

MINUTES

Livingston Parish  
June 13, 2023

Pursuant to notice duly posted in the public lobby of the Livingston Parish Governmental Building, the Livingston Parish Ordinance Committee met on June 13, 2023, at the hour of five- thirty o'clock (5:30) p.m. in the Parish Council Chambers, located in the Livingston Parish Governmental Building, 20355 Governmental Boulevard, Livingston, Louisiana with the following members present:

Shane Mack- Chair  
John Wascom  
Erin Sandefur

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The Chairman, Councilman Shane Mack, called the meeting to order.  
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The Council Clerk called roll. With everyone being present, except Mr. Delatte, **the Chair began by addressing item 3, Old Business:**

With no old business to discuss, the Chair asked Mr. Eddie Aydell to come up to the podium and speak about traffic impact fees.

Public Input: Eddie Aydell (Alvin Fairburn and Associates)

Mr. Aydell explained that the way he could break down traffic impact fees in a few different ways. There are municipalities around Livingston Parish that have traffic impact fees, so there is information out there to go off of. He explained there is a calculation that must be followed to come up with the fees to be able to justify the cost of the fee. He said there also must be a plan of what the fees will be spent on (round-about, expanding roads, etc.) He suggested the Council come up with a price of how much they are willing to spend on creating this road plan.

Mr. Wascom asks with this plan, could the Parish predict the future growth of the Parish. Mr. Aydell explains that is what this plan is for. Mr. Wascom also asked if the fees are collected in certain districts, does that money get designated to be spent in just that district? Mr. Aydell agreed that the money would need to be spent where it is collects, but he thinks the Parish would need to be broken up into “traffic districts.”

Mr. Wascom then asked Mr. Aydell what an estimated cost would be to start this process. Mr. Aydell responded with \$25-50k range.

Mr. Mack asked who Alvin Fairburn and Associates would work with to do a project like this. Mr. Aydell explained of course they would work with the Council. He also explained that they can work with other professionals, but that would mean spending more money to hire other consultants.

Public Input: Carrie Coke – Greater Baton Rouge Home Builders Association

Mr. Coke explained that they are not in support of impact fees. He explained he thinks that a impact fee is a short win for a long term responsibility and that is the reason there are no other school impact fees in Louisiana. He suggested making taxing districts to maybe help the issue. He does not think it is right to impose a fee on new development when the issue already exists.

Mr. Wascom asked what Mr. Coke thought about traffic impact fees. He responded by saying they don’t love them, but they have been able to work with other parishes to make sure they are contributing to help solve the problem.

Mr. Mack added the comment that with better schools, they could charge more for houses, and asked for Mr. Coke’s opinion on that. Mr. Coke said there are variables that contribute to how much the fee should be. For example, would the fee be the same for a family of five versus a retired couple (that would not have any children in the school system), or would it be a flat fee per rooftop. He ended by saying that the Homeowners Association is willing to meet with the Council and the professional planner to work on what they are trying to accomplish and move forward.

Public Input: Brad Marcotte

Mr. Marcotte explained he doesn’t think the School Board has done their “homework” on school impact fees. He said both times they came to the Council with a number, it did not change. He questioned is it fair to houses

that have no kids that go to the schools; therefore, the houses make no impact. He explained he has built sixty-six townhomes in the last two years and within those sixty-six townhomes, there are only five kids that go to Livingston Parish schools. He also explained that it has been mentioned that whatever district the impact fees are collected, that is where the money must be spent. He explained that does not help the schools that actually need it. For example, there is not a lot of development down in the Maurepas area, therefore their schools would not be getting a lot of money to spend to better their schools. He thinks that there should be a tax on the ballot to spread evenly across the parish and let the public decide if that is something they want to have.

Ms. Sandefur said she spoke with a neighboring parish about this topic. She explained that they might have to have a different percentage of the fee they collect in the different parts of the parish. They would also possibly create different categories for townhomes, houses, shopping, banks, etc. are all different categories to get a number for a fee. Mr. Marcotte then raised the question as far as collecting a different percentage in each district, does a student cost more to teach in one district than the other? Mr. Wascom explained that the different fees are getting intertwined, and they need to be kept separate.

Mr. Marcotte explained he respects the Council for trying to work with the School Board to create these fees, but he thinks the School Board is not doing their part to do the studies to justify the numbers they are wanting to collect.

Mr. Wascom asked the Chair if he planned on taking any action because he thinks the committee should wait and talk to Mr. Villavasso (the planner) on this topic since Mr. Marcotte has brought up some good points.

The Committee decided to take no action.

The Chair moved onto New Business Discussion of amending 125-37 Minor Re-Sub, Servitude Width. He explained the ordinance used to allow a 40-foot servitude if you had four lots or less on a servitude, but since has been changed to 60 feet. Since the Council has been giving so many waivers for this, they would like to change it back to 40 feet. The Chair requested this be put on the agenda to be introduced at the next Council meeting.

Mr. Wascom expressed he thinks giving a waiver is okay, in fact he is an advocate forgiving waivers. He thinks each situation should be looked at and he thinks it should remain 60 feet across the board.

Mr. Mack clarified it still is 60 feet for five lots or more on a servitude. Mr. Wascom said he still said he thinks it should be 60 feet for all.

Public Input: Brad Marcotte

Mr. Marcotte said he agreed with Mr. Wascom only because it makes it harder on the developer by making the lot smaller.

The committee ultimately decided to put it on the next Council agenda to let the full Council decide.

A **MOTION** was offered by John Wascom and duly **SECONDED** by Erin Sandefur to adjourn the June 13, 2023, meeting of the Livingston Parish Ordinance Committee, with no further discussion and where none opposed.

*/s/ Caroline Lockhart*  
Caroline Lockhart, Deputy Clerk

*/s/ Shane Mack*  
Shane Mack, Chairman