

CITY OF HARAHAH
6437 JEFFERSON HIGHWAY, HARAHAH, LOUISIANA
MAYOR AND HARAHAH CITY COUNCIL
July 17, 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 Vilavasso, City Planner.

Absent: Fire Chief Todd St. Cyr.

SPECIAL PRESENTATIONS

Larry Tittle, Clear World, a local company – the product is solar LED street lights which is located on West Imperial and in Harahan Oaks. Benefits are: lower cost; reliability; stays on when electricity goes out and additional revenues. With new technology, they will know instantly when a light goes out.

Ben Norwood of Posigen of Louisiana, an investment company. They are the financial partner of Clear World. Here will be no up-front money.

Councilman Huete asked whether they will replace all or some of the lights. What is life of the fixture.

Larry Tittle said they will only replace lights on city owned poles and replace the poles on Imperial Woods. They can also be constructed on private property. The lights last 100,000 hrs. or 27 years. The panel lasts 30 years approximately. When the “break even” time happens – the difference will be in the city’s budget.

Councilman Landry asked about the aluminum lights in the Imperial Woods Subdivision.

Councilman Murray asked about lighting on the South side of Colonial Club Dr.

Mr. Tittle said there is not enough light in neighborhoods according to report they received.

Councilman Huete asked the start up cost and when is the breakeven point.

Mr. Norwood said the breakeven is immediate because their price per pole is less than Entergy.

Councilman Chatelain – the count of the polls is not correct – because they counted all polls – not just the ones the city owns. He would like a new count of the city owned poles. He thinks the breakeven point is at least 10 years down the road.

Mr. Norwood said he still thinks the break even is immediate.

Councilman Chatelain said it would \$270,000 for the first 10 years and they don’t pay that much now.

Mr. Norwood said there is no upfront money – they have government credits for the start up costs.

Councilman Landry said they have not received any information about the plan.

Mr. Norwood said the number supplied by the city was 1,159 lights and if that is not correct, they will need new figures.

Councilman Chatelain – need more accurate counts with a written breakdown, discuss with council members and then decide.

Councilman Baudier questioned the no outlay up front and stated this is a 15 year contract.

Councilman Huete reiterated that there is no up-front money and is strictly a 10-15 year per pole contract.

Mr. Norwood said they take the signed contract to a lender and get a loan to install, then city pays monthly for service.

Councilman Chatelain said they will work on an accurate count of polls so that Clear World can give them an accurate price.

ADDRESS THE COUNCIL

Allen Boudreaux, Colonial Lane announced his intention to qualify for councilman in the November 4th election.

Michael Maxwell, Huntley Lane announced his intention to run for councilman in the November 4th election.

APPROVAL OF MINUTES

A motion was made by Councilman Huete and seconded by Councilman Baudier to dispense with the reading of the minutes of the June 19, 2014 Council Meeting.

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

YEAS: Baudier, Chatelain, Huete, Murray

NAYS: None

ABSENT: Landry

MOTION APPROVED

A motion was made by Councilman Chatelain and seconded by Councilman Baudier to approve the minutes of the June 19, 2014 Council Meeting.

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

YEAS: Baudier, Chatelain, Huete, Murray

NAYS: None

ABSENT: Landry

MOTION APPROVED

COMMUNICATIONS

BOARD OF ADJUSTMENT AND APPEALS

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

PLANNING & ZONING BOARD

The Planning & Zoning Board did not meet in July.

A motion to suspend the rules was offered by Councilman Huete and seconded by Councilman Murray to take up the following resolution.

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

YEAS: Baudier, Chatelain, Huete, Murray

NAYS: None

ABSENT: Landry

MOTION APPROVED

RESOLUTIONS

The following resolution was offered unanimously by the Council.

A Resolution respectfully requesting financial assistance from Jefferson Parish Councilman Paul Johnston, District 2, to purchase a scoreboard for Wilcox Field at Soniat Playground in the City of Harahan.

Discussion:

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

YEAS: Baudier, Chatelain, Huete, Landry, Murray

NAYS: None

ABSENT: None

RESOLUTION APPROVED

ORDINANCES FOR APPROVAL (PUBLIC HEARING)

The following Ordinance was offered by Councilman Baudier and seconded by Councilman Huete.

The City Clerk read the ordinance in its entirety.

- 1. An Ordinance setting the Cox Cable franchise fee to be paid by those entities providing cable or video service within the City's municipal limits under a state-granted franchise authority and otherwise providing with respect thereto.**

The Mayor opened the Public Hearing.

The Mayor closed the Public Hearing.

Discussion:

None

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

YEAS: Baudier, Chatelain, Huete, Landry, Murray

NAYS: None

ABSENT: None

ORDINANCE APPROVED

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

The City Clerk read the ordinance in its entirety.

2. An ordinance setting the Bellsouth Telecommunications LLC. AT&T franchise fee to be paid by those entities providing video service within the City's municipal limits under a state-granted franchise authority and otherwise providing with respect thereto.

The Mayor opened the Public Hearing.

The Mayor closed the Public Hearing.

Discussion:

Councilman Huete asked how often these agreements must be renewed.

Councilman Murray asked about cell phones and whether they could be taxed also.

City Attorney Courcelle said cell phones cannot be taxed.

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

YEAS: Baudier, Chatelain, Huete, Landry, Murray

NAYS: None

ABSENT: None

ORDINANCE APPROVED

ORDINANCE FOR INTRODUCTION (First Reading)

The following Ordinance was introduced unanimously by the Council.

The City Clerk read the Ordinance by title only.

1. An Ordinance to roll the millage rate forward, but not in excess of the prior year's maximum rates on all taxable property in the City of Harahan for the year 2014 and authorizing the Tax Collector to collect the said taxes on all the taxable property within the incorporated limited of the City of Harahan and to otherwise provide with respect thereto.

The following Ordinance was introduced unanimously by the Council.

The City Clerk read the Ordinance by title only.

2. An Ordinance levying a tax of 14.04 mills on each dollar of assessed valuation on all taxable properties in the City of Harahan for the year 2014 and authorizing the Tax Collector to collect the said taxes on all taxable property within the incorporated limits of the City of Harahan and to otherwise provide with respect thereto.

OLD BUSINESS

1. Colonial Development Agreement update

Steve Villavaso, City Planner presented the current draft version of the agreement. Sterling Properties has been removed from the agreement. An ordinance version is coming. A new survey is supplied that will be part of the ordinance and includes all 87 acres of the property. This is the basis to go forward. They are close to an agreement but public hearings need to be scheduled.

Councilman Murray said there are substantial changes and won't it have to go back to the Zoning Board.

Steve Villavaso does not burden the land - it is between two parties. When a development agreement is adopted there will be public hearings. Possibly it would have to go back to the Zoning Board.

Councilman Baudier asked about taking Sterling Properties out of the agreement.

Mr. Villavaso said they didn't take out Sterling per se - they should not have been included to begin with. It should have been the developer.

Councilman Huete asked about No. 4 - Structure standards and said there is a typo. No. 5 concerns the 12 months time table - language needs to be changed. She asked that it reflect that the 12 month time limit begins upon adoption of an ordinance for the development.

Councilman Murray also pointed out something else that needed to be changed.

Mr. Villavaso said the zoning has already been done and they are also taking out the word "tract" and changing it to "lots".

Councilman Murray said the number of acres still does not add up.

Mr. Villavaso said her math is correct but is not pertinent to the agreement. The drainage engineer will decide how many acres are needed for drainage.

Councilman Murray disagreed and asked that the numbers be made to add up correctly.

Mr. Villavaso said he would defer to the City Attorney because the agreement should not burden the land.

Councilman Murray said that approximate numbers should be used.

Councilman Chatelain said that nobody has an exact number for the drainage needs.

Councilman Murray said that the total acreage is 87 acres and all 87 acres needs to be accounted for.

Councilman Baudier said that the time limit started when the property was rezoned. Mr. Capella agreed but said they will work with the city on the time limit.

Councilman Huete said it should start with the adoption of the agreement. We have not received updates and we need to inform the public about the updates.

Councilman Chatelain said Mr. Capella is still trying to find financing to make the area a park.

Councilman Landry asked about the batture acreage.

Mr. Villavaso said it includes everything but it is not shown on the plat plan.

Councilman Murray said they own the batture.

Councilman Huete questioned page 3 C. – the time line needs to be defined further.

Councilman Murray said that a request for more than a 10,000 sq. ft. building must go back to the Planning & Zoning Board.

Mr. Villavaso agreed.

Councilman Huete asked that it be completed by next month.

Councilman Murray asked for a surety bond of.

Mr. Villavaso said the bond is mentioned on page 7.

Councilman Murray said that a letter of credit does not protect the city.

Mayor Mosca said the agreement will still be in draft phase for at least 2-3 months and the council needs to make decisions.

NEW BUSINESS

1. Harahan Civil Service nominees:

Ms. Barbara Windhorst

Dr. Glenn Landry

A motion was offered unanimously by the Council to approve both candidates to the Harahan Civil Service Board.

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

YEAS: Baudier, Chatelain, Huete, Landry, Murray

NAYS: None

ABSENT: None

MOTION APPROVED

2. Requesting permission to close streets starting at noon for approximately 3 hours on Saturday, December 13th for the Annual Harahan Christmas Parade which starts on Hord St. and continued westbound on Jefferson Hwy. disbanding at Folse St.

A motion was offered by Councilman Murray and seconded by Councilman Landry to grant permission.

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

YEAS: Baudier, Chatelain, Huete, Landry, Murray

NAYS: None

ABSENT: None

MOTION APPROVED

3. Requesting permission to sell beer and wine at the St. Rita Knights of Columbus Car Show on Saturday, August 30th from 5:00 pm until 11:00 pm on the St. Rita School campus.

A motion was made by Councilman Landry and seconded by Councilman Huete to grant approval.

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

YEAS: Baudier, Chatelain, Huete, Landry, Murray

NAYS: None

ABSENT: None

MOTION APPROVED

- 4. **St. Rita Pecan Festival Committee requests permission to:**
Sell beer and wine at the annual St. Rita Pecan Festival Bingo on Friday, Oct. 3, 2014 from 5:00 pm until 11:00 pm.
To sell beer and wine at the annual St. Rita Pecan Festival on Friday, Nov. 7, 2014 from 6:00 pm until 11:00 pm, Saturday, Nov. 8, 2014 from 11:00 am until 12:00 am, and Sunday, Nov. 9, 2014 from 12:00 pm until 11:00 pm.
Block Bourg St. from Imperial Woods Dr. to Ravan Ave. during the hours of operation for the St. Rita Pecan Festival Friday, Nov. 7, 2014 through Sunday, Nov. 9, 2014.
Block Ravan Ave., Saturday, Nov. 8, 2014 from 11:00 am until 5:00 pm.

A motion was made unanimously by the Council to grant all requests.

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 June, 2014

Revenues \$326,118.29

PAY BILLS

The Council paid the bills for June, 2014 in the amount of \$614,138.64.

REPORTS

Councilman Huete thanked Councilman Murray for asking that JW Colonial clean up the ditch on Jefferson Hwy.

Councilman Murray thanked JW Colonial also. Watch out for children during summer. She also stated that there are more police patrols.

Mayor Mosca announced that Blue Flash is still surveying the sewerage lines. Snowball stands won't be taxed further. The annexed land is producing revenue. He wants to annex more property.

Councilman Baudier said schools out - watch for children.

Councilman Chatelain thanked the two new candidates for putting themselves forward for election.

Councilman Landry announced the St. Rita Car Show on Aug. 30

Chief Walker gave the police report for the month of May.

EXECUTIVE SESSION

ADJOURN

A motion was offered by Councilman Landry and seconded by Councilman Murray to adjourn at 8:39 pm.

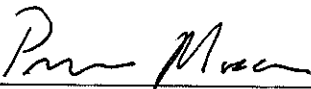
The Mayor called for a vote. The vote was:

YEAS: Baudier, Chatelain, Huete, Landry, Murray

NAYS: None

ABSENT: None

MOTION APPROVED



 Provino Mosca, Mayor



 Nicole Lee, Municipal Clerk