**Public Committee Meeting Meeting**

**Town of Madisonville**

**403 St. Francis St**

**Wednesday September 22, 2021**

**6:00 pm**

Call to Order- Mayor Jean Pelloat

Roll Call- Alicia Watts- All present except Councilmen Hitzman and Bouey

Pledge- Councilman Dennis

Councilman Bouey arrived.

**Finance:**

Committee Members- Councilman Hitzman

Councilman Haddox

* SBA Towers- Mr. Danner explained that two parties were interested in purchasing the lease on the cell tower. SBA has offered $747,000 with the caveat that if DISH is added, there would be an additional $50,000. Everest Infrastructure Partner has offered $700,000 with two “Earn Out” provisions, meaning should AT&T and DISH be added as expected, the total offer would be $870,000. Mr. Danner asked Council if they were interested in pursuing Everest’s offer and all present affirmed.
* 403 St. Francis St- Mayor Pelloat reported the Hall had flooded and been gutted. He reiterated the need for a Community Center, but stated now would be the time to plan smarter. He stated it could be raised and centered on the block, in keeping with the Master Plan, and that Council should consider options. Councilman Dennis agreed that the town needs a Community Center and it should be raised. Councilman Bounds agreed that this is the time to regroup and plan smart.
* 400 Cedar St.- Mayor Pelloat reported this building had flooded also and was being gutted and that Council should start considering options for it.

**Operations and Maintenance:**

Committee Members- Councilman Bounds

Councilman Hitzman

* Water Street One Way- Mayor Pelloat reported the plans had been approved by DOTD, except for the shrubbery. The contractor would be getting suggestions from DOTD on that.
* Proposed Ordinances:

1. Blighted Property- Mr. Danner is still working on it.

* Agenda amended to discuss current Ordinance on flooding and substantial damage. Judy Darby stated her house had flooded previously and now. She researched who to speak with and how to apply for an Increased Cost of Compliance (ICC) grant. She stated that because Madisonville does not have Repetitive Damage listed in the Ordinance, she might not qualify for the grant. Wayne Berggren, a Building Inspector from FEMA, spoke about the qualifications for that grant and explained the two types of damage. Substantial Damage is if the total cost of repairs is 50% or more of the structure’s value before the disaster occurred. The qualifying damage must be from flood only, and if deemed “substantially damaged”, the structure must be raised, moved or demolished. Repetitive, or cumulative, damage is when damage from two or more storms, in a ten year period, has caused repair cost to be 50% or more of the home’s value prior to those disasters. A Repetitive Damage clause would need to be in the Town’s Ordinance for the resident to qualify for the ICC grant, and would require the town to track all damages for each structure for each disaster. With either damage type, the Building Official decides which applies and submits a letter to the owner to be filed with insurance, FEMA and the ICC. Mr. Berggren cautioned that including a Repetitive Damage clause in the Ordinance, while offering residents another option to file for ICC grants, would require the Town to make it mandatory to raise the structure.
* Agenda amended to review a Resolution and a memo by Councilman Haddox in opposition to the proposed casino in Slidell. The Resolution was discussed and all present agreed it should be placed on the agenda for the October Council Meeting.

**Parks and Recreation:**

Committee Members- Councilman Haddox

Councilman Bouey

**Public Safety:**

Committee Members- Councilman Dennis

Councilman Bounds

* Mayor Pelloat reported trees, damaged in Ida, had been re-staked or replanted, the park pavilion roof damage had been repaired, and the Lake Rd. pavilions have roof damage that needs repair. Also, a Police vehicle had been flooded and was a loss, along with all the contents.

**Public Comment Period: Members of the audience will have three (3) minutes to make a statement or express a concern. (Anyone having or expressing a concern tonight may or may not get an answer due to the fact that the council is hearing the concern for the first time. All statements will be considered and everyone will receive an answer in the near future).**

Adjourn- Motion by Councilman Haddox, seconded by Councilman Bounds and approved by all present.