated to Priority 1 (General Obligation Bonds). Town of Lockport should receive forms to complete soon.

3. Sewer Rehabilitation (Northwestern Quadrant):

DEQ approved the plans and specifications. Advertisement in the Daily Comet is set to run on August 13th, 20th, and 27th, 2015. The Northwest Quadrant Rehabilitation construction is estimated to cost approximately \$350,000. Pre-bid will be held on September 1, 2015 and the Bid date is September 10, 2015.

4. Street Repairs:

A Capital Outlay Application was submitted for funds to pay for street repairs throughout the Town of Lockport. \$1,200,000 was appropriated as Priority 2 (General Obligation Bonds). Town of Lockport will also receive forms to complete but not until later in the fiscal year.

J. Public Wishing to Address the Council

1. Mr. Joe Paul Mayet stated he was here to update the Council on his properties. He stated that all of the properties are available for joint ventures or outright purchases. He thanked the Council for their patience and help.
2. Mr. John Champagne stated that he discussed a possible location for the Memorial Monument at the last meeting. He gave the Council pictures of three different locations in Lockport. He is not sure where we go from here. Mayor Champagne suggested that there should be some middle ground between all parties involved in the different monuments that people want to be displayed in town.

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

K. Public Hearing

1. to discuss an amendment to the Town's zoning ordinance to define the term modular home and to amend the Town's zoning ordinance to allow for the placement of modular homes in all residential districts in the Town of Lockport.

Councilman Rogers stated the zoning book was adopted in 1998. Since then, they have come out with different designs of homes. He said it would give people an opportunity to bring in modular home and build in an R-1 zone. He stated we are looking to adopt this definition of a modular home into our zoning book. He also stated that these homes meet codes.

Mr. Huddleston read the definition to the Council. He said these are prefabricated homes that are brought to the site and assembled on a permanent foundation. This separates it from being a trailer or manufactured home. It would be a single family dwelling, and it would be allowed into R-1 residential zones.

Councilman Rogers thanked Mr. Huddleston for doing the research on this topic.

Ms. Mary Lynn Blanchard asked about trailers. Mayor Champagne stated this has nothing to do with trailers. She stated she understood.

Mayor Champagne asked the Public three times if they had any comments or questions, there were none.

Councilman Triche made a motion to end the public hearing and go back into regular session. Councilman Rogers seconded the motion, and it carried unanimously.

Ordinance

An amendment to the Town's zoning ordinance to define the term modular home and to amend the Town's zoning ordinance to allow for the placement of modular homes in all residential districts in the Town of Lockport.

Councilman Rogers made a motion to accept the definition of a modular home into our zoning ordinance. Councilwoman Guidry seconded the motion, and it carried unanimously.

L. Reports

1. Mayor

Mayor Champagne stated he needed permission to adopt a Resolution for the Hazard Mitigation Plan of June 2015. Councilman Rogers made a motion authorizing the Mayor to sign all documents for the Hazard Mitigation Plan of June 2015. Councilman Triche seconded the motion, and it carried unanimously. Mayor Champagne stated we have been doing some cleaning up around Town such as pressure washing, trimming trees, etc. We are having some repairs done at the Boat museum. He also stated that the "Welcome to Lockport" signs have been painted. He stated we are trying to work on the blighted property issues.

2. Council

a. Councilman Triche stated that the corner of School Street and Walnut that the soil is eroding and undercutting the road. He would like the Town crew to fix it. He also stated that on the east exit side of the Rouses Parking Lot there is a serious hole. He would like the crew to fix that as well. He would like the crew to flush out the water line at the Bayou side park weekly because of the recent threat of the amoeba in surrounding areas. He wants them to document when they flush the lines. Councilman Triche went over several different blighted properties throughout Town with the Council. He stated that we have been really lenient with these people. He feels it is time to get this done. He also expressed his concern about a certain business in Town that is progressively getting worse. Councilman Triche stated that Ms. Katie Verret donated some holiday decorations to the Town of Lockport.

b. Councilman Rogers stated that they attended the LMA Convention, attending many different programs, and one of the many programs was concerning blighted property. He said the Town can actually charge to do things such as cutting grass to cover all administrative costs. He said we would have to charge the property owners.

He said the property could go for tax sale. He suggested we contact the specific company located in New Orleans that handles collecting unpaid property taxes and/or liens against the property. He stated the biggest outcome they talked about is that 85% of taxes that have not been paid would get paid. He feels the same people can help with our blighted property. He stated that it would be a cost to the Town and the taxpayers, but it will bring the property back into commerce or back into a tax base income. He stated we have to look at it as an investment to the community. He stated that he had a meeting with the people about the cameras in the Park. Councilman Triche stated that they will be up and running by end of the week. He stated that the crew does have a system for trimming trees, and he feels they are doing it the right way. He said there is some street work that needs to be done. Councilman Rogers asked if the Town crew had a gauge in the truck to measure cables that would be below the specified height requirements. He suggested they go and measure to make sure they are at the right height. Mayor Champagne stated they will take care of it.

c. Councilwoman Guidry thanked the Mayor and the Town Crew for the work that has been done in Town. She mentioned that Sunrise has changed the roof, and it looks nice. She also said that the old Mobil station is now Gulf Station, and it looks nice. She wanted to thank them for making improvements.

d. Councilman Hartman- No Report.

e. Councilman Barker- No Report.

3. Town Attorney- No report.

4. Staff- No Report.

P. Adjourn

The next scheduled regular Town meeting will be held on Tuesday, September 15, 2015. 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 8:18PM.

Town of Lockport

/s/ Paul Champagne
Paul Champagne, Mayor

/s/ Mandy Himel
Mandy Himel, Town Clerk

The following ordinance was introduced by Mayor Champagne in regular session convened on August 18, 2015.

ORDINANCE NO. 2015-008

The following ordinance, having been previously introduced, was offered for final adoption by Councilman Rogers, and seconded by Councilwoman Guidry.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE TOWN OF LOCKPORT TO INCLUDE A DEFINITION OF MODULAR HOMES

WHEREAS, the Lockport zoning ordinance does not currently include a definition of modular homes; and

WHEREAS, the Lockport Town Council would like to draw a clear distinction between modular homes and manufactured homes;

THEREFORE BE IT ORDAINED by the Lockport Town Council in regular session assembled that the "Code of Ordinances, Town of Lockport, Louisiana" is hereby amended and re-enacted to amend Sec. 48-1 (formerly Resolution of 2-19-1998, § 23-2) to add the following:

Modular home means a single family dwelling that has been divided into multiple modules or sections, which have been manufactured in a remote facility and delivered to their intended site of use. The modules are then assembled on a permanent foundation without a permanent chassis into a single residential building that must conform to all state, local and regional codes (International Building Code standards).

This Ordinance, having been submitted in writing, having been read at a public meeting of said council, and having been discussed in a public hearing was then submitted to an official vote as a whole, the vote thereon being as follows:

YEAS: Councilmembers: Barker, Guidry, Hartman, Rogers, and Triche

NAYS: 00.

ABSENT: 00

And the Ordinance was declared adopted on this the 18th of August, 2015.

/s/ Paul Champagne _____
PAUL CHAMPAGNE, MAYOR

ATTEST:

/s/ Mandy Himel _____
MANDY HIMEL, TOWN CLERK

TOWN OF LOCKPORT

LOUISIANA

RESOLUTION NO. 2015-009

A RESOLUTION OF THE TOWN OF LOCKPORT

HAZARD MITIGATION PLAN UPDATE JUNE 2015

WHEREAS the Town of Lockport recognizes the threat that natural hazards pose to people and property within the Town of Lockport; and

WHEREAS the Town of Lockport has prepared a multi-hazard mitigation plan, hereby known as Hazard Mitigation Plan Update June 2015 in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS Hazard Mitigation Plan Update June 2015 identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the Town of Lockport from the impacts of future hazards and disasters; and

WHEREAS adoption by the Town of Lockport demonstrates their commitment to the hazard mitigation and achieving the goals outlined in the Hazard Mitigation Plan Update June 2015.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN OF LOCKPORT, LOUISIANA, THAT:

Section 1. In accordance with La.R.S. 33:406, the Town of Lockport adopts the Hazard Mitigation Plan Update June 2015.

ADOPTED by a vote of five in favor and zero against, and zero abstaining, this 18th day of August, 2015.

By: /s/ Paul Champagne_____

Paul Champagne

ATTEST:

By: /s/ Mandy Himel_____

Mandy Himel

APPROVED AS TO FORM:

By: /s/ Mandy Himel_____