Public Committee Meeting Minutes

Town of Madisonville

403 St. Francis St.

Wednesday March 27, 2019

7:00 pm

Call To Order- Mayor Jean Pelloat

Roll Call- Alicia Watts- All present except for Councilman Bouey

Pledge- Councilman Bounds

Parks and Recreation: Councilman Bounds and Councilman Hitzman- no reports

Finance: Councilman Hitzman and Councilman Haddox

* LLA Advisory Services Procedural Report Issued March 13, 2019

Council was asked if there were any questions about Legislative Auditors' Report, there were none. An audience member questions whether the citizens should write letters to the Governor's office with their opinions on the Town/ Village issue. Mr. Danner cautioned against that.

* Millage- Mr. Morlier stated the need for a Resolution to maintain the current ad valorem millage at 8.55

Operations and Maintenance: Councilman Haddox and Councilman Bouey

* CPEX Master Plan- Ryan Benton gave a short presentation of the Master Plan. He stated that the Master Plan is guidance for the Town's development over the next 20 years, not a law or ordinance. It can be used as leverage when approaching other entities, grantors, etc. The Planning and Zoning Committee would need to approve a resolution adopting the plan, then it would go to the Town Council to accept.

Councilman Bouey arrived.

Guy Hebert states he thinks the Town should concentrate more on how to implement the Master Plan, instead of what to do if changes are needed. Councilman Hitzman asks Ryan Benton to elaborate on the use of the plan, and Mr. Benton states the core plan should be used to direct growth but not as something that cannot be changed or altered. Mayor Pelloat expresses how excited he is for this plan and the participation of the residents and that it should be accepted. Haley Blakeman, CPEX, says Planning and Zoning has to adopt the Master Plan by law for the state and parish to consider it for funding opportunities and to require governmental entities to consider the Town Master Plan in its developments that affect the Town.

Iris Vacante thanks the Council for inviting the residents to have a say in Town development.

* Sawmill Docks- no one to present
* Nuisance (Rooster/ Noise)

Councilman Haddox suggests accepting the ordinance but adding the section about roaming at large animals from the previous proposed ordinance back in. Mr. Danner cites state law forbidding stray animals on Hwy 21 and Hwy 22. He will put the stray section back in to the ordinance and present it at the April 10, 2019 Council Meeting.

* Fence Variance ( 119 Mabel)

Councilman Hitzman comments he did not know the fence already existed. Councilman Doran agrees. Mr. Morlier stated that the Council was informed that the fence was almost completed. Guy Hebert states that a variance is the same as changing the ordinance. He thinks variances are not good, they cause issues between neighbors and cause extra work for the Council. Councilman Bounds thinks changing the ordinances should be discussed or accept the variance. This matter will be brought to the April 10, 2019 Council Meeting.

* Annexation

This matter had been postponed until the Master Plan had been proposed. Councilman Hitzman thinks this is a big issue and should be discussed in a separate meeting. Haley from CPEX said it fits in the Town plan. Referring to the proposed subdivision annexation, Councilman Haddox says the subdivision will happen regardless and will still impact the Town (people, students, traffic), so he think this way the sewer system will be built and donated to the Town and is a good idea. Mr. Hebert asked about the moratorium on subdivisions the parish has imposed. Councilman Haddox said it was for 5 months, Councilman Doran states it is 6 months and has an issue with the size of the lots. He thinks citizens should have input on annexation and he would like a better understanding of cost and resources. Councilman Doran states that 60x120 lots are small, those marketed homes will be in the " 250-300 price range, so we know what type of family that will attract". Ms. Vacante suggests the money that comes from annexation could help with the Master Plan implementation. The Mayor explained how the annexation became a possibility. Keith Young approached him to request annexation. Mr. Young had spoken with his neighbors up to the nursery and they were in favor of it. The Town would run the water line up to the nursery and receive the tax dollars in return. Kyle Matthews was called by the developer and asked to be included in annexation. Mayor Pelloat also explained that he had met with Councilman Doran and Mr. Joe Doran, as Mr. Doran was concerned about the development that abuts his property. Councilman Haddox states that annexation would help control the growth. Councilman Bounds stated that annexation of the property would help the Town control its own destiny. Mr. Louis Ogle stated that increasing the Town's population by 250 is a very significant increase to the Town's present 800 plus population. Mr. Morlier stated he is for the annexation as it would help the Town to control its own destiny and that the development would most surely be approved by the parish should the town not annex the development. Mayor suggests having developer come to next Council meeting to explain his proposal again. Officer Bertucci states that having control of traffic before entering the Town would actually help the Town.

* Short Term Rentals

Mr. Bourg thinks Town should not consider short term rentals. The Mayor explained that the Town received a phone call inquiry about it. Iris Vacante commented on the possible safety issues involved. Mayor suggests postponing conversation until further research had been conducted.

* Parking

Councilman Doran thinks the current parking ordinance of 250sf requiring 1 parking space is dated. He suggests using the Fire Marshall Occupancy certificate to dictate spaces. Councilman Doran will obtain St. Tammany's parking ordinance and provide it to the Council.

* Adjournment- motion made by Councilman Hitzman, seconded by Councilman Doran, motion passed with all in favor.