

CITY OF HARAHAH
 6437 JEFFERSON HIGHWAY, HARAHAH, LOUISIANA
MAYOR AND HARAHAH CITY COUNCIL
 May 15, 2014

The Mayor and the Council met on the above date for their regular meeting.

PLEDGE OF ALLEGIANCE

Following the Pledge of Allegiance, the Mayor called the Meeting to order at 7:30 p.m.

ROLL CALL

Present: Mayor Mosca, Councilman Baudier, Councilman Chatelain, Councilman Huete, Councilman Landry, Councilman Murray, Municipal Clerk Nicole Lee, City Attorney David Courcelle, Police Chief Tim Walker, Steve Villavaso, City Planner.

Absent: Fire Chief Todd St. Cyr.

SPECIAL PRESENTATIONS

Tim Walker, Chief of Police, Inauguration Ceremony

Councilman Paul Johnston swore new Police Chief Tim Walker into office while Mrs. Audrey Walker held the Bible.

Chief Walker thanked the citizens for their trust in electing him as Chief. He solicited the help of all citizens to look out for their fellow citizens and report crime to the department. He requested that all vehicles and homes be locked at all times. He stated that the department is upgrading their methods of communication with the public.

Mayor Mosca thanked Chief Walker for running for Chief.

Councilman Murray presented Chief Joe Lorenzo with a plaque in recognition of his service as interim chief.

Chief Lorenzo thanked the citizens for their help and the honor of being their chief.

ADDRESS THE COUNCIL

None

APPROVAL OF MINUTES

A motion was made by **Councilman Baudier** and seconded by **Councilman Murray** to dispense with the reading of the minutes of the April 17, 2014 Council Meeting.

The Mayor called for the vote, it was as follows:

YEAS: Baudier, Huete, Landry, Murray

NAYS: None

ABSENT: Chatelain

MOTION APPROVED

A motion was made by **Councilman Landry** and seconded by **Councilman Baudier** to approve the minutes of the April 17, 2014 Council Meeting.

The Mayor called for the vote, it was as follows:

YEAS: Baudier, Huete, Landry, Murray

NAYS: None

ABSENT: Chatelain

MOTION APPROVED

COMMUNICATIONS

BOARD OF ADJUSTMENT AND APPEALS

The Board of Adjustment and Appeals did not meet in April.

PLANNING & ZONING BOARD

The Planning & Zoning Board did not meet in May.

RESOLUTIONS

None

ORDINANCES FOR APPROVAL (PUBLIC HEARING)

The following Ordinance was introduced by **Councilman Baudier** and seconded by **Councilman Huete**.

The Municipal Clerk read it by title only.

1. An Ordinance adopting the Annual Budget of Revenue and Expenditures for the Fiscal Year ending December 31, 2014 for the City of Harahan, Louisiana.

The Mayor opened the Public Hearing.

No one spoke.

The Mayor closed the Public Hearing.

A motion was offered by Councilman Huete and seconded by Councilman Landry to defer until the June meeting.

The Mayor called for the vote, it was as follows:

YEAS: Baudier, Chatelain, Huete, Landry, Murray

NAYS: None

ABSENT: None

MOTION APPROVED

The following Ordinance was introduced by Councilman Murray and seconded by Councilman Baudier.

The Municipal Clerk read it in its entirety.

2. An Ordinance adopting a Budget for the Sales Tax Fund for the City of Harahan, for the Fiscal Year ending December 31, 2014.

The Mayor opened the Public Hearing.

No one spoke.

The Mayor closed the Public Hearing.

Discussion:

The Mayor called for the vote, it was as follows:

YEAS: Baudier, Chatelain, Huete, Landry, Murray

NAYS: None

ABSENT: None

ORDINANCE PASSED

ORDINANCES FOR INTRODUCTION (FIRST READING)

The following Ordinance was offered by Councilman Landry.

The Municipal Clerk read the ordinance by titled only.

1. An Ordinance to sell property owned by the City of Harahan, providing for the procedure to be utilized pursuant to the provision of L.R.S. 33:4712, et. Seq. which provides for the sale, exchange or lease of property by a municipality.

Discussion:

Councilman Murray said an address is needed in the ordinance.

The Mayor said there is no address but there is a legal description.

OLD BUSINESS

1. Colonial Development Agreement

Councilman Chatelain asked if JW Colonial's legal representative was present.

Mayor Mosca said they were not and asked what changes he would like to make.

Councilman Chatelain said he had no comment because the legal representative was not here to answer questions.

Mayor Mosca said the document needs to be changed before their legal representative comes to answer.

Councilman Huete asked the process for the community to give their input.

Mayor Mosca said the contract has been on the agenda for several meetings and if any changes are presented, they will be presented to JW Colonial.

Councilman Huete asked if the process is done at a public meeting.

Councilman Landry said that everything should be done at a public meeting.

Mayor Mosca said this is an agreement that JW Colonial can accept or reject.

Councilman Huete asked if this is a legal binding contract.

Mayor Mosca said not yet – it has not been adopted.

Councilman Huete asked if it needs to become an ordinance.

Mayor Mosca said that the city attorney will have to answer that question.

Councilman Chatelain said this is between the city, JW Colonial and Sterling Properties. He asked who owns the property.

Mayor Mosca is the entity that agrees to the contract.

Councilman Landry said he thought that JW and Sterling would be at the meeting to go through the contract.

Mayor Mosca said they need a basis to discuss. He asked again for changes.

Councilman Chatelain said he has some changes and asked who signs this agreement.

Councilman Murray said that Sterling Properties may be out of the project, what happens then.

Mayor Mosca said that Sterling Properties may not be signing this document. He wants all parties to be on board with the document.

Councilman Landry said they were concerned about the green space and keeping the area as a park.

Councilman Chatelain - pg. 4 no. 18 says that if Sterling Properties pulls out and the property is sold to someone else, "Harahan" must give written consent. "Who is Harahan," he asked.

Councilman Huete said that the "Council" is missing.

Councilman Landry again said that he wanted the legal representation here to answer question.

Mayor Mosca said this document was written by himself and Mr. Charlet and that if the council does not like it – they can re-write it.

Council Chatelain asked for a meeting with 2 councilmen, JW Colonial; and Mr. Villavaso.

Mayor Mosca asked that changes be given to him.

City Attorney Courcelle quoted the statute that states that the contract needs to be an ordinance.

Councilman Huete asked if the clock does not start ticking until the contract is signed and adopted.

Council Murray asked what about the rest of the acreage since the 15 acre piece is commercial and 40 acres are residential in paragraph 2.

Mayor Mosca said this is why he asked the council to read the document and suggest changes. He questioned the City Attorney concerning procedure to turn the agreement into an ordinance. He said it will have to be sent back to the Planning & Zoning Board.

Councilman Murray said she agrees with Councilman Landry about having a meeting with the developer.

Councilman Chatelain said he will make his changes and present them to the developer and be ready at the next meeting.

Councilman Huete said this needs to be done before a vote and asked that the owners need to come to a public meeting to answer questions.

Councilman Landry agreed.

Councilman Murray asked about the rumor that Mr. Georges wants to sell the property. She said there are still no letters of intent.

Mayor Mosca said that the developer said they would be making an announcement in June.

A motion was made by Councilman Landry and seconded by Councilman Huete to invite the developer to the meeting in June.

The Mayor called for the vote, it was as follows:

YEAS: Baudier, Chatelain, Huete, Landry, Murray

NAYS: None

ABSENT: None

MOTION APPROVED

Mayor Mosca said this is the city's opportunity to protect the city with any developer.

Councilman Huete again questioned the 12 month deadline to create a park.

Mayor Mosca said that she should talk to the city attorney about making the change.

Councilman Chatelain said there should be a legal description of the property in the agreement.

Councilman Murray said a new application would have to be presented once this agreement is adopted. She questioned whether the agreement is against the zoning law.

The Mayor suggested that this remain as old business.

NEW BUSINESS

1. Harahan Clean Up Month

The Mayor announced that on the second collection day – put out anything you want that's not hazardous. If successful – July may be added.

2. The Jefferson Chorale (an affiliate of Jefferson Performing Arts Society) is requesting the use of Harahan Gym for a spring Pops Concert on Sunday, June 1, 2014 from 5 pm until 7 pm. and the ability to sell beer and wine.

A motion was offered by Councilman Murray and seconded by Councilman Baudier to grant the request.

The Mayor called for the vote, it was as follows:

YEAS: Baudier, Chatelain, Huete, Landry, Murray

NAYS: None

ABSENT: None

MOTION APPROVED

3. St. Rita of Cascia Parish asks your assistance in planning the Feast of Corpus Christi Annual Eucharistic Procession on Sunday, June 22, 2014 after 11:30 am Mass. They are requesting barricades and a Police escort.

A motion was offered by Councilman Murray and seconded by Councilman Huete to grant the request.

The Mayor called for the vote, it was as follows:

YEAS: Baudier, Chatelain, Huete, Landry, Murray

NAYS: None

ABSENT: None

MOTION APPROVED

Chief Walker said that the two events have already been scheduled.

4. Jefferson Parish CDGP –

Mayor Mosca said we can opt in but he does not see any reason to do so. (Community Development Grant Program). Mayor Mosca said that Harahan does not meet the criteria.

A motion was made by Councilman Murray and seconded by Councilman Baudier to opt out of the Urban Country Program.

The Mayor called for the vote, it was as follows:

YEAS: Baudier, Chatelain, Huete, Landry, Murray

NAYS: None

ABSENT: None

MOTION APPROVED

ADDRESS THE COUNCIL

None

SECRETARY'S REPORT

Secretary's report for April, 2014

Revenues \$363,807.21.

PAY BILLS

The Council paid the bills for April, 2014 in the amount of \$476,378.47.

REPORTS

Chief Walker gave the report of the April stats for the department.

Councilman Huete thanked Chief Lorenzo for his work in the Police Department and congratulated Chief Walker on his inauguration.

Councilman Murray – thanked Chief Lorenzo and congratulated Chief Walker. She announced she has a new grandbaby – a girl.

Mayor Mosca announced money received from Jefferson Parish for street repairs and that smoke testing of sewerage lines is on-going. Trying to asphalt the temporary street next to Lions Club.

Councilman Baudier thanked Chief Lorenzo and congratulated Chief Walker. He said that school's out – watch for kids.

Councilman Chatelain announced that there are 2 sample light fixtures – Sr. Center and St. Rita. He asked the citizens to give the Mayor feedback on solar fixtures. Thanked Chief Lorenzo and welcomed Chief Walker. Invited everyone to come to playground to watch the kids play baseball.

Councilman Landry – asked non-profits to please don't put signs on neutral grounds or levee or public right of way for fundraisers.

Councilman Baudier said that the sample solar lights are from local company.

EXECUTIVE SESSION

None

ADJOURN

A motion was offered by Councilman Murray and seconded by Councilman Baudier to adjourn at 8:35 pm.

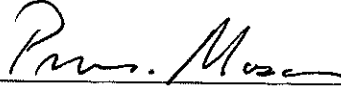
The Mayor called for a vote. The vote was:

YEAS: Baudier, Chatelain, Huete, Landry, Murray

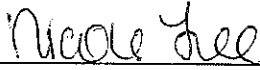
NAYS: None

ABSENT: None

MOTION APPROVED



Provino Mosca, Mayor



Nicole Lee, Municipal Clerk