

### PUBLIC COMMITTEE MEETING AGENDA Tuesday, November 5, 2019 at 6:00PM Abita Springs Town Hall 22161 Level St., Abita Springs, LA 70420

Posted: November 1, 2019 4:00pm

CALL TO ORDER AND OPENING OF AGENDA: Mayor Pro Tem Murphy

**PLEDGE OF ALLEGIANCE:** Alderman Saussy

**MAYOR'S ANNOUNCEMENTS:** Thank You Halloween Volunteers, General Election November 16 - General Obligation Bond and the 2020 Budget, Short-Term Rental Applications, Animal Services, Storm Update, Christmas Preparations

#### **FINANCE COMMITTEE:**

Committee Chair: Alderwoman Contois Committee Member: Mayor Pro Tem Murphy

Acceptance of Minutes (October)

1.) Financial Report for September 2019 - Jay Hawkins

#### **GOVERNMENTAL COMMITTEE:**

Committee Chair: Alderman Saussy

Committee Member: Mayor Pro Tem Murphy

Acceptance of Minutes (October)

- 1.) Revocation of a portion of North St. between unopened sections of Pine and Magnolia Streets.
- 2.) Discussion Regulation and definition of appurtenant buildings including accessory and ancillary structures.
- 3.) Discussion Moratorium on developmental permits relative to subdivisions and planned unit developments.
- 4.) Discussion Amend the Code of Ordinances relative to the authority of the Town Marshal and the appointment of Deputy Marshals.

#### **INFRASTRUCTURE COMMITTEE:**

Committee Chair: Alderman Patterson Committee Member: Alderman Saussy Acceptance of Minutes (October) 1.) Amphitheater – Art project

### **ECONOMIC DEVELOPMENT COMMITTEE:**

Committee Chair: Alderwoman Randolph Committee Member: Alderwoman Contois

Acceptance of Minutes (October)

### **ADJOURNMENT:**

If you have any questions pertaining to this agenda or in accordance with the Americans with Disabilities Act, if you need special assistance, please call (985) 892-0711.

Pub Com 11-2019

SUMMARY		2019	GE	NERAL	FU	ND		
SHEET #1	Α	NNUAL	EST	ANNUAL		Sep	Sep	General Fund Revenue Comments
Revenue	В	UDGET	A	CTUAL		ACTUAL	%	
Taxes-All	\$	644.8	\$	674.3	\$	526.4	81.6%	Percentage tax collections higher during 1st Qtr due to Ad Valorem.
All other	\$	411.0	\$	350.3	\$	306.6	74.6%	Fines & Fees are declining
Ttl Revenue	\$	1,055.8	\$	1,024.6	\$	833.0	78.9%	Revenues on target with budget.
Expenses								General Fund Expense Comments
Salaries/Ben&Ret	\$	343.3	\$	363.9	\$	277.9	80.9%	Salaries will exceed budget due to vacation payouts.
Contractors	\$	319.7	\$	182.2	\$	182.9	57.2%	Costs in line. Sheriff expense ended in July.
Clerk of Court	\$	63.6	\$	25.8	\$	22.1	34.7%	Other costs under control.
All Other	\$	329.2	<u> </u>	248.3	\$	197.4	60.0%	\$22,000 GIS - \$128.7 would be 35.1% for admin costs
Total Expenses	\$	1,055.8	\$	820.2	\$	680.3	64.4%	Monthlyexpenses trending downward.
Net Surplus/Deficit	\$	-	\$	204.4	\$	152.7		
OLIMANA DV	_	0040		PUBLIC	14.6	ND1/0		
SUMMARY SHEET #4		2019 PUBLI ANNUAL EST ANNUA			YTD-Sep YTD-Sep			
	_	UDGET		CTUAL	_	ACTUAL	%	Public Works Comments:
Revenue	\$	320.0	\$	366.5	\$	285.5	89.2%	Sales tax collections exceeding budget
Salary & Benefits	\$	144.6	\$	143.7	\$	108.7	75.2%	Personnel changes showing effects.
Operating Exps	\$	69.8	\$	34.9	\$	27.5	39.4%	Buying procedures revised & improved. More accountability & produc
Admin Expenses	\$	80.6	\$	72.1	\$	47.1	58.4%	Percentage well below budget.
Total Expenses	\$	320.0	\$	250.7	\$	183.3	57.3%	Expect lower costs & more productivity.
Net Surplus/Deficit	\$	-	\$	115.8	\$	102.2		Surplus will be used to complete additional projects.
SUMMARY	7	2019	991	ELIND				
SHEET #7	Λ	2019 SST FUND ANNUAL EST.				Sep Sep		
		UDGET		CTUAL		ACTUAL	— <u>Зер</u> %	<del>                                     </del>
Revenue	\$	305.2		305.7	\$	226.6		Revenue as expected.
			T .					
Operating Exp	\$	147.7	\$	134.2	\$	57.5	38.9%	Lower road overlay costs than previous years
Admin Exp	\$	157.5	\$	152.4	\$	115.2	73.1%	Primarily debt payments for equipment.
Total Exp	\$	305.2	\$	286.6	\$	172.7	56.6%	
N ( O I /D C '/	-		_	40.4	_			

\$

Net Surplus/Deficit

19.1

53.9

\$67,500 pd in October for Tractor. Reduces surplus.

UTILITY **FUND SUMMARY:** SHEET #2 2019 **EST ANN'L** Sep Sep **Utility Fund Comments:** % NATURAL GAS **BUDGET ACTUAL ACTUAL** 617.8 531.9 410.7 66.5% Revenue not meeting budget amount Revenue 440.7 392.8 Direct Expenses \$ \$ 285.8 64.9% NG costs are 44.5% of sales. Normal 40 -42%. 23.2 \$ 23.6 85.7% \$ Operating Exps 19.9 \$ 82.0 Admin Expenses 140.7 63.7 45.3% Costs lower than budgeted \$ 604.7 498.4 369.4 Ttl Expenses **61.1%** Higher gas costs offset by better control on operating and Admin costs. 33.5 41.3 13.1 Surplus or (Loss) Surplus can be used to supplement sewer repairs if needed. **WATER EST ANN'L** Sep Sep % **BUDGET ACTUAL ACTUAL** 293.9 Revenue \$ 457.4 \$ 412.0 \$ 64.3% Revenue may fall short unless usage picks up Direct Expenses \$ 160.4 \$ 227.4 224.6 70.5% Expenses reduced significantly 23.2 \$ 23.6 85.7% Operating Exps \$ \$ 19.9 Admin Expenses \$ 140.7 \$ 82.0 63.7 45.3% Expenses reduced significantly \$ 330.2 244.0 62.3% All expenses under control. Ttl Expenses 391.4 81.8 49.9 Surplus or (Loss) 66.0 \$ \$

SEWER			ES	T ANN'L		Sep	Sep						
	Bl	JDGET	P	CTUAL	Α	CTUAL	%						
Revenue	\$	618.2	\$	664.0	\$	411.8	66.6%	Revenue commer	surate wit	h Water usage.			
Direct Expenses	\$	447.8	\$	431.0	\$	240.4	53.7%	Significantly under	r budget				
Operating Exps	\$	23.2	\$	24.3	\$	19.9	85.7%						
Admin Expenses	\$	140.7	\$	82.0	\$	63.7	45.3%	Costs significantly	under bud	dget			
Ttl Expenses	\$	611.8	\$	537.3	\$	324.0	53.0%	All Expenses unde	er control.				
Surplus or (Loss)	\$	6.4	\$	126.7	\$	87.8		Combined water and sewer surplus must cover debt service.					
GARBAGE			EC	T ANN'L		Con	Con		T	I	T	T	
GARBAGE	Bl	JDGET		CTUAL	Δ	Sep CTUAL	Sep %						
Revenue	\$	296.0	\$	295.8	\$	220.1		Revenue slightly ι	ınder budg	jet - may pick up w	/ith added	acc'ts	
Direct Expenses	\$	227.5	\$	248.5	\$	161.1	70.8%	Per household cos	st rose \$1.	68 on 7/01 due to	increased	recycling	costs.
Admin Expenses	\$	4.3	\$	2.4	\$	1.9	45.3%						
Ttl Expenses	\$	231.8	\$	250.9	\$	163.0	70.3%	Expenses in line v	vith projec	tions.			
Surplus or (Loss)	\$	64.2	\$	44.9	\$	57.1							
SUMMARY - U. F.	В	JDGET	ES	T ANN'L	Υ	TD-July	YTD- %						

Revenue	\$ 1,989.4	\$ 1,903.7	\$ 1,336.5	67.2%	Revenue still less than budgeted		
Other Revenue	\$ 186.8	\$ 96.9	\$ 86.1	46.1%			
Total Revenue	\$ 2,176.2	\$ 2,000.6	\$ 1,422.6	65.4%	Revenue less than budgeted		
Expenses	\$ 1,839.6	\$ 1,616.7	\$ 1,100.5	59.8%	Expenses well below budget.		
LDEQ Debt Svc	\$ 336.0		\$ -	0.0%			
Total Expenses	\$ 2,175.6	\$ 1,616.7	\$ 1,100.5	50.6%	Tighter controls on all purchasing. Effective use of resources		
Net Surplus or (Loss)	\$ 0.6	\$ 383.9	\$ 322.1		Surplus held for repairs or additional funds for sewer.		

From: Cannizaro, John < John. Cannizaro@hancockwhitney.com > Sent: Wednesday, October 30, 2019 3:15 PM

To: bmgowland@aol.com; Cindy Chatelain

Cc: Mimi Clifton

Subject: Paul A. Clifton Trust - Miriam A. Clifton Trust - 22315 Main Street & Surrounding Parcels, Abita Springs, LA

70420 - Objection to Any Revocation of North Street

Good afternoon Mr. Gowland and Ms. Chatelain.

Please allow in this email to be made a part of the record at the public hearing that is scheduled for tonight at 6:00 PM. I apologize for not being able to be in attendance, but did not receive any form of notification that the meeting's agenda would in any way affect the property owned by the Clifton Trusts.

The trusts join Ms. Clifton in objecting to any revocation of North Street. A revocation in favor of the applicant would result in a diminution of the trust's property value across all of its parcels. At present, there are two routes of ingress and egress to the trusts property. A revocation of any part of North Street would reduce ingress and egress to only one route, that being Pine Street.

Attached is a copy of a plat evidencing the trust's ownership. We ask that the Town and Committee consider that a revocation would inflict financial damages upon the trusts, its beneficiaries and the individual co-owners. For these reasons we respectfully ask that the request for revocation not be granted.

Regards,

John Cannizaro

John M. Cannizaro
Vice President, Manager, Specialty Asset Management
john.cannizaro@hancockwhitney.com
735 N. Causeway Blvd. – 2nd Floor
Mandeville, Louisiana 70448

Office: 985-626-1530 Int. Extension: 4281530 Fax: 985-626-7419 ----Original Message-----

From: Mimi Clifton [mailto:aquaventures98@yahoo.com]

Sent: Wednesday, October 30, 2019 12:09 PM To: <a href="mailto:cindy.chatelain@townofabitasprings.com">cindy.chatelain@townofabitasprings.com</a>

Subject: Revocation of North Street

Hi Cindy,

It was nice to speak with you and Bryan this morning regarding the requested revocation of North Street. It is my understanding, from talking with you and Bryan, that Ron Blitch wishes to revoke the portion of North St. from Magnolia to Pine. You also informed me that there is a public hearing tonight, 10/30/2019, at 6:00 p.m. at the Town Hall in Abita to discuss the requested revocation.

I'm sending this email to inform you that I object to the revocation of this portion of North Street. My family owns property on both sides of North Street between Magnolia and Pine. We simply do not wish to close an alternate access point to this property via Magnolia Street.

I have included John Cannizaro on this email as he is the trustee for my brother, Paul Clifton. Paul's Trust owns a 1/4 interest in the property on which the revocation is requested. John will either attend the meeting tonight or send an email stating his objection to the revocation, whichever is more convenient for him.

I appreciating you letting me know the status of this request.

With kind regards, I remain

Sincerely,

Mimi Clifton

### Town of Abita Springs



### MAYOR DANIEL J. CURTIS

**INSTRUMENT 2019-012** 

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AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS; TO AMEND SECTION 9-223 (c) (2) b. and d. REGULATING THE HEIGHT AND SIZE OF ACCESSORY BUILDINGS IN RESIDENTIAL DISTRICTS AND TO PROVIDE FOR RELATED MATTERS. **IT IS HEREBY ORDAINED** by the Board of Aldermen of the Town of Abita Springs that Section 9-223 (c) (2) b. and d. of the Code of Ordinances of the Town of Abita Springs is amended and re-ordained to read as follows: (c) In areas zoned residential, accessory buildings may be constructed provided that use and construction be limited to the following: (2) Limitations: b. All accessory buildings shall be limited to a height not to exceed 35 feet. d. An accessory building shall not be greater in size than 7 percent of the total area of the lot. BE IT FURTHER ORDAINED that in all other respects Section 9-223 shall remain unchanged and in full force and effect. An Ordinance introduced by Alderman Patterson and seconded by Alderman Saussy on this 17th day of September 2019. This Ordinance was adopted on a motion of Alderman \_\_\_\_\_\_, seconded by Alderman \_\_\_\_\_, on this \_\_\_\_ day of \_\_\_\_\_ 2019. YEAS: NAYS: ABSENT: ABSTAIN:

HONORABLE DANIEL J. CURTIS, MAYOR

JANET DUFRENE, TOWN CLERK

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS; TO AMEND SECTION 10-101(c) AND (e) AND ESTABLISH SUBSECTION (f) THEREOF TO THE CODE OF ORDINANCES RELATIVE TO THE AUTHORITY AND COMPENSATION OF THE TOWN MARSHAL, APPOINTMENT OF DEPUTY MARSHALS AND TO PROVIDE FOR RELATED MATTERS.

## BE IT ORDAINED that Section 10-101(c) of the Town of Abita Springs Code of Ordinances be amended and reordained to read as follows:

Section 10-101 – Duties and salary of the marshal

(c) The town marshal shall have authority to bring charges in the mayor's court for any offense provided for in the Code of Ordinances of Abita Springs punishable under the general penalty ordinance section 1-108 or its successor.

The town marshal shall have the authority to enforce those provisions of the subdivision regulations of the Town of Abita Springs enforceable under the jurisdiction of the mayor's court. Nothing contained in this section shall remove, repeal or supersede any enforcement authority otherwise granted to the building inspector, mayor or any other town officials. In connection with this duty, the town marshal shall have all authorities of a constable of the mayor's court and in particular shall have the authority to issue violations, summons for violations and warnings for the violation of any of these laws.

BE IT FURTHER ORDAINED that Section 10-101(e) of the Town of Abita Springs Code of Ordinances be amended and reordained to read as follows:

Section 10-101 – Duties and salary of the marshal

(e) The salary and benefits of the Town Marshal shall be fixed by ordinance. This may be done by setting out the salary and benefits in the annual budget ordinance of the Town

# BE IT FURTHER ORDAINED that Section 10-101 of the Town of Abita Springs Code of Ordinances be amended by adding thereto subsection (f) to read as follows:

Section 10-101 – Duties and salary of the marshal

(f) The mayor shall have the authority to appoint deputy marshals to assist the marshal in the performance of his duties

An Ordinance introduced by	and seconded by	on this
day of, 2019.		
YEAS:		
ABSENT:		
	HONORABLE DANIEL J CU	JRTIS, MAYOR
	JANET DUFRENE, CLER	K

## Town of Abita Springs

TOWN CLERK/ CLERK OF COURT KATHY ARMAND

FINANCIAL DIRECTOR NIKI MENDOW

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LEANNE SCHAEFER

ATTORNEY EDWARD DEANO

CERTIFIED BUILDING OFFICIAL DAVID CHATELAIN

DOLLIN CLUST STORY

JOHNNY CLAY

KRISTIN TORTORICH



### MAYOR GREG LEMONS

ORDINANCE #490

GINA KILPATRICK HARPER

PATRICK BERRIGAN DANIEL J. CURTIS RYAN MURPHY LESLIE BLITCH WELLIVER

DEBRA MACLEAN

LINDA MEEKER

PLANNING & ZONNING DIRECTOR CINDY CHATELAIN

> TOWN MARSHAL MIKE SLEMMER

1 21100 2000 20 1001

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS TO ESTABLISH A MORATORIUM ON THE ZONING OF ANY LANDS AS PLANNED UNIT DEVELOPMENT; TO ESTABLISH A TIME PERIOD FOR SUCH MORATORIUM AND TO PROVIDE FOR RELATED MATTERS.

WHEREAS the Town of Abita Springs has availed itself of the provisions of R.S. 9:4722 which allow municipalities to create zoning districts; and

WHEREAS pursuant to that authority the Town of Abita Springs has created the zoning classification of a Planned Unit Development (PUD); and

WHEREAS the establishment of a PUD requires at least thirty acres of land to be governed under its regulation; and

WHEREAS the Town of Abita Springs is in the process of re-evaluating its Comprehensive Land Use Plan; and

WHEREAS there is particular interest by the Board of Aldermen to consider significant amendments to Sections 9:801-9:809 which govern the establishment of PUD zoning districts; and

WHEREAS the Mayor and the Board of Aldermen desire that no large tracts of land be reclassified as a PUD until completion of the re-examination efforts of the Town of both the Comprehensive Plan and the existing PUD ordinance.

WHEREAS it is therefore necessary to affect a temporary moratorium on the classification of additional lands in the corporate limits of Abita Springs as a Planned Unit Development.

THEREFORE, BE IT ORDAINED by the Town of Abita Springs that there is hereby established a moratorium in the reclassification of any land situated in the municipal corporate limits of the Town of Abita Springs as a Planned Unit Development Zoning District.

BE IT FURTHER ORDAINED that this moratorium shall remain in effect and no lands shall be reclassified as a PUD Zoning until October 1, 2019.

BE IT FURTHER ORDAINED that this ordinance shall be posted on the Town website and remain so until its expiration. Additionally, a copy of this ordinance shall be made available at the Abita Springs Town Hall and the Abita Springs Branch of the St Tammany Public Library.

Introduced by Alderman Berrigan, seconded by Alderman Curtis on the 18<sup>th</sup> day of September 2018. Adopted on motion of Alderman Kilpatrick-Harper Berrigan and seconded by Murphy on the 16<sup>th</sup> day of October 2018.

Vote was:

55 YEAS: 5 Aldermen Berrigan, Curtis, Kilpatrick-Harper, Murphy, and Blitch Welliver

56 NAYS: 0 57 ABSENT: 0 58 ABSTAIN: 0

ATTEST

Kathy Armand, Town Clerk

Honorable Greg Lemons, Mayor

## Town of Abita Springs



### MAYOR DANIEL J. CURTIS

#### ORDINANCE #498

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS; TO ESTABLISH A MORATORIUM ON THE ISSUANCE OF ANY PERMITS BY THE TOWN OF ABITA SPRINGS FOR THE IMPROVEMENT OR DEVELOPMENT OF ANY LOTS WHICH ARE PART OF A RESUBDIVISION OF LAND CONSISTING OF MORE THAN TEN LOTS.

WHEREAS the capacity of sewer and water services to new customers must be determined prior to the approval of any large subdivisions; and,

WHEREAS the Town of Abita Springs is in the process of reviewing its Land Use Ordinances; and,

WHEREAS the Town desires that any large subdivisions comply with the amended ordinances; and,

**WHEREAS** the Town desires the time necessary to adopt such legislation prior to new subdivisions being proposed and approved.

**THEREFORE, LET IT BE ORDAINED** that there is hereby established a moratorium which prohibits the issuance of permits, including but not limited to, building permits, occupancy permits, sewer and/or water connects and any other permits to develop or improve any lots which have been created by the resubdivision of lands which creates more than ten lots for which application for such approval has been submitted after April 2, 2019.

**BE IT FURTHER ORDAINED** that this ordinance shall remain in effect for one hundred and eighty days from the effective date of this ordinance.

BE IT FURTHER ORDAINED that this ordinance shall become effective upon the signature of the Mayor.

An ordinance introduced by Alderman Contois and seconded by Alderman Saussy on this 16th day of April 2019.

Adopted on a motion of Alderman Saussy and seconded by Alderman Randolph on the 21st day of May, 2019.

YEAS: 5 Aldermen Contois, Murphy, Patterson, Randolph, and Saussy

NAYS: 0

ABSENT O ABSTAIN: 0

HONORABLE DANIEL J. CURTIS, MAYOR

JANET DUFRENE, POWN CLERK

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS; TO AMEND SECTION 10-101(c) AND (e) AND ESTABLISH SUBSECTION (f) THEREOF TO THE CODE OF ORDINANCES RELATIVE TO THE AUTHORITY AND COMPENSATION OF THE TOWN MARSHAL, APPOINTMENT OF DEPUTY MARSHALS AND TO PROVIDE FOR RELATED MATTERS.

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An Ordinance introduced by	and seconded by	on this
day of, 2019.		
YEAS:		
ABSENT:		
	HONORABLE DANIEL J CU	JRTIS, MAYOR
	JANET DUFRENE, CLER	K