



These minutes are from the meetings of the Public Committees on December 5, 2017. Mayor Pro Tem Kilpatrick-Harper advised attendees that Alderman Berrigan and meeting participant Paul Mayronne were running late. The Mayor Pro Tem asked Counselor Deano if a change in the order of items within a committee requires official amendment. The Counselor advised that it did not. Mayor Pro Tem Kilpatrick-Harper asked Mayor Lemons who was sitting in for Alderman Berrigan for a motion to amend the agenda to add a discussion of weapons on Town property. Mayor Lemons declined. Mayor Pro Tem Kilpatrick-Harper asked Mayor Lemons to open the "Committee of the Whole." Mayor Lemons declined. Mayor Pro Tem Kilpatrick-Harper moved to defer the Governmental Committee to follow the Economic Development Committee. Public comment included a request that consideration be extended to attendees present to participate in a governmental committee discussion. With this, Mayor Pro Tem Kilpatrick-Harper moved to defer the Governmental Committee Meeting until after the Infrastructure Committee Meeting, seconded by Mayor Lemons.

Alderman Murphy led the Pledge of Allegiance. Mayor Lemons announced that he complied with a request from St. Tammany Parish to participate in a proclamation declaring the week of December 3 through December 9 as "Shop Local Artist's Week."

#### **INFRASTRUCTURE COMMITTEE:**

Alderman Murphy moved to open the Infrastructure Committee Meeting and to accept the November 2017 minutes; in Alderman Berrigan's absence each motion was seconded by Mayor Lemons. Mayor Lemons advised that the DEQ bonds have been approved and delivered. The Town has initiated the first draw and the sewer study and evaluation will begin soon. Alderman Murphy introduced Town Engineer Andre Monnot. Mr. Monnot directed the Aldermen's attention to the professional services contract to begin the underground investigation of the gravity sewer collection system to include smoke testing, manual inspection and closed circuit tv. He advised that this is the first step in the execution of the project. The duration of this phase is scheduled to take approximately four to six months. Mr. Monnot went on to explain details of the evaluation process. It was noted that the estimated value of the contract amounts to \$461,000.00. Alderman Murphy moved to close the committee meeting, seconded by Mayor Lemons.

**GOVERNMENTAL COMMITTEE:** Mayor Lemons moved to accept the November 2017 minutes, seconded by Mayor Pro Tem Kilpatrick-Harper. Mayor Lemons referenced Instrument 2017-008 amending the Abita Meadows annexation, explaining that the legal description required fine tuning. It was also noted that an amendment to the instrument, scheduled for consideration at the January Town Council Meeting, would address the Planned Unit Development zoning classification. Agenda item #2 involved a recommendation from Planning and Zoning to discuss the possible regulation of Airbnb in the Town. Members of the community and the Board explained that the name Airbnb is but one of many online marketplaces enabling people to lease or rent short-term lodging. Community members generally spoke in favor of some type of regulation; they encouraged thoughtful consideration with community participation. Opinions ranged from not allowing the rentals in residential areas to licensing and limiting the total number allowed in the Town. Mayor Lemons moved to create a committee to study the options and formulate suggestions. Mayor Pro Tem Kilpatrick-Harper requested that the Town Clerk investigate tax collection on existing rentals. She added that she was not prepared to move forward in establishing a committee without input from Governmental Committee Chair Berrigan. Agenda item #3 involved a discussion of the Planning and Zoning recommendation to rezone a parcel of property on Hwy 435 known as the Quail Farm property to a Planned Unit Development. The developer's attorney, Paul Mayronne addressed the Board explaining details of the process thus far and presented information contained in the plan. Mr. Mayronne reported that the proposed development contains 96 lots which vary in size with an overall density of 2.2 units per acre. Also included are dedicated areas for green space with retention ponds, passive and active recreational spaces and approximately 4.3 acres for commercial enterprise. There will be no intrusion into the wetlands with lot development. Forthcoming discussions will include drainage, sewer and water. Mayor Pro Tem Kilpatrick-Harper and Alderman Murphy noted that demand based on individual lifestyle dictates interest in different types of development and it is important for a community to offer a variety of options. Mayor Lemons advised that the topic will go back to Planning and Zoning for additional required information prior to the next Board review. The final Governmental Committee agenda item was related to the Town's Historic Guidelines. Historic Commission Chairman Ron Blich addressed the Board and presented a comprehensive proposal to address deficiencies in the status of historic materials. The project would be tailored to the Town's needs, include an inventory of the Town's historic properties, be based on

current guidelines and would be presented in a format that is more easily understood. Mr. Andre Monnot, as a member of the Historic Commission, noted that the project is important as it will assist in good communication by providing drawings, giving context and ensuring consistency. This will help the Commission to do its job more effectively and help clarify guidelines for the public. Mayor Lemons reported that best practices call for additional quotes and said that funding has been appropriated in the 2018 budget. Mayor Pro Tem Kilpatrick-Harper moved to close the committee meeting, seconded by Mayor Lemons.

**FINANCE COMMITTEE:**

Alderman Blitch Welliver moved to open the Finance Committee Meeting and to accept the November 2017 minutes, seconded by Mayor Pro Tem Kilpatrick-Harper. Mayor Lemons directed attention to the 2018 Budget. Alderman Blitch Welliver noted that the budget was discussed in detail at an earlier Finance Committee Meeting. Mayor Lemons provided an update on the replacement of the Town Center Sign. Returning to a discussion of the budget Mayor Pro Tem Kilpatrick-Harper expressed reservations regarding the Harrison Avenue Extension which led to further discussion of the possibility of the roundabout at Harrison Avenue and Hwy 59. A local resident asked for an explanation regarding the payment of the debt service with insufficient sales revenue for water and sewer. Town Finance Director Niki Mendow responded that revenue was not limited to sales alone. Alderman Blitch Welliver made a motion to move the Budget Ordinance to the Town Council without recommendation, seconded by Mayor Pro Tem Kilpatrick-Harper. Alderman Blitch Welliver moved to close the meeting, seconded by Mayor Pro Tem Kilpatrick-Harper.

**ECONOMIC DEVELOPMENT COMMITTEE:**

Alderman Curtis moved to open the Economic Development Committee Meeting and to accept the November 2017 minutes, seconded by Alderman Murphy. The Mayor detailed the need for the Harrison Avenue extension as an east to west corridor and a vehicle for economic development for the Town. The Mayor explained that the Town of Abita Springs would be responsible for construction of the roadway from Highway 59 to the Tammany Trace, St. Tammany Parish would be responsible for development of the middle section of the roadway with Abita Meadows developers completing the last section east to Highway 36. Mr. Monnot also touched on environmental issues, permitting and the Regional Planning Commission study. Responding to a call for public comment, a local resident stated her point of view regarding the addition of agenda items during the meeting. She noted that this practice should be limited to unusual circumstances and avoided if at all possible. Alderman Curtis moved to close the meeting, seconded by Alderman Murphy.

Alderman Blitch Welliver moved to close the meeting of the Public Committees, seconded by Alderman Curtis.

MEETING ADJOURNED  
RESPECTFULLY SUBMITTED THIS 5<sup>th</sup> DAY OF DECEMBER 2017.

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Kathy Armand, Town Clerk

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Greg Lemons, Mayor