

NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
Minutes of the Recreation-Subdivision Committee Meeting
Thursday February 9, 2017 – 4:30 p.m.

The regular meeting of the Recreation-Subdivision Committees of the Non-Flood Protection Asset Management Authority was held on Thursday, February 9, 2017 at 4:30 p.m., in the 2nd Floor Conference Center – Lakefront Airport Terminal Building located at 6001 Stars & Stripes Blvd, New Orleans, Louisiana after due legal notice of the meeting was sent to each Board member, the news media, and a copy of the call was posted.

Chair Wheaton called the meeting to order at 4:34 p.m. and led in the pledge of allegiance. The roll was called which constituted a quorum.

Present:

Chair Rodger Wheaton
Comm. Greg Ernst
Comm. Dawn Hebert

Furthermore Present:

Full Board Chair Wilma Heaton

Absent:

Comm. William Settoon

Staff:

Sharon Martiny – Administrative Assistant
Adam Mansur – Maintenance Director
Ngoc Ford – Deputy Director

Also Present:

Gerry Metzger – Legal Counsel
Ray Landeche – Lakeshore Resident
Jay Baudier - Lake Vista Property Owners Assn.
John Davis – Lake Vista Property Owners Assn.
Mike Moffett – Lake Vista Property Owners Assn.
Monte Shalet – Lake Vista Resident

Adopt Agenda

Comm. Ernst moved to adopt the Agenda, seconded by Comm. Hebert. Motion passed.

Approval of Minutes

Deferred

Report on current Recreation/Subdivision Issues:

Chair Wheaton advised that as Chair of the Recreation/Subdivision Committee he would work to bring back the type of services that the O.L.D. previously provided on a routine basis. Items that will be addressed at today's meeting include grass cutting, tree trimming, maintenance of parks, repair of fountains, house plans being submitted electronically and tree trimming along St. Bernard.

Public Comments:

None

Presentations

1. Presentation by Adam Mansur, Maintenance Director, regarding Lake Terrace Fountain

Adam Mansur, Maintenance Director, reported that he is working with Magnolia Pools (Kevin) in an effort to repair the Lake Terrace Fountain. The motor is a 50 h.p. motor. I made a recommendation to Entergy and we are going to purchase a more efficient motor, which is cheaper to operate. The vault belongs to Entergy who will set the new pad. The Authority is responsible for the conduit repair/replacement where all the new pumps are located. One electrical

contractor provided an estimate of \$70,000 to repair the Fountain, which is over the amount the Authority should be spending.

Chair Wheaton advised that there is an electrical vault and a smaller pump house vault. If the electrical vault was deemed property of the Authority, the Authority would be responsible for demolition and replacement costs. Entergy has acknowledged that it is an Entergy vault, which will be demolished at Entergy's cost. The electricity coming into the circle where the Fountain is located will be restored at Entergy's cost. The Authority will pay for electricity from the vault to the pump house. The light fixtures inside the fountain (186)

Mr. Mansur advised that he met with H-3 Electric who will test the motor. The wiring from the vault to the pump house along with the timers must be changed, but this will not be a big cost (possibly \$35,000). The light fixtures (186) are not all needed and are in questionable condition. Using LED lighting will cost in the beginning but will provide savings to the Authority in the future. The Fountain will have a remote switch for easy operation. The concrete is in great shape, only needing a pressure wash and cleaning the brass fittings. The fountain will be filled with air to check for leaks. If there are no cracks in the fountain, a cautious cost for all repairs to get the Fountain up and running is \$50,000. Testing the Fountain alone will cost approximately \$10,000. Operation of the Fountain will be kept simple with limited lights, no filters and locks on the switches.

Old Business

New Business

2) Discussion and status regarding sharefile capability for electronic submission of house, fence and pool plans for review by Licensed Architects.

Chair Heaton advised that the charge for this would be very nominal. The Authority is also working some revisions on the website, but the platform must be rebuilt first. Not sure of the password protection that is necessary.

The share file process will enable large amounts of data to be shared via computer. Documents are saved in a cloud and people have the ability to access the files. The Administrative Office is transitioning share file capability to enable residents to submit electronic house plans which in turn would automatically notify the appropriate subdivision president of the submission. Using a share file would eliminate staff from delivering/picking up plans.

3) Motion to recommend ratification of correspondence forwarded by Management Authority Chair Heaton to the City Planning Commission dated February 7, 2017 requesting support of consistent zoning (OS-R) of the entirety of Lakefront Park along Lakeshore Drive from West End to Seabrook Bridge

Comm. Wheaton advised that Lakeshore Pk. (north of levee from West End, on top of Lakeshore, Lake Vista over Bayou St. John and on top of Lake Terrace and Lake Oak) is classified as a neighborhood park or passive park. This restricts any type of commercial concessions or restrooms. It is a passive open space facility. The adjacent space, which is used the least is zoned as a regional park. The Auth signed a lease with William Wright for Shelter No. 1. The City Plan Comm advised that the area was park and nothing could be built in that area. The Auth is trying to bring back Shelter Nos; 1 and 2 that were built in 1936, but we are being told that the Shelters could not be operated. If this was the way the park was zoned in the beginning the Shelters would not have been in use previously nor the Mardi Gras Fountain.

Residents in Lakeshore lobbied to make the distinction of the west and east end of Lakeshore Pk. and the Authority is now living the consequences. The dilemma is how to get the Shelters back on line. The motivating factor in bringing back the Shelters is bringing back the Lakefront and eliminating issues such as lack of restroom facilities, lack of traffic control and parking issues. The Authority does not have the funds to open the facilities as public restrooms due to constant vandalism. The tenants are going to redo the facilities to commercial standards

and open the public restrooms to have a presence in that area. The area must be policed for trash and music must face the lake and cannot be amplified. We are trying to get a better presence during the day. The City Planning Commission is holding up the lease on Shelter No. 1 by advising that it is not a permitted use in that area. The issue is that the current zoning is not consistent with the historical use in that area. The Authority has a tenant that is being refused a permit due to the zoning. The structures were rebuilt after Katrina with FEMA dollars so there may be height requirements for boilers to be placed 14 feet in the air.

Mr. Metzger advised that the lease provided that if Mr. Wright could not get the proper zoning then the Authority would support him. Mr. Wright is unable to obtain the required permits at this point. A variance is not permitted under the new law. Chair Wheaton noted that the Shelter No. 1 lease states that the lessee must go through the City planning process. The Authority wants lessee to be compliant and be a good neighbor. The Authority's own property has been zoned differently on the two ends. Mr. Metzger noted that under the 1981 the La Supreme Court stated that City Zoning Ordinance applied to the Levee District's property. This was during the development of SSH.

Monte Shalet stated the approach should be that when the CZO was crafted it looks as though nobody looked at Shelter Nos. 1 and 2. The S-LP suburban neighborhood lakefront park designation does not look wrong because the permitted conditional use OS-R are expansive and many are completely incompatible as permitted uses (outdoor amusement, public markets, standard restaurants). The interior parks are designated S-LP and the Lakeshore Playground is S-LP, which has concessions and is a good example of what Shelter No. 1 will offer. The designation of S-LP will not be easy to change.

Chair Wheaton added that he would extend the offer to Mr. Wright to void the lease. Mr. Wright wants the Shelter up and running, and has requested a letter of support for the re-opening of Shelter No. 1. The Authority must find some type of consensus to move forward with Shelter No. 1 as what is being proposed is not a permitted use. Regarding the zoning of S-LP, the Authority is not looking to change the zoning of the interior parks as that zoning is appropriate; only the portion designated as a lakeshore park will be designated differently. The Authority is not trying to build another Shelter or enlarge the current shelters. We are trying to take a blighted building, put it back in commerce and put a responsible vendor on site. There will be issues regarding non-conforming uses, which the Authority is ready to address.

Mr. Shalet noted that most residents are excited with the idea of a coffee/boil house at Shelter No. 1. The Planning Commission was initially difficult regarding the permit. There was a mistake made with not including Shelter Nos. 1 and 2 in the zoning to which they were intended to be used. Zoning change could not be made without considerable thought. The lease for Shelter No. 1 is well thought out and the Committee has been very attentive to the wishes of the neighborhoods in that lease. If the Authority approaches the CPC with the residents as a group, CPC will have to listen. Chair Wheaton stated that the point was that since 1936 the inconsistency was the mistake as to the zoning.

Chair Wheaton offered a motion to recommend to the full Board ratification of correspondence forwarded by Management Authority Chair Wheaton to the City Planning Commission dated February 7, 2017 requesting support of consistent zoning (OS-R) of the entirety of Lakefront Park along Lakeshore Drive from West End to Seabrook Bridge, second by Comm. Hebert. Comm. Ernst opposed to the letter as written, not to the Shelters.

2) Discussion regarding census of subdivision park areas and trees

Chair Wheaton advised that a census needs to be performed in the park areas where the trees are in need of long overdue trimming. Comm. Ernst noted that there is a line item for tree trimming in the budget. An RFP can be issued to get an idea of what it would take to trim the trees that need trimming in the interior parks.

3) Discussion regarding tree trimming along St. Bernard Avenue

Chair Wheaton showed photographs of trees hanging in the street on St. Bernard between Robt. E. Lee and the Lake where St. Bernard had street construction running in front of the Greek Church going south and the lane was closed. The lane is now open and the trees are hanging in the street. The trees are the Authority's trees. This is related to the census.

4) Motion to recommend approval to extend the expiration dates for the contracts for Architects to review plans for Lakefront subdivision projects to June 30, 2018

Chair Wheaton noted that this just extending the contract so it ends on the same date as all other professional service contracts. Mr. Metzger noted that the contract will extend to June 30, 2018 instead of February 2018.

Chair Wheaton offered a motion to recommend to the full Board approval to extend the expiration dates for the contracts for Architects to review plans for Lakefront subdivision projects to June 30, 2018, second by Comm. Hebert. Motion passed.

Announce Next Recreation/Subdivision Meeting

Chair Wheaton announced the next Recreation/Subdivision Committee meeting is scheduled for Thursday, February 8, 2017 at 4:30 p.m.

Adjournment

The meeting ended at 6:33 p.m.