

LOWER COAST ALGIERS ASSOCIATION PUBLIC MEETING
Chau Bo De Buddhist Temple
July 30, 2024
MEETING MINUTES

Welcome: LCAA President - Lee Dupont

Short Notes:

1. Please fill out the Blue Card for attendance; be sure to include your email address if you are NOT already on the email list.
2. The Yellow Card is for you to take home; it contains information regarding the LCAA website and a QR Code you can scan to make donations to the organization. Donations are needed as you will see in later remarks,
3. Shout Out to Alvin Walker who arranged for a litter site to be cleaned up – that is how we work – neighbors helping neighbors.
4. Shout Out to Raj Sadhwani for providing shirts and bus transportation to our last two FLUM meetings with the City Planning Commission.

PHOTOS - if you have taken any recent photos of the terrible flooding we have experienced, in the neighborhoods or along the parkway and highway 406, please email them to Sharon at: caycefamily@hotmail.com.

FLUMs – (Future Land Use Map – Links are provided at lowercoastalgiers.org. See the link to understand that a FLUM is a specific area of the Lower Coast.)

Lee Dupont - the first map to your right shows the FLUMS soon to be voted on at City Council. The second map shows our neighborhood size in comparison to the rest of the city, greater New Orleans.

Simply put, FLUMS are part of the Master Plan which leads to/determines Zoning. The city charter requires updating the MP every ten years. The city has been in the process for over a year now. There are 13 districts in the city, with the Lower Coast being the 13th.

Our Councilmember, Freddie King, submitted 13 FLUM change requests for our area - all changing the current FLUM designation to a type of single family/residential. (This information was explained in depth previously at the LCAA meeting held here on 2/9/23.) The City Planning hears each FLUM request separately. Afterwards, the CPC can recommend the FLUM change to the City Council, deny the FLUM change, or make no recommendation.

LCAA's last FLUM request was heard 9 July 2024. Now the recommendations go to the City Council to be accepted or denied. Technically, it is the original requests that go to the council to be accepted or denied – they can even modify them – the Council considers what the CPC recommendations are or not.

It's important to note that Chapter 13 in the Master Plan contains language that addresses Planning District 13 – our district. This language states, *Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Area to remain single family. Due to limited infrastructure (public water but not sewer) the remainder of the of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space.*"

Again, all 13 FLUMS were requested to be single family. FLUM PD 13-01 has numerous small lots side by side that will require septic/sewer systems that will flow into ditches. LCAA is currently trying to protect people moving into this area by educating the City Council that hundreds of septic tanks discharging into the environment is a severe health concern to the new residents as well as to those of us who have lived here for years.

Of the 13 FLUMS under consideration, 2 are still designated multi-family. You can see the results on the website:
<https://www.lowercoastalgiers.org/news>

Finally, once the FLUMS are have been voted on by City Council and established, the property owner or city councilman must ask for the zoning change.

INTERIM ZONING DISTRICT (IZD) - Vice President - Buck Landry

An IZD has the effect of postponing or denying permits for building while studies, in our case for infrastructure, are completed.

The IZD we were granted in February of 2022, and went into effect in March that year, was for one (1) year. An IZD can also be extended two times - each time for six months. Our first extension expires 3 September 2024; we will be requesting another extension next month on 22 August 2024.
PLEASE PLAN TO ATTEND THIS MEETING IF YOU CAN.

LCAA is adamant about pursuing this IZD because the Lower Coast with its severe lack of infrastructure CANNOT support or sustain high density.

A 1986 city study determined that it would cost the city 100 million dollars to add the needed infrastructure to the Lower Coast for new residents and their homes. This did not include the cost of adding Police stations, Fire stations, or any other public necessities. In today's dollars that is closer to 300 million. Our city does not have this money. This same 1986 study concluded that the Lower Coast must remain low density.

Approximately 80% of the Lower Coast's population resides in English Turn's approximate 650 acres that paid for and has its own sewer system, but this organization, LCAA, supports the entire lower coast of 5500 acres – we are extremely rural in nature.

The LCAA goal is to, as is required, have the FLUMs match the Master Plan and, ultimately, align with Zoning; all while maintaining our rural community and its standard of living.

UTILITIES – special guest from Entergy – Lauren Owen, Customer Service Rep.

Power delivery – early January 2024 sub-station destroyed by fire because of vandalism. This fire caused one of two transformers to be destroyed. Finally, in May of this year the new transformer arrived and was installed, and has been up and running/back on-line since June.

Also in June there were two episodes of power outages caused by rotting/falling poles and vegetation issues. These poles are shared with AT&T and have been replaced. Entergy has determined 39 different projects for our area, including poles, that will be addressed in the next two months. All of the new poles, whether wood or fiberglass, have a higher wind resistance; Entergy is determining whether poles that are replaced should be fully fiberglass. Some poles will be wood, but with fiberglass crossties – location is the determining factor. The 39 projects will be addressed by importance.

Question – Can Entergy get the street lights working?

Answer – that falls to the City

Attendee Suggestion – phone 311 – you can even report 'leaning' poles.

Question – Can Entergy supply the needs of an apartment complex like the one proposed. Does the sub-station have enough “load”?

Answer - There's some tolerance for new developments. We like for our substations to run at 60%

Lee Dupont noted – Any apartment complex like the one proposed will push that “load” to 100%. . . it would easily increase 40% to the remaining load.

Water – Lee Dupont

As you know, we have been without our second water main supplying fresh water to the Lower Coast for over two years. It has been replaced, albeit with a smaller main than was requested/needed. Hopefully, we will no longer lose water when there is a fire hydrant issue across the intra-coastal canal.

Neighborhood Engagement – Lee Dupont

The city offers an 8-hour training session to educate the populace about proper procedures in interacting with the city. A new session is starting soon – please sign up if you are interested. Civic leadership academy

<https://nola.gov/neighborhood-engagement/programs/civic-leadership-academy/>

LCAA Board – Lee Dupont

We are in need of a representative from The Arbors and PD13-01. Please contact me if you are interested.

Census - Lee Dupont

At IZD and CPC meetings the Lower Coast has often been characterized as “elite.” We are without a doubt the most diversified neighborhood in the city. The 2020 census has determined that the Lower Coast is 53% non-white.

Finally, Lower Coast Algiers Association IS A RECOGNIZED NEIGHBORHOOD ASSOCIATION.

<https://nola.gov/neighborhood-engagement/organizations/>

BUDGET – Treasurer - Jerry Sneed

Our working budget today stands at \$5837.00. However, \$5000.00 of that amount is a grant provided by the City of New Orleans to erect a “Welcome to the Lower Coast” sign. It has yet to be designed – let us know if you have any expertise or ideas for this.

Expenditures – roughly \$27,000.00 has been spent thus far; the vast majority of the amount was from English Turn POA to engage legal assistance which was very successful. In addition to the legal expenses, folks just chipping in at the time of use have paid for charter busses. Mr. Dupont has provided out-of-pocket for much if not all of the printing, the t- shirts we wear, and the website we use. Mr. Raj Sadhwani has also provided a 15-seat bus and t-shirts as well.

Please join us and donate to LCAA to help offset future expenses. Donations can be made on the website at <https://www.lowercoastalgiers.org>

Also, please submit any suggestions that you have for the Lower Coast. The yellow card QR Code will take you to the LCAA website where you can make suggestions and donate.

Meeting adjourned.