

City Hall
Westwego, Louisiana
Regular Session
Monday, April 9, 2018

The Mayor and City Council of the City of Westwego met In Regular Session at 6:00 P.M., Monday, April 9, 2018, in the Council Room at City Hall, 1100 Fourth Street, Westwego, Louisiana.

There were present:

Mayor Joe Peoples
District 1 Council Member Glenn Green, Sr.
District 2 Council Member Johnny S. Nobles, Jr.
District 3 Council Member Lisa H. Valence
District 4 Council Member Matthew J. Rivere
District 5 Council Member Johnnie Lynn Thibodeaux
Chief of Police Dwayne Munch, Sr.

CALL TO ORDER

Mayor Peoples called the meeting to order and asked everyone to stand for the invocation.

INVOCATION AND MOMENT OF SILENCE

Mayor Peoples lead the assembly in prayer, followed by a moment of silence in memory of the deceased members of our community.

PLEDGE OF ALLEGIANCE

Deputy Clerk Maurice Bourgeois led the assembly in the Pledge of Allegiance.

AMEND THE AGENDA

MOVED by Council Member Nobles, and seconded by Council Member Rivere, to amend the agenda to discuss airboats, NOLA Raceway, feeding wildlife, trash and tree limbs, and alcohol permit for Farmers Market. Council Member Green to amend the agenda to introduce an ordinance concerning pets, Council Member Nobles to amend to discuss the City of Westwego Water Plant and Farmers Market parking lot, and Council Member Rivere to discuss Westwego Boat Launch.

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

ADDRESS THE CITY COUNCIL

GPS HOSPITALITY/ BURGER KING – 500 WESTBANK EPRESSWAY

Shelia Washington representing GPS Hospitality addressed the City Council requesting an Occupational License.

MOVED by Council Member Rivere, and seconded by Council Member Thibodeaux, to grant an Occupational License to GPS Hospitality/ Burger King.

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

BETTY LANDRY/ HISTORIAL DISTRICT COMMISSION – 421 SALA AVENUE

Betty Landry of the Historical District Commission gave a report and had three new members of the Westwego Historical District Commission sworn in. Council Member Green swore in Henry Quintanilla, Loretta Brehm and Mary LeBlanc as new members. Mayor Peoples thanked them for serving on the board.

TIMOTHY MATHERNE- 710 CENTRAL AVENUE

Mr. Matherne addressed the City Council requesting an Occupational License for a food truck and a storage building on his property at Westbank Expressway and 974 Avenue C.

MOVED by Council Member Rivere, and seconded by Council Member Nobles, to grant an occupational license and permission for a storage building to Mr. Matherne.

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

JOHNNY SHADDINGER – 312 AVENUE B

Mr. Shaddinger addressed the City Council to discuss various topics.

CONCEPCION ACEVEDO – 104 SALA AVENUE

Ms. Acevedo is the new owner of El Rancho, she addressed the City Council requesting an Occupational and Liquor License.

MOVED by Council Member Green, and seconded by Council Member Rivere, to grant an Occupational License and Liquor License to Ms. Acevedo with the understanding this will be a bar only; no cooking, or exotic dancers. Ms. Acevedo must meet all inspections.

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

LEONARD WAGNEPACK – 800 7TH STREET

Mr. Wagnespach addressed the City Council to discuss various topics.

KISHA SCOTT – 222 FOURTH STREET

Ms. Scott addressed the City Council to request an Occupational License for her Arts and Craft Business and permission to do sidewalk sales. A discussion followed.

MOVED by Council Member Thibodeaux, and seconded by Council Member Valence, to grant tentative approval of the Occupational License pending the Inspector's approval.

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

Fire Chief Ryan Guidroz asked for the Fire Marshall's approval due to residents living upstairs at this property.

PRESENTATIONS / ANNOUNCEMENTS / ACKNOWLEDGEMENTS

(JP) John Monson – Southeast Louisiana Flood Protection Authority West (SLFPA-West)

Mr. Monson gave a presentation on the importance of the millage that will be on the ballot on the April 28th election. Mr. Monson asked the council for their support of this millage.

VERBAL RESOLUTION 2018-04(C)

On motion by, and seconded by All Council Member, the following resolution was introduced:

A resolution of the City Council of the City of Westwego, supporting the West Jefferson Levee District's April 28, 2018 millage proposition which creates a 4.75 mill ad valorem property tax mill levy for ten years ending in 2027.

MOVED, and seconded by All Council Members, to adopt Resolution 2018-04(C)

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

Council Member Nobles encouraged all to vote on April 28th for this important millage.

(JP) T. J. Aldor, Nicole Volpi, Luke Strack, and Thomas Calamari from City of Westwego EMS

T. J. Aldor thanked the City Council for the new ambulance and announced it was in front of City Hall for all to view the vehicle.

Nicole Volpi gave a process report on EMS and discussed the need for the millage renewal. The Council Members and Mayor Peoples praised the great job City of Westwego EMS does for our community.

MOVED, and seconded by All Council Members, to put the renewal of EMS 7 millage, which is the original millage, on the November election ballot.

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

CONDEMNATION HEARINGS

W. J. LeBlanc was present as curator for the properties.

Michelle Vidrine-Corona, CCR was present to record the hearings.

443 GILLICAN STREET

MOVED by Council Member Green, and seconded by Council Member Valence, to open Condemnation Hearing.

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

The hearing for 443 Gillican Street was recorded by Michelle Vidrine-Corona, CCR.

No one was present for 443 Gillican Street

The City Attorney entered into evidence documentation of his preparations for this hearing. He stated a notice had been sent certified mailed to the owner of record, Abraham Williams at the property address.

Curator W. J. LeBlanc entered into evidence documentation of his efforts to contact the owner, Abraham Williams of 443 Gillican Street, and stated that he had received no correspondence from any interested parties.

Mo Saleh, of PEEC, Inc., was sworn in and testified regarding the condition of 443 Gillican Street. A copy of his report was entered into evidence.

Mo Saleh discussed the condition of the property and recommended it be repaired immediately, the current condition poses a fire hazard. Mr. Saleh recommends the property owner submit a plan to repair the deficiencies within 30 days or demolish and removal of the structure if deficiencies are not corrected within 30 days. Mayor and Council had no questions for Mr. Saleh.

Mayor Peoples invited anyone wishing to speak on this condemnation hearing for 443 Gillican Street. No one spoke concerning this condemnation hearing.

MOVED, and seconded by All Council Members, to close public Condemnation Hearing.

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

City Attorney Joel Levy's recommendation to the City Council was to give the owner 30 days to submit a written plan to repair the deficiencies as noted by the City Engineer if a written plan is not submitted within 30 days the City Council orders the demolition of said building at the owner's expense.

MOVED by Council Member Green, and seconded by Council Member Rivere, to proceed with demolition after 30 days at the owner's expense.

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

468 GILLICAN STREET

MOVED by and seconded by All Council Members, to open Condemnation Hearing for 468 Gillican Street.

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

The City Attorney entered into evidence documentation of his preparations for this hearing. He stated a notice had been certified mailed to Edwin Joseph Brazile, Jr. at the property address.

Curator W. J. LeBlanc entered into evidence documentation of his efforts to contact the owners, Edwin Joseph Brazile, Jr. and Edwin Joseph Brazile, III of 468 Gillican Street, and stated that he had received no correspondence from any interested parties.

Mo Saleh, of PEEC, Inc., was sworn in and testified regarding the condition of 468 Gillican Street. A copy of his report was entered into evidence.

Mo Saleh discussed the condition of the property and testified it is structurally sound but the contents present a fire hazard. Mr. Saleh recommends immediate removal of the contents and repair the deficiencies within 30 days or demolish and removal of property at the end of 30 days. Mayor and Council had no questions for Mr. Saleh.

Mayor Peoples invited anyone wishing to speak on this condemnation hearing for 443 Gillican Street. No one spoke in favor of. Mayor Peoples invited anyone wishing to speak against the condemnation.

Henry Mitchel Jr., 407 Gillican Street was sworn in and testified regarding his interests in and intentions for 468 Gillican Street.

City Attorney Levy noted that Mr. Mitchel has no ownership interest in the property. Mr. Mitchel stated he has been paying the taxes.

The Mayor and City Council questioned the witness.

W.J, Leblanc noted Mr. Mitchel must file a writ of possession in order to obtain legal right to enter the property. Mr. LeBlanc explained further.

MOVED, and seconded by All Council Members, to close public Condemnation Hearing

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

MOVED by Council Member Green, and seconded by Council Member Valence, to give Mr. Mitchel 30 days to submit the writ of possession. If not received within 30 days proceed with demolition and removal of 468 Gillican.

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

498 LOUISIANA STREET

MOVED by and seconded by All Council Members, to open Condemnation Hearing for 498 Louisiana Street.

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

The City Attorney entered into evidence documentation of his preparations for this hearing. He stated a notice had been sent certified mail to contact the property owners.

Curator W. J. LeBlanc entered into evidence documentation of his efforts to contact the owners, and stated that he had received no correspondence from any interested parties.

Hamid Alizadeh, of APTIM, was sworn in and testified regarding the condition of 498 Louisiana Street. A copy of his report was entered into evidence.

Hamid Alizadeh discussed the condition of the property and recommended removal of the structure. Mayor and Council had no questions for Mr. Alizadeh.

Mayor Peoples invited anyone wishing to speak on this condemnation hearing for 498 Louisiana Street no one spoke concerning this condemnation hearing.

City Attorney Joel Levy recommendation to the City Council to order demolition and removal of 498 Louisiana within 30 days.

MOVED, and seconded by All Council Members, to close public Condemnation Hearing.

APPROVED: YEAS: Nobles, Valence, Rivere, Thibodeaux Absent: Green

MOVED by Council Member Rivere, and seconded by Council Member Thibodeaux, to proceed with demolition and removal of 498 Louisiana Street within 30 days at the owner's expense.

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

372 SALA AVENUE

Will be continued at the next Regular City Meeting on May 14, 2018.

HEAR ALL REPORTS

Chief of Police - Dwayne J. Munch, Sr. submitted his original report.

Fire Chief - Ryan P. Guidroz submitted his original report. Fire Chief Guidroz gave an update on the new Fire Station and the new City of Westwego Fire Truck which will be completed April 24, 2018.

Chief Building Inspector - Leslie "Skip" Lombas, Jr. submitted his original report.

Mechanical Inspector – Tommy Baxter had nothing to report at this time.

Plumbing Inspector – Walter "Bubba" Choquette, Jr. not present.

Electrical Inspector – Doyle Guidroz not present.

EMS Director - Joseph J. Aldor, Jr. submitted original report.

Senior Center Coordinator - Brant Fonseca submitted original report.

Farmers Market Coordinator - Keith Bouvier submitted original report. Council Member Nobles thanked Mayor Peoples for getting the water supply finished at the Farmers Market. Council Member Nobles asked the City Council to assist with paying for limestone that is needed to complete the back parking area. A cost of \$1900.00 - \$2,000.00.

MOVED by Council Member Nobles, and seconded by Council Member Valence, to use discretionary funds from each Council Member to pay for limestone at Farmers Market.

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

Mayor Peoples stated he will checking on a price to put a 6 to 8 foot concrete slab that would help when they are having crawfish boils, etc. Council Member Rivere asked to consider investing in a fence for the Farmers Market.

Code Enforcement – Chad Usea & Perry Talamo submitted original report.

APPROVE THE MINUTES

Special Session of Thursday, March 01, 2018

MOVED by Council Member Rivere, and seconded by Council Member Valence, to approve the Minutes of the Special Session of Thursday, March 01, 2018.

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

Regular Session of Monday, March 12, 2018

Special Session of Monday, March 26, 2018

MOVED by Council Member Rivere, and seconded by Council Member Valence, to table March 12, 2018 and March 26, 2018 Minutes until the next Regular City Meeting on May 14, 2018.

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

RESOLUTIONS FOR ADOPTION

The City Clerk read aloud the following resolutions for adoption.

RESOLUTION 2018-04(A)

Offered by Council Member Rivere:

A resolution recognizing April 2018 as Autism Awareness Month in the City of Westwego.

MOVED, and seconded by All Council Members, to adopt Resolution 2018-04(A)

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

RESOLUTION 2018-04(B)

Offered by Council Member Rivere:

A resolution designating April 2018 to be Fair Housing Month in the City of Westwego.

MOVED, and seconded by All Council Members, to adopt Resolution 2018-04(B)

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

ORDINANCES FOR INTRODUCTION

Council Member Green stated he would like to introduce an ordinance requiring all pet owners to properly secure their pets either by contained units or by leash and an ordinance prohibiting smoking in all work places, 25 feet from entrance of any public building and prohibited on recreational property.

Chief of Police Munch gave his condolences for retired Police Officer Lloyd Chapman that passed away this week.

ORDINANCES FOR ADOPTION

The City Clerk read aloud the following ordinances for adoption.

Offered by Council Member Nobles:

ORDINANCE 1554

An ordinance approving the plan of survey and resubdivision of a certain piece or portion of ground situated in the City of Westwego, Parish of Jefferson, State of Louisiana, in that part thereof known as Lots 10, 11, 12, and a part of Lot 9, Square 3, Westwego Heights Subdivision, into Lots 10-A and 12-A, Square 3, Westwego Heights Subdivision, and is more fully shown on a plan by Dufrene Surveying & Engineering, Inc., dated December 27, 2017.

MOVED by and seconded by All Council Members, to open the public hearing.

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

Mayor Peoples invited public comment. No one spoke in favor of, or opposition to this ordinance.

MOVED by and seconded by All Council Members, to close the public hearing.

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

MOVED by Council Member Nobles, and seconded by Council Member Valence, to adopt Ordinance 1554.

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

OLD BUSINESS

1. (JLT) Code Enforcement

Council Member Thibodeaux stated a packet was given to each council member to purchase software and two license for code enforcement. A discussion followed. Council Member Thibodeaux stated there is a onetime fee of \$2,350.00 and a \$3,620.00 annual fee. Council Member Valence asked for each council member and the Mayor to pay \$1,000.00 from their discretionary fund for the software and two license.

MOVED by Council Member Thibodeaux, and seconded by Council Member Valence, to purchase software and two license and collect \$1,000.00 from the Mayor and each council member's discretionary fund.

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

MOVED by Council Member Valence, and seconded by Council Member Thibodeaux, to give Mayor Peoples authorization to sign the contract for code enforcement software pending the approval of the contract by the Mayor and City Attorney.

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

2. (JSN) SCADA System Update

Council Member Nobles asked for update on SCADA System. Mo Saleh presented an update on the SCADA System. A total cost of \$13,500.00 of which \$12,500.00 is for equipment and \$1,000.00 for monitoring. It will take a maximum of three weeks to get equipment and three weeks to install equipment. Mr. Saleh said to expect four to six weeks total. A discussion followed.

3. (JSN) City Hall Offices

Council Member Nobles asked City Attorney Joel Levy's finding on the legality of cameras in City Hall. City Attorney Levy stated he found no prohibition against having the cameras in City Hall. Mr. Levy stated the Mayor as Chief Executive of the City of Westwego has authority to install cameras and does not have to request approval of the City Council. Mr. Levy stated the current system the Mayor has in place does not violate any laws that he knows of. Council Member Nobles requested a meeting with City Attorney Levy regarding an ordinance.

4. (LHV) Tourist Information Center Update

Council Member Valence asked the plan on the Tourist Information Center since the employee was moved to City Hall. Mayor Peoples spoke of the rental fee of the property and the cost of \$27,000.00 to move the building to the Farmers Market. If the building is not moved it will need repairs. A discussion followed. Council Member Valence asked that the Tourist Information Center be further discussed at the next month meeting.

5. (LHV) WHARF Project Update

Council Member Valence stated that the Mayor and the City of Westwego Employees have done a great job clearing the property at the WHARF. Mayor Peoples stated the road are in and thanked the West Jefferson Levee Board with their assistance in this endeavor. Mayor Peoples stated more has been done in the last three months than the previous 30 years.

6. (JP) Utility Bill Adjustments

MOVED by Council Member Rivere, and seconded by Council Member Green, to approve the Utility Bill Adjustments as recommended.

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

7. (JP) Water Line Repair Update

LRWA Rural Water Company spent a day and a half looking for water leaks. Thirteen water leaks were found and repairing of these leaks will began. LRWA Rural Water Company will be coming back and doing the south side. They will be returning to do free sewer smoke testing for us whenever they have available time.

NEW BUSINESS

1. (JP) 554 Patterson Street

Council Member Nobles asked Mayor Peoples to reach out to the adjacent property owner and inquire if he is interested in purchasing this property. If that does not work the Mayor would like to start condemnation procedures on this property. The building inspector has submitted a letter stating it needs to be demolished immediately.

2. (JP) Water/Millage

Mayor Peoples met with President Yenni to discuss the water issue. Mayor Peoples suggested a Special Session to discuss this issue. Council Member Rivere asked that the date of the Special Session Meeting be moved from April 16, 2018 to sometime in May, 2018. Mayor Peoples will check the calendar and possibly have this Special Meeting after the May 14, 2018 Regular Meeting.

AMENDED AGENDA

1. (JSN) Water Plant

Council Member Nobles stated the office at the water plant must be completed before necessary testing can be done. Mayor discussed. Mayor Peoples stated there will be a meeting on Wednesday, April 11, 2018 at 7:30 a.m. with the contractor, the engineer, and Facility Planning. Mayor Peoples asked the City Council to walk through the plant to see the issues. Council Member Valence and Council Member Nobles will attend this meeting. Council Member Rivere asked that we notify the State Officials after this meeting takes place.

2. (JP) Airboats

Mayor Peoples stated there has been citizens' complaints on the noise of the airboats. He feels some of the noise is from the NOLA Raceway. Mayor Peoples will be sending a letter out to the residents asking for the times and dates of this noise. Chief Munch discussed the situation and stated the tour boats are obeying the law, it is personal air boats, Wildlife and Fisheries, JPSO, Entergy and others that the noises are from.

3. (JP) Wildlife

Mayor Peoples stated there is a problem with residents feeding raccoons. Mayor Peoples asked City Attorney Joel Levy to put together an ordinance concerning this problem. Council Member Nobles will sponsor this ordinance.

4. (JP) Trash and Tree Limbs

Mayor Peoples addressed the City Council and stated the garbage and trash pickup is the number one problem his office receives calls about. Mayor Peoples stated he had to a crew of five city workers for 1 ½ days and numerous trailer loads of debris to pick up the trash that was not picked up by our garbage contractor. City Attorney Levy stated we need to set up a formal notification procedure that allows the garbage contractor to correct the deficiencies. If they do not correct then we can start deducting from their

invoice under the terms of the contract. Mayor Peoples stated he is going to start instituting this procedure. Mayor Peoples will also be doing a house count of the City of Westwego.

5. (JP) Alcohol Permit

Mayor Peoples stated that Frankie Rodrigue with MMDA Dancers be having a special event on April 22, 2018 at the Farmers Market and is requesting an Alcohol Permit.

MOVED by Council Member Nobles, and seconded by Council Member Green, to approve an Alcohol Permit for Frankie Rodrigue with MMDA Dancers.

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

6. (MJR) Recreation Department

Council Member Rivere stated the roof at the concession stand at Catfish Bourgeois Park is leaking. Council Member Rivere asked the Mayor to work on this as this as soon as possible. Council Member Rivere stated the need to place workers at the park during this busy season.

7. (MJR) Boat Launch

Council Member Rivere will be submitting plans next month for three more docks at the boat launch.

MOVED by Council Member Rivere, and seconded by Council Member Nobles, to start proceedings for docks at the boat launch and moving timbers back to extend the parking area.

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

Mayor Peoples commented the positive feedback the city is receiving on the cleaning of the Boat Launch area. A discussion followed.

Council Member Rivere asked the Mayor to start the condemnation procedure for 541 Laroussini Street.

ADJOURN

MOVED, and seconded by All Council Members, to adjourn meeting at 8:38 p.m. Monday, April 9, 2018.

APPROVED: YEAS: Green, Nobles, Valence, Rivere, Thibodeaux

Joe Peoples, Mayor

Maurice T. Bourgeois, Jr., Deputy City Clerk

The Mayor and City Council of the City of Westwego will meet in Regular Session at 6:00 p.m., Monday, May 14, 2018, in the Council Room at City Hall, 1100 Fourth Street, Westwego, Louisiana
