

OFFICIAL PROCEEDINGS
ST. JOHN THE BAPTIST PARISH
TUESDAY, OCTOBER 11th, 2016
CHAIRMAN MARVIN PERRILLOUX
VICE-CHAIR MICHAEL WRIGHT

The Council of the Parish of St. John the Baptist Parish, State of Louisiana, met in Regular Session in the Joel McTopy Chambers, LaPlace, Louisiana on Tuesday, October 11th, 2016 at 6:30 PM.

CALL TO ORDER:

PRESENT AT ROLL CALL: Larry Sorapuru, Jr., Councilman-at-Large, Div. A, Kurt Becnel, Councilman District I, Julia Remondet, Councilwoman District II, Lennix Madere, Councilman District III, Michael Wright, Councilman District V, Marvin Perrilloux, Councilman District VI, Larry Snyder, Councilman District VI, Raj Pannu, Councilwoman District VII, Jaclyn Hotard, Councilwoman-at-Large, Div. B

ABSENT: None

Councilman Madere led the Prayer. Councilman Snyder led the Pledge.

Legal Counsel Keith Green, Jr. and Geoffrey Michel were present.

PUBLIC COMMENT - AGENDA ITEMS ONLY (2 minutes per citizen)

There was no public comment at this time.

INTRODUCTION OF BUSINESSES:

Natalie Robottom - Proclamation - October as Breast Cancer Awareness Month

LaVerne Toombs read the proclamation for October as Breast Cancer Awareness Month.

Natalie Robottom - Proclamation - October as Fire Prevention Mon

LaVerne Toombs read the proclamation for October as Fire Prevention Month.

CONSENT AGENDA:

ITEMS: Approval of Minutes - September 27th, 2016, Regular Meeting; Resolution R16-47 is being corrected to fix a discrepancy in the proposition for the mileage rededication election. Please note that the changes to the resolution were only made to clarify that the intent of the election is to rededicate the proceeds of a tax already being levied and NOT to levy a new tax. There are no other changes to the resolution. The published minutes will reflect the correct version.; Permit Approval - 8th Annual Middendorf's Manchac Run/Walk - Saturday, November 1st - 7:30 AM.

MOTION: Councilman Snyder moved and Councilwoman Pannu seconded the motion to approve the consent agenda items: Approval of Minutes - September 27th, 2016, Regular Meeting; Permit Approval - 8th Annual Middendorf's Manchac Run/Walk - Saturday, November 1st - 7:30 AM. The motion passed with Councilman Wright absent.

PUBLIC HEARING ON ORDINANCES:

16-45 (Public Hearing Held) An ordinance approving: (1) the requested rezoning Lot 1-B, Reserve Industrial Park Subdivision; in the area generally bounded by Power Boulevard, the L&A/Kansas City Southern Railway, West 10th Street, and Rosenwald Street; Reserve, St. John the Baptist Parish, Louisiana, from the Industrial District Two (I-2) to the Industrial District Three (I-3) zoning district, and (2) the subsequent title restriction, which limits future land use intensification of said lot to uses currently operating at the existing oil blending plant (N. Robottom)

Alexandra Carter stated, "This re-zoning request was unanimously approved by the Planning Commission at the July 18th meeting and administration recommends approval."

Councilman Snyder stated, "Just explain to me what this disclaimer down there means."

Alexandra Carter stated, "Right the title restriction. The title restriction portion? What it does is it basically says that; the oil blending plant will not intensify any further, so more put into another use that would be permitted in the I-3 district."

Councilman Snyder stated, "Will intensify it within the plant itself that's there."

Alexandra Carter stated, "Right."

Councilman Snyder asked, "And the property we're approving now?"

Alexandra Carter stated, "Exactly."

Councilman Snyder asked, "Ok."

Councilman Becnel stated, "Yes Ms. Carter, I just wanted to make sure being a former member of the Planning & Zoning Board for 8 years and it's going to an I-3, the residents are aware that this is designed for intense use, right?"

Alexandra Carter stated, "They are aware of that and that's partially why the title restriction is in place is to sort of allay those fears. That it will not work into something more intense."

Councilman Becnel stated, "Yes I just wanted to make sure that they know that."

Alexandra Carter stated, "Absolutely."

Councilman Sorapuru stated, "Yes well I just want for the record that, I understand this company Clariant Oil, I did go to visit you, visit the site with Alex and Mr. Snyder also at the time. They had a major expansion took place on that facility, I understand there was no permit being given at that time and I cannot sit here and approve to bring this to I-3 for two reasons, for that reason purposely, second reason, the people in Star Terrace are in a highly industrial zoned area right now, they're surrounded by heavy industry and at this time we have a number of environmental issues that are taking an impact on this community. And I'm going to ask my colleagues tonight to let us not make a move on this, this should remain I-2 and we should take our stand."

If they want to make changes, go to DEQ and let DEQ make the modifications changes for them to be with. But don't make the changes with our communities. That's my message, that's all I got to say."

Councilwoman Remondet stated, "In reviewing this process, had they not added on to their facility, we would not have been aware that according to our rules and regulations, it is operating as an I-3. They've basically do some of the same things that NALCO does, it probably should not have been located in that park for that type of use because it was supposed to be lite industry. So once we find it we cannot ignore it. It's been changed already and we're just rectifying it by making that spot. I-3 and telling them you cannot spread it any closer to the railroad track, there's a lot between that and the railroad track, but yet the same distance, there's a I-3 lot that's owned by the Port of South Louisiana that could have I-3 of any type in there because it's already pre-zoned. We're keeping the same distance and we've asked the company to put that little caveat in that ordinance to make sure that we keep it restricted to that point. It's been a historical problem, we're trying to fix right now and that was the main purpose of that ordinance. Thank you."

Councilman Snyder stated, "I think it's a lot of this confusion that we're going through right now is some of our fault actually. Because I've seen some other parishes around us and they have specifics in their ordinances that looks at lite industries like you say, heavy industry and things, we don't have that in our ordinance. We need to look at it, I've visited the plant to and I'm sure you guys have visited the plant, this is a mixing plant. They mix this and that and they put in a truck and it goes someplace else. Okay, some people might think I guess it's a matter, I don't think it's a matter, I don't see us being a manufacture, I worked in a manufacturing plant and I don't see that being a manufacturing plant and some of the same thing going to be happening at some other new plant they're coming into this area pretty soon. And so, I'm supporting it because I understand where Alex is coming from as far as trying to get it legal and what she have to work with as far as our ordinance that we are responsible for to make that we send under our ordinance what we want in our ordinance. So I'm just telling you how I feel about it Larry."

Councilman Sorapuru stated, "And you know we have a lot of laws on the books and we have a lot of policies and procedures in place, a lot of this stuff was put in place long before I got here. But this past weekend I happened to bury an elderly person on the Westbank, she had to be up in her 90s, almost 90 years old. This lady had a brand new mobile home and Alex you drove by that mobile home and I showed you Ms. Smith. That mobile home have been sitting there for almost 2½ years, she could not get electricity she could not get water. Because there was a permitting process. And the principals of this parish need to stand on, if you do one for one, you do for all. We can't cave into industry and let them put demands on how we should do business here in this parish and we got people living in this community that need help and we're stranded. This lady died waiting to get in her trailer for the past 2½ years, so I'd be less than a man to support something, a rule, that's not being consistent and that's my message to this council right now or to any other business that operates in St. John Parish, we got rules we play by the rules, but the rules are made for everybody."

Councilwoman Remondet stated, "As I said we're trying to correct the historical problem here, we didn't create it. The whole time I was in Economic Development, I looked at it as an I-2 park, I never showed anyone I-3 that

location. But on inspecting the facility, it comes as an I-3 according to our books, we may need to modify it we may need to find another way to write it, but according to the books that spot would be I-3. And we do it to make sure we're the people in that area, it is I-3. And we're letting you know so you're prepared, heaven help us if something would happen there and they say; was this I-3 or I-2 and we say; oh it's I-2 but we don't want to change it to I-3 because it's too difficult. We're biting the bullet and doing what needs to be done, it's that simple. It's not perfect but it puts us legally where we need to be to tell the people we have informed you that that's what this is. And that's the bottom line. Thank you."

Councilman Becnel stated, "Yes listen I just want to clear up one thing. Basically what Larry was saying about the lady who died, actually she was like 68 years old. But what I want to do is just tell you yes it's the rules. But I don't want to tie that rule based into this industrial..."

Councilman Perrilloux interrupting stated, "I want to clarify we're talking about Ordinance 16-46 and I should have stopped Mr. Sorapuru but that's what we're talking about."

Councilman Becnel interrupting stated, "And I don't want to feel pressured, right, right so with all disrespect to my Councilman-at-Large, I just don't want to tie her in to the decision we're making with this. Since this is 2 separate stories because on a personal note for the family yes, it was heart breaking that it happened you know. But I just want to clear up with my constituents listening, I don't want them to hold me accountable and you know, because these two are two different things and I just wanted to clear that up."

Councilwoman Pannu stated, "I have a question. When they built when they extended it to I-3 accordingly, when it was I-2, did we even penalize them? Because I think..."

Alexandra Carter interrupting stated, "They are currently in violation."

Councilwoman Pannu stated, "Okay if they're in violation, are we penalizing them or are we just saying ok, we didn't see it we're going to go ahead and give you the title of I-3?"

Alexandra Carter stated, "Our code is not set-up that has specific like monetary penalties in the zoning code. We have an obligation to enforce compliance and that's what we're here today. We advise applicants of what they can do, what request they can make to come into compliance with the code. When we realized this was built illegally without a permit, the first step we did was issued a violation and instruct them to come in for their permits. On evaluating the site, we realized it was a form of a chemical plant that had hazardous, explosive materials on site that are prohibited in the I-2 specifically. And so we were obligated to advise them that this was a not a use that was permitted in the I-2. But because they were set-up in 1978, prior to the adoption of zoning that they were grandfathered in. That we could not issue the permit for the expansion because it was not in the correct zone. And so they've made the request, they're here tonight and we realize that the use itself is an existing characteristic prior to zoning. And that's why administration is recommending approval with the title restriction."

Councilwoman Hotard stated, "Thank you and thank you for that clarification."

And one thing that you mentioned and I'd like to ask that you come back to the council in maybe, you know in the next 30 days and make a recommendation for penalties. Because we know all too often that when we do issue a violation we don't have that, so I'd like to have you come back with a recommendation that you think you can enforce in your office. I feel like it's an uncomfortable situation to be in, because you have to council members that represent the area and you know being here for a very long time, you learn to yield to the council members that represent the area because they know their areas best, and so here we have a confliction, I do understand what's going on, we see this all the time, where businesses are operated a certain way prior to zoning and now they're in confliction through, most of the time fault to the parish, okay! We just had a situation in executive session where we had to do all this other stuff with zoning and it was fault to the parish. And so when we know that we've aired we need to correct that and if there are instances, because I'm with you to Councilman Sorapuru, we need to apply whatever it is that we're doing evenly and across the board. What we do for one we need to do for the other. I'm whole heartily with you on that, I do agree though that the situations aren't tied together. Although that it probably appear that we didn't make an exception for one but make an exception for another. And I don't want us to go down that road, so I do want to fix that as much as we can going forward, but it seems like as enough Councilman Snyder said, some of the problems that are going on with this site here were created by the parish. And when we know that we've missed stepped, we have some ownership on us as well. And so I will support this, I'm glad we have the limitation in there, I think that provides some ease to the residents knowing that it will be restricted to the current use and not be able to be expanded to all of the things that would go under I-3, as a council member that would be one the concerns that I would have in my area, is that this could be expanded into the unknown instead of what's been the known, so I can appreciate that. Again, I'll just say that it is an uncomfortable situation for a council member to have to look at the issues because there's a conflict in the district. But looking at all the information for face value it appears that the parish is the one that through no fault, no intention you know these things happen. Okay, when we go back before we even had computers and records and fact checking and all this good stuff, so I will support this, this ordinance here. And I do appreciate the time that, Alex that you've spent on this to be able to give a thorough explanation and allow myself and my fellow council members to make an informed decision on it."

Councilman Madere stated, "Basically what you're doing is we have a situation where a plant was built, in the zoning, don't really allow them to have the product that they have in that zone."

Alexandra Carter stated, "Well the zone wasn't there when they built it."

Councilman Madere stated, "Well I understand that I understand that. It was built there, but now we had Planning & Zoning put a zone in place. And in that particular place was zoned as, zone what 2?"

Alexandra Carter stated, "I-2."

Councilman Madere stated, "I-2 okay! So really when they were zoned I-2, it was already illegal for it to be in there."

Alexandra Carter stated, "Right, it was illegally non-conforming."

Councilman Madere stated, "Right but because it was already existing, it was grandfathered in okay. So they came to you, they want to expand they wanted to expand?"

Alexandra Carter stated "We came in after. So we realized the expansion happened, I think there's been some, there's been a learning curve with industrial uses and what permits are and are not required. So I would say in recent history we've been sending out the message for industrial uses to come in for their permits. And in the past, that has not been a consistent message. We're working on consistency and so there's I would say, there's a little fault on both parts in history if you look back. But there was a violation that was issued, there were permits that were needed, we're working towards that goal to get compliance, but some of the improvement that they did make were for fire suppression, which makes the site safer. That was one of the things administration took seriously into consideration and looking at the recommendations for this site, but..."

Councilman Madere interrupting stated, "The key thing that I'm looking at is basically what the residents want in this district and also the safety of them. So by us making it I-3, basically just that area just that spot basically lock them in, so they cannot expand outside of that I-3 location on their property, you got me?"

Alexandra Carter stated, "Right exactly. Let me clarify to that hazardous waste are not appropriate in the I-2. So that area that's all around the site, we're saying, it's not appropriate."

Councilman Madere stated, "Well stay the same."

Alexandra Carter stated, "Yes the same."

Councilman Madere stated, "Everything else will stay the same, everything would stay I-2 around it. Basically we put them in the middle of this platform right here and that's right you're in the middle of this platform and you cannot go outside that platform. So that would be I-3 in the middle and everything else would be I-2. So you basically lock them in, no more future expansion that's it."

Alexandra Carter stated, "Right, no expansion that wouldn't otherwise be permitted in the I-2. Right?"

Councilman Madere stated, "Right, right, if you want to expand outside of I-3 into this area, it have to be what goes I-2. Nothing that you have in the middle can go on the outside because that's basically what its saying."

Alexandra Carter stated, "Exactly."

Councilman Snyder asked, "What would have to happen if we decide not raise it to I-3?"

Alexandra Carter stated, "If we didn't raise it to I-3, what we would have to do I think is, we would have to talk them about taking down the improvements that they installed and invested in. The plant itself would remain, because that the plant is legally nonconforming, it's been there since 1978. So what would be the affect, it that we would have to start talking to them about taking down what hasn't been permitted and what was not permitted in the I-2?"

Councilman Snyder asked, "Did they get state permits? Did they have to get state permits?"

Alexandra Carter stated, "I think we have a representative from the business, I think that's a better question that he can address."

Councilman Snyder stated, "Ok."

Mike Blessing, Site Manager, Clariant stated, "I want to clear up one thing that's kind of a misnomer, don't want to say it's not a fact but it's definitely not been stated correctly. We made at least 4 trips down to the Zoning Planning office in the months of October and September, and we were told you're doing industrial improvement inside your fence, you're good to go. We came back at a later point to get a water meter installed, purchased the permit for water and sewer and that's when the whole thing blew up. But I think the administration changed and other things have changed in that office, so I don't want on record that Clariant went outside the law and did something we weren't supposed to. We made our fiduciary responsibilities and attended that office on several occasions, we even had the fire department come out and block some of the road when we moved the fire hydrant and poured some additional concrete. So that, the parish has been involved with this expansion that we've done. So I just want to clear that up. Did we have a permit when I went to go get the water meter? No, I did not. Have we done everything above and beyond, since that day I believe we have. The fire improvements we're putting in are above code, we're trying to do everything we can to be good citizens, we've had no incidents the whole time the plants' been there. We did have to get, we do have Department of Environmental Quality permits for the expansion, the air, water, the whole thing through the state. That was applied for and was approved."

Councilman Snyder stated, "Well that was point for asking this question in the first place. You know the fact that you went through the state and we know what it is to deal with the state with permits, this had to be an oversight."

Mike Blessing stated, "Yes we believe we honestly did our fordo share of responsibility to come down several times, we were told you're within your fence, you're good to go and so we proceeded with the expansion. The expansion adds no additional manufacturing processes like Mr. Snyder had said, it's merely an expansion of the blending process. So that's where we're at today."

Councilman Snyder stated, "And there one other issue, the other issue I have is that buffer zone, that's the only issue I have. That buffer zone is supposed to be what 1500 feet? But I-3 I think we got 12?"

Alexandra Carter stated, "It's 2000 feet, is the buffer zone. It's required to take into consideration whenever you consider a zoning request, we reported this in our report to the Planning Commission, it's detailed in full, it was discussed at the meeting they recommended unanimous approval, and the reason for that and the reason administration is re-recommending approval is that this is an existing characteristic of the plant. That the distance requirement, they really can't it is a hardship. They can't move the plant 200 additional feet, it is 1800 feet from the nearest residential neighborhood but that's characteristic of the existing site it's not a new thing that they're introducing."

Councilman Snyder stated, "Ok."

Alexandra Carter stated, "But you're absolutely right, that is something that should be considered in making this decision."

Councilman Sorapuru stated, "Yes I just want to say; the hardship that I saw was; I walked into that community and I spoke to some of the people living in that subdivision. I looked at some of the houses, these people have residue on their houses right now from other chemicals that they're surrounded by with the wind direction and all I'm saying with this council, is we have people living in conditions that are very, very not healthy conditions for the future. And I understand this was a beautiful plant that put up, I think you'll spent about \$70 million on that plant?"

Mike Blessing stated, "About three million."

Councilman Sorapuru asked, "So what price do we put on the people living in that subdivision, for the quality of life that they have? And I just want yawl to know, I did go and talk to people in that community, I'm not just trying to be a hard nose about this. We have to take this seriously, I'm very serious about wanting to clean this place up. Louisiana has been known as it being a dumping ground of America. I just want make sure St. John Parish don't stay on that pace. Thank yawl!"

Councilwoman Pannu stated, "My question is; you'll talking about the, I guess the debris or whatever that falls on peoples' homes. Are they trying to expand within or are they trying to get it approved to from T-2 to T3? Are they expanding?"

Alexandra Carter stated, "Its I-3."

Councilwoman Pannu stated, "I mean I-1 to I-2."

Alexandra Carter stated, "The expansion has already occurred."

Councilwoman Pannu stated, "It's already occurred. So honestly, what difference is it going to make, of course they're just labeling it from 2-3, but the expansion is not going to be there anymore, they've already expanded so whatever damaged was going to be done, unfortunately it has already occurred. But I agree with him also because I think when it was started when they started building it, if they were expanding it, if it brought to the attention to the Planning & Zoning and I really think that it's lack of communication because like he said; they agreed, they approved and then all of a sudden when they went to get the meter, the water meter and they're saying no. We cannot give it to you because the right hand is not really communicating with the left hand. That is the major problem we're all facing. Unfortunately the residents suffer with it also."

Councilman Madere stated, "I think Ms. Pannu is right with what she's saying. This plant was built in '78 you saying? There was no such thing as Planning & Zoning, there was no I-1, no I-2, there wasn't even an I they didn't have anything. So when this plant was built, they did nothing wrong. The requirement as far as how far from the nearest buffer zone wasn't even in existence during that time. Any future plants that come in this area or anywhere or any other parish have to have a buffer zone, I think Mr. Snyder said about 2000 feet. You can't recreate a buffer zone I think its 1800 feet now, so you can't get what's missing. And when this company came it did absolutely nothing wrong. I have a plant in my district that we're having a little problem with now and I know it's not 2000 feet from the nearest house,

it's exactly 300 feet from the nearest house and that's something that we can't do anything about. Okay, it's 300 feet from the nearest resident and I know that for a fact because I had it measured already. Alright and there's nothing oh we don't like it, the resident doesn't like it but it's there. It's there and it's not going away tomorrow it's not going away anytime soon. We just have to do whatever we can to make sure that they are good neighbors and whatever it is they're putting out and whatever it is that they're doing. We can only make sure they're good neighbors and I think by locking this in, they cannot expand, they cannot do anything other than stay inside of that area. And if you don't approve it, they still will be there, they still will be there and they're still be producing. But they won't have the improvement that they did. That's the only thing you would be making them do is taking the improvement back, but you cannot make them move, you cannot shut them down. Okay so it's just a situation that happened and something that existed before you had regulations, as far as buffer zone and zones."

MOTION: Councilwoman Remondet moved and Councilman Becnel seconded the motion to approve Ordinance 16-45. The motion passed with Councilman Sorapuru against.

16-46 (Public Hearing Held) An ordinance approving a re-subdivision of Lots 10 and 31, Square 12, LaPlace Park Subdivision, Unit Number 2 into Lot 10A, Square 12, LaPlace Park Subdivision, Unit Number 2, located in the area generally bounded by Falcon Street, Villa Street, Camelia Avenue, and Gardenia Avenue, St. John the Baptist Parish, Louisiana as shown in a survey prepared by Stephen P. Flynn, P.L.S. on July 14, 2016 (N. Robottom)

Alexandra Carter stated, *"This re-subdivision request was unanimously approved by the Planning Commission at the September 19th meeting and Administration recommends approval."*

Councilwoman Hotard stated, *"I have a couple of questions. I guess in the first question is the original information that I received from administration was not to, was that they were not recommending approval and that it was in conflict with parish ordinances. And so I'm just trying to..."*

Alexandra Carter interrupting stated, *"I think these might have gotten turned around, let me just check."*

Councilwoman Hotard stated, *"I just want to have 16-46. Yes the last communication that I have and I believe..."*

Alexandra Carter interrupting stated, *"You're absolutely right you're absolutely right. Yes, I'm sorry. The narratives on this and the next case have been switched, so can we retract the administration approval and restate the correct information?"*

Councilman Perrilloux stated, *"Go ahead and read it."*

Alexandra Carter stated, *"Administration recommends denial of this request because it authorizes the creation of a double-frontage lot, which does not meet the regulations of the Code. However, this re-subdivision request was unanimously approved by the Planning Commission at the September 19th meeting and I apologize."*

Councilwoman Hotard stated, "Thank you and so I guess that was where the conflict that I had, came in. I want to accommodate the resident and she did send a lengthy email, but I also understand this is in conflict with our ordinance. So if we approve it, we're basically breaking our own law."

Alexandra Carter stated, "Right yes. I mean ultimately the request does not, it's not consistent with the land development that's intended with a single family residential neighborhood. Where you would have a drive way, a house you know a back yard. What this is going to do is permit where a house would typically stand the development of a shed. I think that's what they're proposing. And so in recognition of that, Planning & Zoning's purgatives, one of our responsibilities is to enforce the comprehensive plan and the zoning ordinance. And so in review of that, we're seeing that this isn't in consistency of the neighborhood development pattern, we've done a site visit, we've been out there. And so that's based on our recommendation and so it's for you all to consider that individual's request, in light of Planning Commission which is meant to sort of have community input provided. So the community has an ability to go to the Planning Commission and voice opposition, we do have signs posted on the site, no one showed up to my understanding for this and opposition we haven't gotten any complaints. So you know we have a technical recommendation, the Planning Commission represents more of the community and you all sort of make your decision based on those two recommendations."

Councilwoman Hotard stated, "Let me ask you this. Is there a way to accomplish what we're trying to accomplish here and I know Butch and I have worked together on unique situations in the district that people found themselves in with property and we've done some things to accommodate those situations. Instead of having people or the council be in conflict of you know our own ordinances? And so is there something else some other way that we can accommodate this request without having to vote to be in conflict with our own laws and then we're going to turn around and ask the public to be in compliance with laws that we are voting to be in conflict with?"

Alexandra Carter stated, "I understand. I understand your concern."

Councilwoman Hotard stated, "But I want to accomplish what it is that they're attempting to accomplish."

Alexandra Carter stated, "Right and these are the difficult decisions that you know you face, with these types of request. Ultimately we cannot deny an application if somebody ask for something in our office, we basically advise them in our one on one meetings that, this does or does not need a code for these reasons. We had advise them that, if they wanted they could request the re-subdivision with a modification and make their plea to Council or the Planning Commission and explain why it is that they think it's important or that they should or shouldn't have to comply with this requirement. At that point, we always advise them that we are technical and we typically if it's very clear to us it doesn't meet the code, we warn them that's it's less, it's not very likely that they would get approval. We tell people every step of the way that it is a long shot and that it doesn't meet the code, that they can make that request we can't deny it into process. Like the code is set up so that we process those applications and give you guys technical recommendation. Aside from this approach, the only other would be to permit by right sheds as a standalone requirement, where it would be consistent with the code, which would further under mind residential neighborhoods. You know the only other

option besides making this one case specific decision, would be to change the code which I don't think we want to do, I wouldn't recommend it because you know it would pretty much authorize this to happen on a broader scale for the sake of consistency. That's why the subdivision modification process is sort of set up, so you guys can see when it is or is not appropriate for people to make exemptions to the subdivision regulations. This is what the ZBA the Zoning Board of Adjustments does day in and day out with variances. People ask for exemptions to the code. So if we're going to be consistent, this is the way to be consistent, this is the way to be consistent. Is to take them to this process for you all to hear they're argument, understand our recommendations technically and then make an informed decision about if you think it is an appropriate request."

Councilwoman Hotard stated, "Okay so part of I guess they're recourse of being denied there, is to request from us is to approve it based on their modification, but it's still in conflict with..."

Alexandra Carter stated, "Right! You have every ability to say; this is in conflict, we're going to deny it. Throughout the entire process in Planning & Zoning, we advise people that this is not a guarantee, this is just a request, that's what you all are here to do. Is to make tough decisions about whether enough it's appropriate. And so, I would say you have that right to exercise that power."

Councilwoman Hotard stated, "And the only thing that gives me a little bit of apprehension is; we had a similar situation in this subdivision, where a neighbor re-subdivided and they built a shed that was twice the height of the house and I know Councilman Perrilloux received the calls and I received the calls as well from many, many neighbors that they you know built something that was very unsightly in the neighborhood."

Alexandra Carter stated, "And you're wise to consider precedence that you said, when you approve cases that are not in compliance with the code."

Councilman Perrilloux stated, "Now let me just say; I made a copy, I don't think everybody got it. It's a boat shed and it's portable, it's not nothing permanent, it's a portable shed and we have approved some of those throughout the parish already, especially in the Reserve area but it's a portable shed that's all it is. And it's not grounded, they can move it whenever they want."

Councilwoman Hotard stated, "But once we approve the...and I still have the floor Councilman Perrilloux just for a point of order."

Councilman Perrilloux stated, "Oh I'm sorry go ahead."

Councilwoman Hotard stated, "But once we approve this item even though the shed is there now, let's say the resident moved or they decided to build another structure, they would be able to build a structure to the limitation based on the size of the property as re-subdivided. And that's the only concern that I have, not that this structure doesn't meet anything but what, we had a situation like this that happened."

Alexandra Carter stated, "Right it's not, I would advise to consider this not in light of just the shed, but of any residential structure, I would say not primary structure but accessory structure because you can only have one primary structure per lot, so if this all one lot and if you refer to page 46

in your booklet, you can see I think there's a boat right now that's stored on the site. That if you permit the re-subdivision into one lot that lot will function much like a backyard, right? So imagine anything you could put in your backyard, would technically be able to be permitted on this lot."

Councilman Madere stated, "I understand what Ms. Hotard is saying about our laws that we have for Planning & Zoning, but the council have that option. I have been to a lot of Planning & Zoning meetings and specifically when they're using trailers. Trailers are automatically always denied in residential...let me finish, you're getting ready to tell me too quick. I said they're automatically, every meeting who represents Planning & Zoning, always tell the Planning & Zoning Board that administration recommends denial of trailers. And then the members have the right to approve it or disapprove it. And if it's disapproved, the resident have the authority to come to the council for appeal and we can override that. I said this before and I'll say it again; some of the rules that Planning & Zoning have in place, they don't operate too well in Reserve, Garyville, Mt. Airy and the whole portion of LaPlace. Those Planning & Zoning rules basically put in place when LaPlace really started developing. And I think this one is about a double frontage or something?"

Alexandra Carter stated, "Right, a double frontage lot."

Councilman Madere stated, "In fact Planning & Zoning Board approved one several months ago in the Reserve area."

Alexandra Carter stated, "The Planning Commission has and has recommended unanimously approval of this request."

Councilman Madere stated, "Right, right. So we have done this in the past, so you're not setting anything new. This have been done at least a total of 3 times. I remember, when it was done in areas where old existing houses have been there for a long period of time. And we're trying to apply new rules to old existing areas. Just like this plant, that we just got off of, okay it was there since '78 and we're applying new rules to something that was done legally back in '78. So to have this approved in that old section and I think I was told this all the way in the back, all the way in the back of that area, I don't think it's any big a deal when no one showed up to complain about it and the notice was given, so it seems to me that the residents are not complaining about it, it have been done in the past by the Planning & Zoning Department, and trailers are always denied and in place. So we're not setting any new rules by allowing this to happen. Basically that's the bottom line, and when you talk about property line, if you shoot the pictometry in Reserve, Garyville and Mt. Airy, you got lines going clean across someone house. Okay, you can't make them move a house, it's like we're not going to make them move a plant and so those are existing rules that don't apply to old areas, they just can't they just can't. You have structures that have been there for years, you know it just don't work that way. Now we can start all over again, clean out Reserve, Garyville and Mt. Airy and start all over again with the rules that you have, well then you would have something. But you can't do that, it's an old existing area, no one showed up against it, so I basically think our discussion going on too long."

Councilman Snyder asked, "Our state mandated Board of Adjustments, couldn't they handle part of this, our state mandated board? Zoning Board of Adjustments, isn't this the exact thing that this was envisioned to take care of?"

Alexandra Carter stated, "The Zoning Board of Adjustments has authority to approve variances to the zoning code. This is a re-subdivision request and the subdivisions are approved as a separate chapter with separate authorities that does not extend to the Zoning Board. So they can't offer variances to the subdivision regulations, only the zoning."

Councilman Snyder asked, "With the double front?"

Alexandra Carter stated, "Double frontage it would be a subdivision, is a subdivision requirement and so when we looked at this they came in with a request to re-subdivide the two lots into one. And in that evaluation, that goes to the Planning Commission and the Council. All re-subdivisions go to the Planning Commission and the Council. The ZBA, the Zoning Board of Adjustments just have their purview over zoning requirements. So this isn't pulling from the Zoning Chapter, which is a 113. This is pulling from 111."

Councilman Snyder asked, "So they won't be able to, these people won't be able to put that building back there because it's, if this is approved to rezone it, they still won't be able to put the building back there?"

Alexandra Carter stated, "If the re-subdivision is approved, they will be able to build the shed on the lot as it's shown on picture on page 46. So where are two lots they want to put a shed on one lot as a standalone structure, they can't do that currently because you can only have one building one primary building per lot and you can't have an accessory building alone on the lot. And so what they're saying is; let's combine the two lots so that our existing house is our primary building and the shed becomes the accessory."

Councilwoman Hotard stated, "Thank you and I guess and the concern that you brought up there was right. Anything that could function in somebody's backyard, could function on this lot so you know I might live here and Mr. Snyder lives there and right here we have you know just things people would put in their backyard. And I get what you're saying you know Councilman Madere and that's why I made my comments that I want to accommodate the residents. Councilman Perrilloux you know as your partner I trust for sure you've done your due diligence with the residents and I want to see them be accommodated and like I said I trust that you've done your due diligence with the other residents as well. And I'll simply abstain from this, I'm not opposed to accommodating the residents, that's why I asked if they were, if there were another mechanism that we could have used to accomplish this without having to conflict with the ordinance. But down the line I wouldn't want to see something with the property, not with these property owners but it could be in the future that would be just not palatable to the neighborhood. So I do support and like I said, I know he is very involved with the residents so I do trust that, I don't oppose it, I just would feel more comfortable just not voting on this item."

Councilwoman Pannu stated, "We had a similar situation of course years ago in our district, unfortunately we do not have Homeowners it was a Civic Association but we all stepped in, I think all the residents stepped in and stopped a similar thing like this. My only issue is that if we approve this like you said, we are going against the code. And I honestly don't feel comfortable approving it because, if we do it for one then others are going to come out and we're opening a can of worms. So to me, I strongly suggest all these years we've been struggling with code enforcements and new laws and

things like this, if we are going to improve our city or parish, I really think we need to stick by the laws because it's no point of us making code enforcements or codes which we can't follow. I really think we need to stick by because we the council, they look up towards us you know to decide on yes or no, so I personally would like to abstain from this."

MOTION: Councilman Wright moved and Councilman Madere seconded the motion to approve Ordinance 16-46. The motion passed with Councilwoman Hotard and Pannu abstaining.

16-47 (Public Hearing Held) An ordinance approving a re-subdivision of the east half of Lot 33, Hope Plantation Subdivision and Lot C-1A of the west half of Block 33, Hope Plantation Subdivision into Lots C-2A, 33-1A, and 33-2A of the west half of Block 33, Hope Plantation Subdivision; located in the area generally bounded by Anthony F. Monica Street, LA Highway 44, Garyville, Northern Street, and LA Highway 54, St. John the Baptist Parish, Louisiana as shown in a survey prepared by Stephen P. Flynn, P.L.S. on July 21, 2016 (N. Robottom)

Alexandra Carter stated, *"This re-subdivision request was unanimously approved by the Planning Commission at the September 19th meeting and Administration recommends approval."*

Councilman Snyder stated, *"All this talking here about it, what's really happening here?"*

Alexandra Carter stated, *"I was going to say; I checked yawl's council booklet and actually have, cause the booklet shows just the zoning portion of our report, it doesn't show the request the actual survey of the re-subdivision, so I noticed this today. So the lot is being re-subdivided in order to accommodate a pond and acknowledge existing development and to facilitate sale. So you guys can see how they're looking to divide the property. It meets all the requirements of the code, the reason why it has to go through the Planning Commission and the Council is because it's over 5 acres. It's just the size."*

Councilman Snyder asked, *"5 acres?"*

Alexandra Carter stated, *"Yes."*

Councilman Snyder stated, *"I think I'm more confused now than I was when I started this. I guess I have to trust the Planning Commission and the Planning Department on this one until I can really get a good understanding on what's going on here. Because I know this area very well and I'm sure there's not shenanigans going on there so."*

MOTION: Councilman Sorapuru moved and Councilman Madere seconded the motion to approve Ordinance 16-47. The motion passed with unanimously.

COMMITTEE REPORTS:

Councilwoman Hotard stated, *"I'd like to ask that the council accept the recommendations from the finance committee."*

MOTION: Councilwoman Hotard moved and Councilman Wright seconded the motion to accept the recommendations from the finance committee meeting. The motion passed unanimously.

OLD BUSINESS:

There was no old business.

NEW BUSINESS

Michael Wright - Andouille Festival gate entry fee change

Councilman Wright stated, "Thank you Chairman Perrilloux. I would like to ask Mr. Jones, I did promise I would allow administration to give their justification."

Jerry Jones stated, "Good evening council and citizens. This fee increase was based on a review and analysis of festival fees back to 2007. The last fee increase occurred under the previous Administration in 2009 and does not sufficiently offset the cost of improvements to the festival. In 2014, the admission fee for Friday night was reduced to \$1.00 for adults and children with donation of a can good. This change served to reduce the burden on families while supporting St. John Food Banks. Additionally, more events were added to the festival that are free to festival goers. There has been no increase in the rates for booth rentals, rides, drinks, and food since 2009. Administration has provided the Council with the Andouille Festival history of revenues, expenses and losses for 2007-2016 justifying the 2016 increase."

Councilman Wright asked, "Just a quick question on that. What is the projected offset for 2016 if we raise the rates?"

Jerry Jones asked, "The projected offset?"

Councilman Wright stated, "Or surplus."

Jerry Jones stated, "Surplus we're probably, its eight hundred and eighty-four dollars (\$884.00). So really it's us breaking even for the most part."

Councilman Wright stated, "In all due respect Mr. Jones, but I think just the review and analysis cost us more than nine hundred dollars (\$900.00) and man power and administration salaries. This has been a quality of life event, it's a tourism event and it's an economic development event. I don't think we you know we try to profit or break even on our Veteran Luncheon, our firework 4th of July firework shows, the Andouille Pageant, all the EDC events because again, they're Economic Development events and this is also a quality of life event. It's meant to stimulate business through tourism and I think by raising the rates, we're going to decrease our attendance. So I would like to know to, what kind of market analysis we've done to find out what would be our estimated turnout and which would result in a small surplus."

Jerry Jones stated, "Well our market analysis that we've been able to do is go off of our, about the last 3 years, last year we had about 23,000 people that was there. What we did was we looked at how much the festival was incurring a deficit every year. Under the projection if were to keep the rates at \$3.00 for the adults and a \$1.00 for children, we would see about thirty-two thousand dollars (\$30,000.00) in a deficit that we would have to incur. If we changed it to \$5.00 for adults, \$2.00 for children, like I said before we'd see about eight hundred dollars (\$800.00)."

Councilman Wright stated, "So let me ask this. Is that number of a reflection

of a turnout with the lower rates?"

Jerry Jones stated, "Correct, correct."

Councilman Wright stated, "So I guess that's where my concern is, I think you know I think it can be proven that historically in other festivals too that with that a rate increase you are going to lower the attendance. So I think that's going to be an inaccurate projection and that's why I asked what kind of market analysis we did to see if we could keep the same population or increase."

Jerry Jones stated, "So what we've done this year versus previous years, we've increased our marketing, going outside of the span as we normally do. Reaching from Baton Rouge to the New Orleans area, on the day of the festival, the first day of the festival Friday, we will have WGNO do (News with a Twist) live on set to introduce the festival and to, they've already started the advertisement saying to come out and see the live set. So it's not as if someone is coming out to do news broadcast saying; we're out here live, the actual set for the news will actually be out there for WGNO, so we're excited about that. Our newspaper media outreach has spanned from Baton Rouge all the way to the New Orleans area and everything in between. So we're expecting this year to see at least about twenty-five thousand (25,000) people to come out. That's what we're hoping for because we have really good weather this year."

Councilman Wright stated, "And I'm glad you mentioned that because I guess that reinforces my argument, that if the rates stay where they're at, if we have an increase number of participants, indirectly we're going to generate revenue because those people are going to be staying in hotel rooms, they're going to be eating at our restaurants, they're going to be shopping local in St. John and at the same time, we've increase the number of food vendors, which predominately are all local businesses. So I think looking at it from that prospective we've accomplished what we want to do with that festival and turn it into a tourism and economic development event. I am prepared to make a motion but I will defer it to my council members for further discussion."

Councilman Madere stated, "Yes well, I'm going to go back and four years you wasn't here, when I first came into office and I came to a lot of these meetings. And the first meeting I had in Economic Development, they were talking about the Andouille Festival and I was sitting right over there, and they said they loose on average a hundred and fifty thousand dollars (\$150,000.00) a year, between a hundred to a hundred and fifty thousand dollars (\$100 - \$150,000.00) a year. And immediately my question went to them, why we have to lose that amount of money? And the answer was given to me that, it's not to make money, it's to advertise the businesses that's located in St. John Parish to help them grow. And I said I have no problem helping them grow, but why do we have to lose? I said at West St. John everything that we have a lot of the things is there with the School Board, but a lot of things are done by outside donations, Pepsi-Cola, score board, score boards in the gym, outside donation. They have never done that before, never did never did."

Jerry Jones asked, "By sponsorships?"

Councilman Madere stated, "No we never had sponsorships before..."

Jerry Jones interrupting stated, "Well this year we've changed that."

Councilman Madere stated, "Wait let me finish. I'm going to give you the history of it. They never had sponsorship until I made that comment and then they started looking for sponsorship and since then, the amount of money that's being lost by this parish had decreased every year. Now that we're seeing a, I wouldn't say a profit, a decrease in expense, we want to raise the rates on the residents? I don't think so, I think it should stay the same. What's told to me, we're not in the business of making money for this, so now we're going from not in the business of making money to next year we'll increase again to making money, we're not trying to make any money and if we break even, good! If we fall short of a thousand dollars (\$1,000) good! Okay we had the storm, a hurricane, tornado, back water flooding and now we come and ask the people to pay more. I'm saying we should not and I strongly disagree with raising that fee. It should stay the same, it should stay the same. If we want to not break even, get another sponsor, find 2 more sponsors, going to make up for that. Okay, I want to do all I can to make sure that the kids and the people come out and enjoy themselves at a festival. And like I said, we lost a hundred and fifty thousand dollars (\$150,000) for years and now we're trying to make a penny. We don't need to do anything but let it ride like it is, but like I say; there's a lot of people out there with a lot of money. Mr. Benson have millions, he has a sponsorship for that dome called (Mercedes Benz) now, he get money for it, so we need to go out there and find 2 or 3 more sponsors that we don't have to try to make money or break even off the back of the residents that we represent and that's the way I feel about it."

Councilwoman Hotard stated, "Thank you and I'll share of couple comments and also to add in why we did that on Friday night. Friday night is always the lowest attendance, because of Friday night football and so we went to the dollar and tied in the can goods. And just to give a historical prospective, the reason why the gate fee was always just a dollar (\$1.00) for everybody at one time, was for the sole purpose of counting how many people we had. If we collected twenty thousand dollars (\$20,000) at the door, we saw 20,000 people over the weekend. It was strictly for that reason. I'm glad and I agree with everyone saying, I don't agree about the increase and we're doing a lot more marketing, seems like we're asking the people who want to attend the festival to pay for all of the marketing we're doing, which that doesn't make economic sense to me. Also the vendors and as a previous vendor of the festival, on both ends with the craft booth and food and everything, it is a commitment, it's a big cost that you spend to be there and so we do those vendors of this service by charging more at the gate because that give people actually less money to actually spend once they get in the festival. And working those booths and manning those booths, it's like a fulltime job, even more for the weekend. And so, if you have a family with you know 3 or 4 kids and mom and dad and you want to come to the festival for 3 days, yeah it only seems like a lil three dollars (\$3.00) here or two dollars (\$2.00) here, but when you start to multiply by 5 people by 3 days it adds up. I don't like this idea of saying the festival lost money, just to put it into perspective, I spoke to one of my friends in Jefferson Parish. The Gretna Fest loses a million dollars okay, that's what he said it cost them to put it on. But you're not losing any money, it's just like the fireworks show, we blow up in 20 minutes thirty thousand dollars (\$30,000), we blow it up, forty now (\$40,000), in 20 minutes forty grand (\$40,000) poof in the sky tax dollars. I don't think we're losing money, it's a community event, schools come and participate, both sides of the river get united to see the show, it is a symbolic of patriotism, it's not losing money. It is an Economic Development event, it's a community event it helps our economy thrive, okay all of those events. Michael touched on other

ones, Veterans Luncheon you know it is a good community event and it's something that we put on. I don't see it as losing money, even when the festival it cost us a hundred thousand dollars (\$100,000), if I look at Gretna that it cost them a million dollars to run their festival, but the vendors are making money. They're paying sales tax, people are staying in hotels, people are spending money in the community, that money that you're spending is not a lost because you're recovering it through all of these ancillary sources, so and its twenty dollars (\$20.00) to get into the Gretna Fest and they still lose, yeah and they lose it, well if you buy in advance you can do twenty (20), they're still losing a million bucks. So if you tell me we lost a hundred thousand or sixty thousand whatever it is, we're doing good! We're doing good, compared to what other festivals are doing. They are not money makers, hard dollars, and that's why I said; everything that the Economic Development Department does if you want to look at it is a lost and I don't like that word because it's not a lost, it is an investment. When we invest in FastTrac, when we invest in everything that we do, it is an investment, it is an economic boost, it's a stimulus, it's a driver and we got to stop seeing it as that way because the way we're trying to recover these proceeds loses is on the backs of the residents. You know and like I said, it you have a family and you want to bring the kids, bad enough you're going to pay an arm band, it's twenty-five dollars (\$25.00), if mom wants to go with the kid and you're just incurring all these extra expenses, to me it's making sense, we're in a good position financially. Our festival is based on the amount of people that attend, our vendors, our craft fairs, when we look at other festivals. Now if Gretna Fest said yeah, we make four million dollars and we're losing money, yeah we need to do something. These are not money makers, hard dollars okay! All of the revenue you get in exchange for it is where you're making your money, through sales taxes, through all of the other things. So I just want to get out of that, that mind frame that somehow if we don't break even we lost money, because then we need to apply that that same thinking with any other event we have. And I've use the fireworks show because it is something we just blow up in smoke and its forty grand (\$40k). We don't have a sponsor and we don't complain about it, we do it yet, we can but I would never want to even beat down sponsors because we're saying we're losing money on events we're not losing money on okay. We do go to a lot of our businesses and I'm glad some of them stepped up and make sponsorships, but I can say that there's a lot of pressure placed on businesses by the administration to buy in and sponsor, and I don't want to make it seem like we're trying to squeeze everybody because we don't want to lose money. Because there's this fear that I as one individual is going am to say; Jerry you lost money and I'm upset. None of these events lose money, just the Veterans Luncheon that's not a lost, based on the economics of this, that's a lost, but it's not. It is a beautiful event, it's one that started while I was here Julia was part of it, that's not a lost ok! So let's get out of that lost, same thing with FastTrac, we don't get a sponsor for FastTrac, cost us money to do it but we're investing in small businesses in the hopes that if they have the tools to successfully run their business to have some working capital going that they will be more successful business people, they'll employ residents here, they'll pay property taxes, they'll sale taxes, it's not a lost. You know so I don't want to feel like there's got to be some kind of push to break even and we place it on the backs of not even just our residents but people who are coming to the festival for the first time. You know that word lost it just does something to me because it's not a lost. And I've been like I said; I've been at this festival, I don't know if it was 1972 when it started and I was there when I was born and I feel like every year I'm there it's very near and dear to me and it's a great event and I can appreciate what this administration, previous

administrations have done, just moving it over to the Civic Center. You know when Hubbard administration came in in 2008, I remember saying; Bill this is one thing we got to do, get off the front of the Percy Hebert lawns, ok! We need to grow we need to expand. So I'm all for it and we did it. But we still have to keep in mind what our community is, what this festival is, what our goals are and it's not to see that hard dollar profit because we do see it through other means. Michael I support this, I'm glad you brought it forth, I know it wasn't a requirement to consult the council to change the fee, I recognize that it wasn't a requirement, another thing that I was very upset about is that, I found out about the increase on social media. That's a slap in the face. Because guess what! When it goes on social media, who are they tagging in the post? Not you, not you, they don't know you guys. Me! Okay us. They're calling us. What's up with the increase? Baileigh, what's up with the increase? So even though I know it wasn't a requirement to inform or to get approval from us, let us know going forward. Because at that time we probably would have brought it to the council, made the vote at the time and we wouldn't have marketing material that's out there that's says one price. But you know what, if the marketing material says five dollars (\$5.00) and they get to the gate and it's three (3) that's a blessing. At least it's not the other way around. They'll be happy to know, I planned for this now I can get two more you know plates of whatever it is I'm going to have. But a little friendly email would have sufficed I think, a courtesy if would have sufficed. But I just wanted to share some of those thoughts because saying that we're losing, all of these events that come out of Economic Development, I don't ever see it as a lost. Now you can be wasteful and there are ways to not be accountable for the tax dollars, but investing in an event that brings business and tax revenue to the parish, that's not one of them that's not one of them. So Michael I appreciate it."

LaVerne Toombs stated, "First I'd like to apologize to the council that we did not inform you of the entry fee increase. But I have a question I guess to Councilwoman Remondet, I understand you were the Director of Economic Development and as Councilwoman Hotard indicated that you all moved the festival from here to the Civic Center and you did increase your fees, it was a dollar (\$1) in 2007 and then in 2008 you increased to two dollars (\$2) and then a year later you all increased it to three dollars (\$3), which means that the entry fee has not increased in 6 years. In the meantime, when we looked at it in a 6 year period, all the things that relate to the festival have increased. For instance with the Sheriff's Office, they have increased in their fees regarding security, as well as Rollo and a number of other items that relate to the festival has increased. So again, I think our whole idea here in asking or should I say; proposing this increase is for us to break even. I understand Councilwoman Hotard, you don't want to use the word lost. But when you look at it, if we continue at the price at \$3.00 we're going to be thirty-two thousand dollars (\$32,000) possibly in the hole. And if I'm not mistaken, when I was the interim Director of Economic Development, I could have sworn I heard some of the council members talk about the fact that the festival was always operating in a deficit. And so what we did in 2015 is that we began to look at sponsorships and that's why we have Marathon on board as our title sponsor, at this point they are a thirty thousand dollars (\$30,000) sponsor. And of course we have other sponsors, so right now we have almost ninety thousand dollars (\$90,000) in cash sponsorships, so that we don't a more serious deficit. So again, if we kept it at five dollars (\$5) we will break even. If we don't we will be in the hole. Now again when we're talking about marketing, right now we have ninety thousand dollars in sponsorships just in media sponsorships, where Mr. Jones alluded to and that's not cash

that's just sponsorship, but again we're reaching markets that we haven't reached out before. Last year was the first time that we did this regarding the media and I think we had about sixty-five thousand (65,000), so in 2014 we only had maybe eighteen thousand eight hundred (18,800) people and last year because of that outreach that we did we had over twenty something thousand people that attended the festival, people who had never attended the festival before. So I understand that all the businesses and individuals that do business in the parish are people who are coming in and pouring tax dollars into the parish is a benefit to us, but again administration do not want to continue to be in a deficit when it comes to this festival, we want to break even. And increasing the adult's ticket to two dollars (\$2.00) and one dollar (\$1.00) for the children, well we will be able to reach our goal. So I'm just curious to ask Councilwoman Remondet their reasoning for their ticket increase in 2008 and 2009."

Councilwoman Remondet stated, "Well we increased the prices to offset the cost of moving the festival. There's was a lot of infrastructure needed on the site, additional electrical panels and water lines and we had to set-up for cleaning of utensils according to the Health Department and what not, so there was a lot of cost and a lot of the land wasn't leveled. And over the years we've continued to improve on that site but it was to cover the cost of moving and defray some of that cost involved. Years ago, I don't recall, I know Jaclyn's an avid fan of the Andouille Festival and to be honest with you, when Jaclyn came aboard, she was the one who was most interested in seeing the festival improve and grow. So her hearts in the right place when she talks of it but, we did need to increase to meet some of those needs and at one time security was outrageous for the festival. And then it slacked down as we changed some things and brought in Rollo Security for part of it. And I'm understanding they've come in and taken over greater role but, the situation, the setting changes, how it works changes over time and all of that seems to fluctuate in different things but, we've had to increase over the years for things like that. Infrastructure changes but I think it goes with as you grow you need different things, if you're going to grow and bring more people you need different stages, more bands more what not so, according to what happens determines that price and the only thing I'm going to say and it's, can just be a rookie situation is; I've learned from Jaclyn, she just wants to know in advance and no one cared in the past, nobody really truly was interested in the prices and how it went about and whatever, but when Jaclyn came aboard she was very, very interested and that's one thing we learned, someone on the council level was truly interested and we started to realize we need form them in advance and that was the basic just to that. But we did increase prices for things like that so."

Councilman Wright stated, "Thank you, I just want to respond to that because it is my item. I do appreciate again the concerns of administration, I just think again it's the wrong focus, you know with the events that we've talked about you know, Andouille Pageant, the 4th of July Fireworks Show, the Veterans Luncheon, of course historically with inflation those cost and expenses have increased. But I will not put a CPI on a festival entry fee because our expensed are growing. As a government, our expenses are growing but again, as Ms. Hotard said it best, this is an Economic Development event. Our residents are already facing, I believe I've put it through emails to you guys, our residents are already faced with higher sales taxes because of the state budget short fall, we have higher water bills now because we have malfunctioning water meters. We're trying to build a billion dollar levee and we're going to have to ask residents a way to pay for that maintenance. At

some point it has to stop putting the burden on the residents. I agree with Mr. Madere, solicit more sponsors but again, it's an Economic Development event. And I just want to leave it at that."

Councilwoman Pannu stated, "I think most of you have already spoken what I wanted to speak but, do we have any other festivals besides the Andouille Festival in our parish?"

LaVerne Toombs stated, "No I don't believe not."

Councilwoman Pannu stated, "Exactly, so that's what I'm trying to say. This is the Andouille Festival and everybody all over the world will hear about it. So we definitely want people to come and visit our area and if we'd start jacking up the price, I understand it cost money because I think I did mention earlier I've been hosting the Asian Festival at the Zoo and every year our attendance have been increasing. What we do is, we get them to come in with a flyer with the discounted price, its four dollars (\$4.00) only, as compared to nineteen dollars (\$19.00) to entry fee to the zoo. If you don't have the flyer you pay the nineteen dollars (\$19.00). Maybe in the future you can come up with something that they have to bring a flyer or something to get a discounted price and if they don't bring it, maybe three dollars (\$3.00) or one dollar (\$1.00) with a flyer, however I think you will attract more people in that way because they will have something in their hand to say; here I have a flyer, you now I'm only going to pay a dollar (\$1) but I agree with all of them. This is not the time for us to skim these people because everybody is suffering. You know we are very blessed we have not had a major hurricane or things like that, but there has been a lot of people who have been suffering, they have relatives all over with you know with their homes flooded and things like that. Let's find of other means and how about national sponsors like Coca-Cola, they love to be everywhere, Pepsi, we had a Pepsi over here in Reserve, reach out to national sponsors and I can guarantee you, national sponsors will come because this is a, you know this is a new territory for them. Andouille is World Famous, as you said this is the World' Famous Andouille Town of the World. So why don't we do something different and encourage everyone to you know come, even with the low price. Because if we continue, because I was there I happen to be there at the meeting and the Randall's did raise the question, why are you raising the price? But of course at that time I did not have all the details and now I believe the council has shared and we know that in order for us to get more people, either specter of the fact because if you have five dollars (\$5.00) I can tell you, I have experience in holding festivals, people will shy away because they do not have the money and our population in St. John Parish is not the superrich like other areas where they can afford to through money. We need people, we need the whole community together because this is a community event as well. Not only a publicity for our Andouille Festival but the people come here and enjoy and celebrate that don't have, some of the people don't have vehicles to travel all the way to New Orleans to attend other festivals. But here they can hitch rides, they can ask their neighbors to come take them and walk, I've seen people walked to the festivals. So let's encourage and see if we can go back to the same price and at least this year and then maybe we can all try and get national sponsors, we have friends, we have people we can talk to."

LaVerne Toombs stated, "Well I mean Marathon of course is the 4th largest oil refinery in the country, so we're very fortunate to have them as our presenting sponsor. As far as Coca-Cola, they're also one of our sponsors as well. So we have reached out as far as we possibly can and again as I

indicated and stated, that we have over almost ninety thousand dollars (\$90,000) in cash in sponsorship. And the reason for that is for us to defray the cost and make sure that we stay within the budget. You as a council have given us a budget for us to stay within it and with it the best to our ability and that is the reason why we have reached out and tried our hardest to make sure that the residents here in St. John Parish experience a quality festival and it grows and it gets better year after year and my 2 years and this being my 2nd year, we have a lot of exciting things again, we have expanded our booths this year from 16 - 24 booths, so again I think that the residents who experience the Andouille Festival would have a wonderful time. But again, as administration we're doing our best to make sure that we break even. And so, that was the reason for this increase in the entry fee."

Councilman Snyder stated, "I'm good to! I completely agree with you Michael. Michael did a good job on bringing this up, putting it on our agenda and discussion that Ms. Hotard, I agree with you both. I just don't think we are ready for this right now enough though it's not a large increase. As far as for some of us, now some of us who make these big long paychecks, no problem that's a dollar or two. We bring our wife and child there but there's people that likes to come to this thing they have 5 kids. You know and may not have that extra money there and like you say; our water bills going up and we have some other issues as far as what our constituents or the people in the parish have to pay for. So I think if we're going to lose money on it, whose losing the money? Our budget is being taxed for this thing, our budgets and who controls our budget, we control our budgets. But yet we had no input on exactly the fees that's going up. I found out like Ms. Hotard did, under the pecan tree, that's where I found that out. You wouldn't know a thing about that...but I found out under the pecan tree that we were increasing, we were increasing our fees you know, that's where I found that out, I found out under the pecan tree that we're changing our rules as far as the vendors and things like that. That's where I found that out, I didn't know but yet and all, we're the ones that get the flack, we're the ones that get the emails, we're the ones that get the phone calls. So like Ms. Hotard said, sure what we have on the, we're advertising five dollars (\$5.00) to get in there, we go back to three dollars (\$3.00), I have no issue with that at all I really don't."

Councilman Madere stated, "I just want to say one thing again. Ms. LaVerne mentioned at one time we had sixteen thousand (16,000) and then with this what we had last year went up to twenty something, we raise this fee we'll be back to sixteen thousand (16,000) again. I do not think we need to raise the fee at all, we say we might lose thirty-two thousand dollars (\$32,000) in 3 days, we lose forty thousand dollars (\$40,000) in 20 minutes for the 4th of July we have no problem with that. So I think we're getting more bangs than our bucks for the Andouille Festival than forty thousand dollars (\$40,000) in 10 minutes for the 4th of July. Okay so if administration is looking at saving money, they might want to cut that out, that's forty thousand dollars (\$40,000) right quick. Ok this thing is thirty-two thousand dollars (\$32,000) in 3 days and that's not bad, okay do the math on that, that's not bad. Alright and I do not think that we need to raise those fees, I strongly like I said, I want to think Michael for putting this on there when I first read it and heard it underneath the pecan tree, I was upset about it and I think we need to, our job is to make life easy for the people that we represent and this is a time when the whole parish come together, District 1 - 7 and all the at-large come together as one big family, so we don't just raise the price on our family, we need to keep it like it is now. I definitely support that what Mr. Wright is about ready to do."

Councilwoman Hotard stated, "And to add on that, when we say a thirty thousand or forty thousand dollar lost, I'd like to see on a spreadsheet if there even is a way to get a hard dollar, how much revenue the festival generates, so yes we have a line item budget that says we're going to spend two hundred thousand whatever it is for the festival, we are getting revenue through vendors, through sales taxes, through hotels, restaurants, just people being in the area for the weekend, we have that number. It's on there?"

Jerry Jones stated, "That's on here. The only thing we don't have on there is hotels and that's because it would be skewed data, because the hotels are filled because of the flood and so that's the only reason why we wouldn't be able to use that to come up with an analysis on that."

Councilwoman Hotard stated, "Maybe this year you wouldn't be able to get the data but in prior years you should be able to collect that data from the hotels, they usually know who is here for what. Just from working in that industry, I mean I don't know if Jo and them can collect that. And also, just to touch on I believe there was some email correspondence about precious administrations did not consult the council or anything like that and what I want to tell you, just as I made the comment in 2008 when Hubbard administration came in and that was one of the things we said, we wanted to move the festival, you didn't see anything in the minutes but there was always dialog with administration and council about the festival. Just because it wasn't reflected in minutes, doesn't mean that it wasn't you know taken place. And kind of what Julia said, we want to be communicated with, not that you had to get our permission but when we increased some of these and actually now I think about it, some of it was supposed to be a onetime increase because the infrastructure was going to be a onetime, but there were communications that took place even though you didn't find it in the minutes."

Councilman Wright stated, "Thank you and look I don't want to be the dead horse but just a quick question; those numbers that were provided on the spreadsheet how did we come up with those numbers, was that done internally?"

Jerry Jones asked, "Which numbers are you speaking of?"

Councilman Wright stated, "The spreadsheet with the comparisons."

Jerry Jones stated, "Those were done internally and they checked by our Finance Department."

Councilman Wright stated, "What I would ask for and one thing I've learned numbers are the most factual thing to the human eye but they're also the most fictional. I would ask for a true market analysis done externally, not just you know us internally guessing off of previous years but a true market analysis and bring into what Ms. Hotard said; look at the parish as a whole because you know there are plenty of ways that we generate income and it's not just at the festival entrance. So I will ask for the previous and the next years to come if administration were ever to come and propose this again to please have a true market analysis done with a study showing that if it's a true need and what kind of impact are we're having economically."

MOTION: Councilman Wright and Councilman Madere seconded the motion to direct administration to set the 2016 Andouille Festival entry fee to the 2015 rates. The motion passed unanimously.

Councilwoman Hotard excused herself from the meeting at 8:47 PM.

Natalie Robottom - Resolution - R16-48 - A Resolution granting final acceptance of the Wastewater Manhole Rehabilitation project completed by Gulf Coast Underground, L.L.C. for the Department of Environmental Quality

Blake Fogleman stated, "Good Evening Council on behalf of Parish President. This resolution is to codify the Contractor has completed all items on the project and has submitted an Application for Final Payment along with a Clear Lien Certificate as part of the LDEQ Clean Water State Revolving Fund. Administration recommends approval."

Councilman Sorapuru asked, "What was the cost of this project?"

Blake Fogleman stated, "I do have the engineer with us tonight, unfortunately I don't have that final cost. This was actually the first very first project that was done on the DEQ Loan on the Westbank to refurbish manholes. This is just an administrative paperwork that was discussed with the loan program, it's a final paperwork that they needed to make sure that the project was closed out. I think this came before the council some months ago to accept it at its final complete. Total project cost on the DEQ Loan is roughly two million dollars for all sewer improvements. This is just one phase of it."

Councilman Sorapuru asked, "So is that part of the sealing?"

Blake Fogleman stated, "Yes this was part of, they went through and looked at all of the different manholes and came through and actually sealed in those manholes and recoated those manholes. It was the first phase of a multiphase project that we did with DEQ. Like I said again roughly two million dollars, we're about to go back on the Westbank for another two hundred thousand dollars (\$200,000) of lining. We're going to be presenting that in the upcoming council meetings, we're about ready to go out for bids for that."

Councilman Sorapuru asked, "So when was this project completed?"

Blake Fogleman stated, "Early 2016. It was in early 2015, yes sir."

Councilman Sorapuru asked, "2015 it was completed? And you're just now getting the final payment?"

Blake Fogleman stated, "No, this is just finalization of some closeout paperwork that the state was required. So they needed something from the council actually finally approving it, we actually came to the council with getting that cleared and paid. I think this was just a resolution that goes along with the loan paperwork. They were doing some housekeeping on some of that paperwork with the engineer and the state. The state requested we do this for this one particular project."

Councilman Sorapuru stated, "Ok I'm not familiar enough with this project, I'd like to do a walk through on this project."

Blake Fogleman stated, "We can arrange it!"

Councilman Sorapuru stated, "Please arrange it."

MOTION: Councilman Snyder moved and Councilman Madere seconded the motion to

approve Resolution R16-48. A resolution granting final acceptance of the Wastewater Manhole Rehabilitation project completed by Gulf Coast Underground, L.L.C. for the Department of Environmental Quality. The motion passed with Councilman Sorapur against and Councilwoman Hotard absent.

Julia Remondet - Resolution - R16-49 - A Resolution granting a permit for Noranda Alumina, LLC for a dirt pit located on Lot K-1 in Baudry Heights Subdivision, St. John the Baptist Parish

Alexandra Carter stated, "Approval of this permit application is limited to excavation of an eighty acre dirt pit and has proceeded in accordance with procedures outlined in Ordinance 12-33. This application has been reviewed by relevant Parish departments, the Utility Board, and it meets all applicable requirements of the Code. Excavation is estimated to last approximately nine months and the dirt will be transported by private road to a neighboring property. Administration recommends approval."

Councilman Snyder stated, "What will be doing with this property once this pit is dug, because you know we have that contamination of the Westbank right or we had it."

Councilwoman Remondet stated, "That would be another permit application. This is a very limited permit."

Alexandra Carter stated, "Right! We would discuss with the applicants that; what is being approved today is in fact just the dirt, just the pit, if in fact and we've been advised that if they were to use the pit for their purposes on site, retention of any materials, that that would have to go through DEQ which would involve a separate permitting process for that particular process."

Councilman Snyder stated, "Ok."

Councilman Wright stated, "Just briefly and I'm glad, I don't know if in 2012 we passed a great piece of legislation with the regards to clay pits and I think what basically what it did was, it just the governing authority more control over what was happening, so you know I want to that the individuals involved because you know the process outlined and the ordinances, of course the process that they're following."

Councilman Perrilloux stated, "Thank you and I'd like to say because I brought that to attention and Mr. Wright reviewed it because I know we passed it in 2012 and denied a pit and he had legal review it today and we're in compliance and I think everything is fine. I talked to Ms. Saulny and Ms. Carter because I didn't want to get in a situation and I told Ms. Remondet, that we get caught up in something legally. And everything was cleared so I'm good."

MOTION: Councilwoman Remondet moved and Councilman Becnel seconded the motion to approve Resolution R16-49. A resolution granting a permit for Noranda Alumina, LLC for a dirt pit located on Lot K-1 in Baudry Heights Subdivision, St. John the Baptist Parish. The motion passed with Councilwoman Hotard absent.

Marvin Perrilloux - Woodland Drive Repairs - Authorization for the St. John the Baptist Parish District Attorney's Office to retain special counsel

Geoffrey Michel, Legal Advisor for the Parish stated, "Thank you Mr."

Perrilloux. As you may know on May 1st a motorist lost control of their vehicle and struck a fire hydrant causing it to dislodge on Woodland Drive. The accident caused a loss of water pressure to approximately 35,000 residents and detached a shut-off valve needed to isolate the line for repairs. As a result of this, the parish has reasons to believe that the water pressure released from the fire hydrant compromised the infrastructure of Woodland Drive which caused a portion of the street to collapse. The parish spent an excess of a hundred thousand dollars (\$100,000) to fully repair Woodland Drive. The insurance company for the driver has refused to cover the total cost of the repairs. Therefore, the parish is considering litigation against the driver and insurance company to recover the funds expended by the parish for the street repairs. Due to the technical nature of this potential suit, our office seeks to assign this matter to a law firm with expertise in areas of construction law and municipality infrastructure. Specifically the firm will work with our office by representing the parish and evaluating the parish's claims, liabilities and potential for recovery. Thank you."

MOTION: Councilman Wright moved and Councilman Madere seconded the motion to grant authorization for the St. John the Baptist Parish District Attorney's Office to Retain Special Counsel in reference to the Woodland Drive Repairs. The motion passed with Councilwoman Hotard absent."

DEPARTMENT/ENGINEER REPORTS:

Jaclyn Hotard/Lennix Madere/Larry Sorapuru - (Carry Over 9-27-16) Water Bill Clarifications/Explanations

Curtis Young stated, "As previously discussed, the failure rate for water meter registers is increasing and they require manual reading. Due to internal repositioning of staff, the billing cycles are decreasing and we are continuing to work diligently towards lowering the average billing cycle to our target of 30 days. Two newly hired meter readers are on board and we have implemented internal policies and procedures to ensure that we can obtain the targeted read-time goals. Lastly, we have met with our bond attorneys to devise a long-term strategy to implement a staggered register change out program."

Councilman Madere stated, "Yes, Curtis you're getting to be a regular appearance at the council meeting concerning this. I think this is your 3rd time and I understand, I spoke with Mr. Snyder and I put this on the list because I'm constantly getting people coming to my house and calling me about their water bill and a lot of it is just they're just not communicating, they're not getting the information, they're not totally understanding what's going on and like I said one time before, it's a mistake you know, I don't want to go back to something that just happened a little while ago but, we had a situation where the parish was at fault. This is a situation where the parish again, basically caused the problem, not intentionally but it's a problem caused by the parish, not the individual citizen. And I said it one time before that a simple process that would of eliminated all the phone calls, all the phone calls and not cause this parish one dime, was to average everyone's bill in the area that had that problem and if I been paying fifty dollars (\$50.00) I would continue to pay fifty dollars (\$50.00) while you go through your process of fixing the meters. And I would not had any phone calls, you would not be your 3rd appearance up here, but it seems as though we don't listen sometimes. That's something that should have been handled, it don't cost the parish a dime. Not a dime if everyone in here still paid their

water bill what they averaged every month. How do we lose money if everyone paid what they always pay? We're not losing. Okay but now the one who lose is the citizen, because instead of paying fifty dollars (\$50.00) a month, that individual is asked to pay eighty (80) and another problem I have is; 30 day bill of an individual may have fifty (\$50.00) for 30 days and then they have 45 days come on their bill, you have an additional 150? How can could you get that much more in an additional 10 days? Something is not right, and the only explanation when the citizen come is; you have leak. Everyone can't have a leak in the parish, everyone don't have a leak. A lot of these people's concerns are genuine that all of a sudden, their bills are high, in some cases double, like Mr. Snyder said like 2 weeks ago, a guy bill tripled or something like that, okay 300 percent, that's a big leak that's a very big leak you know. So I think maybe you know and no disrespect to our employees, okay because I think we have tremendous employees but, are we definitely reading them all right? Are we definitely getting them all right? And then, also as the water bill go up, also the sewage go up, right?"

Curtis Young stated, "Correct."

Councilman Madere stated, "And they go hand in hand. Ok so, what I'm saying is, this all could have been eliminated if someone would have just sat down and said; how we can make good for the citizens without costing them anything and without costing the parish any money? If the parish was getting a million dollars a month and you put everybody locked in, they still would get a million dollars a month. And no one is making phone calls, you're home sleeping and everything is good. You know it wouldn't be your 3rd appearance up here. Alright so, and everyone don't have a leak, so some of these people have legit concerns and I think that's why you're here for the 3rd time. You know I think I would just like for sometimes administration or whoever in charge to listen closely sometimes when someone makes that suggestion. And I made that suggestion when this first happened, because I do not think the residents should bear the burden of something that they had no part in."

Councilman Sorapururu stated, "Yes I know you walked into this situation but Mr. Madere was saying, we're getting a lot of phones calls about this. My question to you is; what is the emergency strategy you have right now to solve this problem with getting the new meters we need? I know you spoke about talking to the bonding attorney, so what our strategy to fast track that movement of getting the meters we need?"

Ross Gonzales stated, "Good evening council. Well eventually is going to come down to dollars, and we have to find dollars to make a replacement plan. The problem we have isn't isolated to one area, its parish wide. And when we estimate a bill and we've done that in a lot of instances and then we read the bill the next month, if we've under estimated then the constituent gets faced with a lot larger bill because of the estimating. As we're finding out estimating is not an exact science when we go out to reread. A lot of the high bills, we'll go out and reread the meter and the reading is accurate. Now whether the meter is functioning accurate, you know we're told by the manufactures it's got a 98% accuracy rate. So if we read and there is no leak and their bill's high, according to legal counsel, we cannot adjust the bill if there's no error of the fault of the parish, we cannot write the bill down. So that's kind of a situation that we're stuck in. Again, you know replacing them is going to be very capital intensive. We got estimates from two million to five million dollars, depending what route we take and there's no real funding source right now to replace them. And we've gotten that billing cycle

down by hiring some new employees and getting out there, we had people doing disconnects and reconnects, we've positioned them to manual readings and we've gotten the average billing cycle down from maybe it was 42 days, it's now down to 33, 34 day range which is much closer to what it is, what it was and what hope it could be. But it's not perfect yet and you know we're working on it diligently. Now, on the opposite side we're not doing a lot of disconnects and reconnects for people who aren't paying bills, people you know are choosing not to pay bills, we don't have the manpower. So it's kind of like a double edge sword, we fix one problem and we're kind of creating another problem."

Councilman Sorapuru asked, "So you're saying we have a lot of people that just not paying the bills?"

Ross Gonzales stated, "Well I'm not sure of the number but there are some people who are falling through the cracks and you know we're not able to get out there and do take the efforts that it takes to make them pay."

Councilman Madere stated, "Yes, I think that is, could you state what you said the lawyers told you that we couldn't do?"

Ross Gonzales stated, "If it's a faulty meter, like it's the parishes' fault, we can adjust the bill. If it's the problems on the constituent's side of the meter we're told that we cannot, you know we can't take anything off the bill."

Councilman Madere stated, "Ok I understand that. So what I'm saying is; this the parish fault on our side the meter. So we can adjust the bill, okay that's parish wide. That's why I said that if you would take the average bill of a person, when this problem first started and over a 12 month period they paid say; five hundred dollars (\$500.00) or whatever and you divide that by 12, you're good with numbers ok and that's what we pay you for and if you divide that individual bill, you know what he average out per month, what he average out per month you're going to come out with a total. And my explanation was, that's what he or she pay until you fix the problem that was caused by the parish. And it is legal cause you said you could not adjust the bill if it's on their side but you can adjust it if it's on our side and this is definitely on our side and it have not been adjusted. What happened, parish just okay we give you a 45 day bill, we give you a 50 day bill, but they still get a disconnect notice in there. And we said at the previous 2 meetings that we're not going to disconnect anyone. You don't have too many people in their eighties or late seventies looking at this meeting, but when they get a bill and they're on a fixed income and they see a disconnect notice on them, they go into a panic mode, you understand, they panic. And then they're looking for us, they're looking for you, you understand and like I said; you know it's legal for us to adjust it if it's on our side, and I said that when this thing first started and no one seemed to have been listening. Twelve (12) months find out what those individuals pay, adjust it according to what you say the lawyer said we can do because it's our problem, everyone would have been paying the exact same thing they were paying the previous year. The parish lose no dollars, they lose no dollars and you solve the problem. Ok maybe I was talking in Japanese, I don't know when I was saying that but that's what it is."

Ross Gonzales asked, "Ok, well can I give you some examples?"

Councilman Madere stated, "What?"

Ross Gonzales stated, "Okay we have somebody paying say; sixty dollars (\$60.00) a month for 12 months. They get a two hundred fifty dollar (\$250.00) water bill, we go out we reread the meter the meter is exactly right, two hundred fifty dollars (\$250.00) of usage. How do we adjust that bill?"

Councilman Madere stated, "Well here's what I'm saying about that. I say the 12 months that the reading is ok, some people have a leak and their bill may jump, but there's a reason on their side. I'm not talking about any other thing you know as far as people behind, I'm talking about people that actually pay their bill on time all the time and everyone else is asking to pay extra for something that's not their problem. And legal say, if it's our problem then we can adjust the bill, so my suggestion to adjust the bill until we solve the problem, was just divide what the average bill is for a year and that's what they pay. The parish is not losing any dollars and the individual homeowners are not paying anything extra, not paying anything extra, that's what I'm saying. Now as far as people that were already behind or cut off, well that's a different, that's something different. And I'm talking about everyone is being stuck with the same problem, everyone, so that's what I'm saying. And that's something that I think could have been handled and I'm not putting that on you or Curtis, because Curtis walked into this landslide, you know that's what I'm saying cause you walked into it to. But I'm just saying, that's to me would have been the simplest way to handle it and everyone would have been satisfied. If you talk to the average citizen on the street, they said the same thing. If I was paying what I normally pay, no problem."

Councilman Snyder asked, "Are we finding out any other issues with the meters or readers or/and beside the fact that they're going over 30 days some go 40 days, 42 or 43 days, are there any other issues we finding that may be happening out there?"

Ross Gonzales stated, "Nothing that we can document. Now that billing cycle has come down, there's no bills, we don't believe any of the bills over 40 days, that's kind of would be nothing not the norm anymore, we're back down to the 33, 34, 35 day range. When we find these problems we're reading the meter, the numbers are accurate, now whether the meter is functioning accurate that I can't say, but when they get a high bill, if we would estimate somebody's bill for 6 months and in those months they've consumed three or four hundred dollars, when we give them their actual reading, they're going to get a lot higher bill that they would get if they were getting it on an actual usage basis. To estimate sixteen thousand bills (16,000) would take us more than a month because you have to do each one manually. Unless we just set some flat rate you know and apply to everyone's bill, but that wouldn't be fairly reflective with somebody's, each person's average was for 12 months. You have to do it with the system we have, you got to do each bill individually to estimate it."

Councilman Snyder asked, "So there is no other issues with besides the fact that we're just going over 30 days?"

Ross Gonzales stated, "There's no mechanical issues that we can prove. And some bills look odd, but when we do the reread the numbers are what the numbers are. And if somebody gets a 45 day bill, they're only going to get billed 365 days in a year. So if they get a 45 day bill, they're going to have to have some shorter periods before the year is out."

Councilman Snyder asked, "There isn't a slide scale on the amount of water you

use, is it all the same for a gallon of water?"

Ross Gonzales stated, "No there's not. There's a minimum usage in the rate..."

Councilman Snyder interrupted stated, "I know there's a minimum use right!"

Ross Gonzales stated, "Yes sir."

Councilman Snyder stated, "Right but what I'm saying is; if I used a 1,000 gallons if I use 2,000 gallons, does that come down, per gallon come down or does it go up higher?"

Ross Gonzales stated, "You bill on the first 4,000 gallons, the minimum is based on four thousand. So one thousand or two thousand you still get the minimum bill, which is 16.08 I think."

Councilman Snyder asked, "Okay 4,000 I get the minimum?"

Ross Gonzales stated, "Yes sir."

Councilman Snyder asked, "Anything over that, if I use a 100,000 is the scale still the same per thousand?"

Ross Gonzales stated, "No sir, no it goes up."

Councilman Snyder asked, "I know the bill would go up, will the scale go up?"

Ross Gonzales stated, "The per gallon goes up when you're above the minimum usage."

Councilman Snyder asked, "You have completely lost me."

Ross Gonzales stated, "If you 2,000 gallons, you're going to pay 16.08 whatever that breaks down per gallon, 8¢ per gallon or whatever. If you use 4,000 gallons you still get the \$16 bill and it drops to 2¢ a gallon or whatever the math is. Now above that, is there a sliding scale at a higher rate?"

Curtis Young stated, "I mean it is a different rate. Once you go over the minimum, the set minimum then yes, there's a difference. Yes sir."

Councilman Snyder asked, "The difference is in the positive or is it in the negative? As far as the scale is concerned?"

Curtis Young stated, "It's going to be positive."

Councilman Snyder asked, "So over 4,000 if I used 5,000 gallons, that 1,000 I used of that 4,000 might be five dollars (\$5.00) a gallon. But if I go 10,000 and 2,000 gallons over it might be ten dollars (\$10.00) a gallon, that's what you're saying?"

Curtis Young stated, "I'm sure what that exact rate is but, once you go over that 4,000 that 4,000 minimum which is 16.08, as it goes up, it's the same per household. Whatever the rate is."

Councilman Snyder stated, "See and that's point I'm trying to make right there you see. The fact that some of these bills just I can understand it from \$30.00 a month for 30 days, I'm going to go 10 days and I got \$3.00 whatever it is you know, but if that's a sliding scale and your meter in your reading is off by 15 days, so I'm going to pay more money not using any more water than I use per day or per hour, than I was using before. Only difference is the parish just not reading it on time. So it look like I'm using more water like I got more days on it. I'm trying to find out, why some of these people are having these bills and it just doesn't make since some of 30 and 40 days and their bill is 300% high?"

Curtis Young stated, "And that's one of the issues with the failing batteries of the meters. There's actually a test that we can do that's called probing right? Where you can actually go out to the individual's house and with the computer system that we have in the trucks you can actually determine the water rate per hour, per day and in situations like that. But with the failing of the batteries, we're actually not allowed to do that, I can actually and what we're starting to do now is actually maybe write it up as a faulty meter, do an adjustment and change out that register at the same time."

Councilman Snyder stated, "As long as we're trying to do something, I'm satisfied you know, I just I still got a little itch about some of those bills how high they are as far as percentage wise are concerned. Thank you!"

Councilman Wright stated, "Just a question. A lot of this is really going to be individual based but kind of piggy backing on what Mr. Snyder and Mr. Madere said. If we have a meter that is a resident is going to get a billing cycle with an astronomical amount and the meter is checked and the consumption levels were accurate in line with that bill, and the meter shows that it's not a faulty meter, where do we go from there, because you know at the end of the day you know we have to rely on the customer and I know cases have come up in individual instances where I've had an elderly couple that have a water bill in an excess of \$200.00. They've had over the course of years had to reduce the number of times they've washed their clothes, they tried to reduce the amount of times they took a shower and took a bath, they didn't have a pool and it was an elderly couple who spent a lot of time in Texas because her husband was a cancer patient. So they weren't home maybe 50/40% of the month, so what do we do in those types of situations, because I do see where we are having that more and more, it obviously points to the meter. So relying on you know a large amount of faulty meters, so although the meters are not saying it's faulty, it's got to be a faulty meter."

Curtis Young stated, "Right and we haven't been disconnecting. We haven't been disconnecting, we're still doing the extended as far as extended bills as far as working with the customer on an individual basis to pay what they need to pay. So like I said, since this problem has arrived we have not been disconnecting."

Lennix Madere - Update on drainage and drainage project in District III (E. 16th & E. 29th Street)

"Phase III of the Reserve Drainage Project is currently on schedule. Half of East 24th Street has been completed. East 16th Street ditch has not yet been dug but it is on the schedule for completion within the next month and a purchase order has been issued for the survey on East 29th Street."

Lennix Madere - Utility concerns in District III

"The Utilities Department has completed the water leak repairs on Grant Street. Water leak repairs on Chad B Baker are on-going."

Lennix Madere - Update on Delta Land Levee project - Belle Pointe

"Delta Land representatives have requested an internal meeting with the Council and Parish Engineer to discuss future plans."

Larry Snyder - Update on Council Chambers work and cost associated with delays

"There were several delays related to this project due to material delays and improper installation of materials. The project is now substantially complete with the exception of the attached punch list items. The Parish is in discussions with the design engineer regarding assignment of liquidated damages in accordance with the contract language. The project is 39 days past due."

Larry Snyder - Date set to hold public workshop on Community Center Future

"Possible dates were given to the Council Secretary to schedule a committee meeting. No date has been confirmed at this time."

Larry Snyder - Update on Ms. Hotard's Resolution R16-44, to establish a drainage crew within the Public Works Department

"This item will be addressed as a department report."

EXECUTIVE SESSION:

Parish Buildings - Security

Lennix Madere - St. John the Baptist Parish vs. Myrtle F. Victor, Roba Inc. and Adair Asset Management, LLC, 40th JDC, #63827

Any and all pending legal matters

INTRODUCTION OF ORDINANCES:

There are no ordinances to be introduced.

PRESIDENT REPORT:

Natalie Robottom stated, "Good evening. On Saturday, October 1, approximately 80 youth competed in St. John Parish's 1st annual NFL Punt, Pass and Kick event at East St. John field competing against their peers in a variety of football exercises. It was an overwhelming success and we want to thank all those who participated in the event and to the volunteers. A special thanks to the Sheriff's Office and Raising Cane's of LaPlace who helped our hardworking recreation staff during the event. Thank you to the residents of Pleasure Bend for coming out and voicing their concerns at the recent town hall meeting. We are committed to working with you on finding solutions to the problems in this area and will support Councilman Sorapuru and Councilman Becnel as best we can on these endeavors. Congratulations to our recently crowned 2016 Andouille Queens, Miss Janet Nelson and Teen Queen Kash'mir Foley. Both will reign over

the Andouille Festival this weekend and promote a smokin' good time. We hope you have a great year as Queens! Congratulations to our other Andouille Queens in the baby through 12 year old age group. Also, a special thank you to the staff for coordinating another successful Andouille Pageant and baby pageants. The photos from the baby pageant will be up on the website and social media soon. We want to again invite everyone to the 2016 Andouille Festival presented by Marathon Petroleum Company, LP. The festival is Friday, Saturday and Sunday at the Community Center and Thomas F. Daley Memorial Park. The band lineup, food & craft vendors and a list of all special events and activities can be found on the Andouille Festival website at www.andouillefestival.com. For the first time in festival and station history, WGNO News with a Twist will be broadcasting a live show beginning at 5:00 p.m. at the festival grounds and will feature all there is to know and love about St. John, its people and the Andouille Festival. Don't miss this fun event airing live on WGNO Channel 26 at 5:00 p.m. and 6:00 p.m. Friday from our festival grounds. REMINDER to all: The Park will be closed until October 19 for Andouille Festival logistics. Cambridge, Belle Pointe, Emily C. Watkins, Greenwood, and REGALA Parks are available with walking paths or visit sjbparish.com for all park locations. The Sheriff's Office will host Night Out Against Crime on October 18th, 2016. Residents interested in hosting parties and participating should register with the Sheriff's Office at (985)652-9513. Residents are encouraged to get engaged to the November 9th election by early voting from Tuesday, October 25th from 8:30 a.m. to 6:00 p.m. through Tuesday, November 1 at the Registrar of Voter's Office located in the Percy Hebert Building in LaPlace and the West Bank Courthouse in Edgard. A sample ballot and list of polling locations can be found on the Louisiana Secretary of State's website. To close, we hope everyone has a great weekend and hopefully see you at the fest! Thank you.

ADJOURNMENT :

At 10:10 PM, Councilman Snyder moved and Councilwoman Pannu seconded the motion to adjourn. The motion passed Councilwoman Remondet, Hotard and Councilman Perrilloux absent.

/s/Marvin Perrilloux
COUNCIL CHAIRMAN

/s/Jackie Landeche
COUNCIL SECRETARY