Public Committee Meeting Minutes

Town of Madisonville

403 St. Francis St

April 24, 2019

7:00 pm

Call to Order- Mayor Pelloat

Roll Call- Alicia Watts- all present but Councilman Haddox

Pledge- Councilman Doran

Parks and Recreation:

Committee Members- Councilman Bounds

Councilman Hitzman

* Mayor Pelloat gave a report of how well the Sunset at the Park went and announced the upcoming May 19, 2019 date

Operations and Maintenance:

Committee Members- Councilman Haddox

Councilman Bouey

* Regional Planning Commission- Karen Parson stood to explain a biking and pedestrian plan to provide many new safety features for the town. This plan incorporates three studies/ Town plans: the CPEX Master Plan, the DOTD District 62 study, and the Hwy 21 traffic study. This plan will allow a more bikeable and walkable community, with emphasis on Hwy 21 and Hwy 22. The suggestions were: using deflection curves, a pedestrian path beneath the bridge, designated bike lanes, curbs along Hwy 21 and Hwy 22, extend Cedar St to Hwy 22, 5' decorative sidewalks, a roundabout at Cedar St Extension and Hwy 22, and to modify on and off street parking. Louis Ogle states he likes that the CPEX plan was used to create this one and asked where the Commission sees Madisonville as a priority. Karen said once the plan was finalized, it would be submitted to engineering, then the parish and the district office. Myron Bourg asked how the St. Paul/ Cedar St Extension/ Hwy 21 traffic will be addressed. The Cedar St Extension will dead end before St. John, so will not add to congestion. Joey Mahone asked how 18 wheelers will get in on the proposed narrower streets. It was answered that the streets would not be reduced in size, the shoulders would be gone. Councilman Doran asked what the dialog was with the state about this plan and the Mayor answered that the state plan was offered first, then sent to CPEX and RPC. A concern was shown for big trucks/ wide load vehicles navigating turns and intersections. This study was founded by a $45000.00 grant by the Regional Planning Commission.
* Environmental Consulting- Stephen Villavaso- the Mayor reported that Mr. Villavaso could not make it due to a family emergency and goes over a little of his resume. Mr. Villavaso will come back and speak on land use.
* Annexation- Buddy Coates brought new plans for a subdivision he is requesting to be annexed off of Hwy 21. These plans have 42 home lots 100' by a minimum of 120'. The greenspace for this proposal will be 8.62 acres. Mr. Coates was trying to see if there was interest from the Town so he could proceed. He stated that this plan was a compromise, making bigger lots with bigger price points than he would like. Councilman Doran asked Chief Hess if the current water pressure would be sufficient to handle this subdivision, Chief Hess said he did not know. Mr. Coates would pay to build a new road to access the development, a sewer plant, for the water lines to tie in to existing lines, new lighting, and then donate all of it to the Town when finished. Councilman Hitzman asked if there was an ordinance stating lot sizes outside of Town sizes, there is none. Joey Mahone suggested the Town do further research on water capabilities and Kyle Matthews said the Town engineer has already said the current system is more than sufficient to support proposed annexation. Councilman Bounds asks if adding new users to current system would negatively impact safety of our citizens. Chief Hess said no, and if Mr. Coates goes to the Parish to build, the Town would still get the impact of the population. Councilman Bounds said there had been ample time to discuss the issue, that the Council was elected to make decisions. Then he read a statement from Councilman Haddox. Councilman Haddox thinks the annexation should go forward, because he thinks the Town will suffer from the influx of traffic and new students regardless. He states that if the Town approves, then it will have a say so in tax revenue and growth management. He said "it just makes sense." Councilman Doran suggests the Council "figure out what citizens want", states he has had no feedback from citizens wanting Town limits to grow. Councilman states that this matter has been discussed since November and if the citizens were worried, there would be standing room only in the Council chambers, like when the roosters were discussed. Mr. Coates said once he received encouragement, he would proceed and have his engineer come to a meeting to answer any questions. Councilman Doran suggests annexing to Motichek Rd, not subdivision. Councilman Bounds states the Town should control growth, not let the parish dictate what happens outside of Town limits, and that he is in favor. Councilman Hitzman is in favor, Councilman Doran wants to make sure citizens have a voice and Councilman Bouey is on the fence about it.
* Municode- Mayor Pelloat asked if the Council had suggestions/ changes on the draft they were given. No one had any at that time. The Mayor asked the Council to be actively reading the draft and making notes on preferred changes.
* Fencing- Mayor Pelloat asked the Council's opinion on the existing ordinance and the Council asked to postpone discussion until the next month.
* Short Term Rentals- This item has been indefinitely postponed
* Parking- Councilman Doran is not ready to discuss, will postpone to next month.

Finance:

Committee Members- Councilman Hitzman

Councilman Haddox

* Gulf Coast Bank & Trust- Patrick Alexis- stood to introduce to the Council a new public funds experience. Mr. Alexis explained some of the perks of opening accounts with Gulf South and told a little about himself and the history of the bank.
* SBA Tower- Bruce Danner reached out to other companies when SBA pulled out of the cell tower buyout deal. American Towers offered $405,000 lump sum payment with a 40 year easement agreement. Councilman Hitzman asked if it could be changed to a 50 year lease, Bruce will approach them with it.
* Adjourn- Motion made by Councilman Hitzman, seconded by Councilman Bounds, motion passed with all present in favor.