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AGENDA

March 25, 2024
5:30 PM

Robert J. Bergeron Government Tower Building
8026 Main Street
2nd Floor Council Meeting Room
Houma, LA 70360

NOTICE TO THE PUBLIC: If you wish to address the Council, please complete the "Public Wishing to Address the Council" form located on either end of the counter and give it to either the Chairman or the Council Clerk prior to the beginning of the meeting. All comments must be addressed to the Council as a whole. Addressing individual Council Members or Staff is not allowed. Speakers should be courteous in their choice of words and actions and comments shall be limited to the issue and cannot involve individuals or staff related matters. Thank you.

ALL CELL PHONES AND ELECTRONIC DEVICES USED FOR COMMUNICATION SHOULD BE SILENCED FOR THE DURATION OF THE MEETING.

CALL MEETING TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Presentation of proposed Main Street Corridor Master Plan by the Terrebonne Parish Planning and Zoning Department.
2. Amend the condemnation order adopted on February 6, 2024, on the residential structure located at 108 Bobtown Circle, Houma, LA, owned by Jonathin Celestin, by changing the deadline to complete demolition and/or removal of the structure from March 11, 2024, to June 8, 2024.

3. **RESOLUTION:** Authorizing the execution of Change Order No. 2 for the Construction Agreement for Parish Project TPCG-Hurricane Ida: Main Branch Library Repairs.
4. **RESOLUTION:** Informing the LA Dept. of Environmental Quality that the Terrebonne Parish Council, on behalf of the Terrebonne Parish Consolidated Government, has reviewed the MWPP Environmental Audit Report for the North Wastewater Treatment Plant and set forth the following actions necessary to maintain compliance with requirements contained in the LPDES Permit.
5. **RESOLUTION:** Informing the LA Dept. of Environmental Quality that the Terrebonne Parish Council, on behalf of the Terrebonne Parish Consolidated Government, has reviewed the MWPP Environmental Audit Report for the South Wastewater Treatment Plant and set forth the following actions necessary to maintain compliance with requirements contained in the LPDES Permit.
6. Adjourn

Category Number:
Item Number:



Monday, March 25, 2024

Item Title:
INVOCATION

Item Summary:
INVOCATION

Category Number:
Item Number:



Monday, March 25, 2024

Item Title:

PLEDGE OF ALLEGIANCE

Item Summary:

PLEDGE OF ALLEGIANCE

Category Number:
Item Number: 1.



Monday, March 25, 2024

Item Title:

Introduction and Discussion of Main Street Corridor Master Plan for Adoption

Item Summary:

Presentation of proposed Main Street Corridor Master Plan by the Terrebonne Parish Planning and Zoning Department.

ATTACHMENTS:

Description	Upload Date	Type
Executive Summary	3/20/2024	Executive Summary
Main St Corridor Master Plan - Draft	3/20/2024	Backup Material



EXECUTIVE SUMMARY

(REQUIRED FOR ALL SUBMISSIONS)

PROJECT TITLE

Introduction and Discussion of Main Street Corridor Master Plan for Adoption

PROJECT SUMMARY (200 WORDS OR LESS)

In 2022, the Parish along with the Houma Restoration District began developing the Main Street Corridor Master Plan as part of the overall Hurricane Ida Recovery Planning Process. The master plan is not a regulatory document. It is meant to establish long term goals and objectives along with a strategy for achieving them. It is intended to guide the Parish and the Houma Restoration District thru the downtown revitalization efforts and can be used as a guide for other commercial and residential corridors throughout the parish. This draft was prepared by CSRS thru a series of public stakeholders meetings, corridor walks, and several presentations and discussions at the Houma Restoration District and the Houma-Terrebonne Regional Planning Commission meetings. Both entities adopted the plan in late 2023 and we are now introducing this to the Council for discussion. Our plan is to bring this back to the Council's Community Development and Planning Committee meeting on April 8, 2024 along with a resolution for adoption. The Main Street Corridor Master Plan draft along with other Recovery Planning documents and meeting videos can be found online at www.tpcg.org/recovery.

PROJECT PURPOSE & BENEFITS (150 WORDS OR LESS)

The Main Street Corridor Master Plan is intended to serve as a guide for the Parish, the Houma Restoration District, stakeholders such as business and property owners, and the general public as we move forward with downtown revitalization as part of the overall Hurricane Ida Recovery Process. The plan includes a marketing analysis which provided the necessary data that led to the strategies and recommendations to promote public and private partnerships for development. The costs for the development of this Master Plan were part of the overall Hurricane Recovery and reimbursable thru FEMA Public Assistance. The funds necessary for implementation will come from a wide variety of sources. Although the study area was limited to the Hwy 24 corridor between Polk St and Grand Caillou Road (Dist 2, 5, and 9), its benefits and impacts are Parish wide.

TOTAL EXPENDITURE

N/A

AMOUNT SHOWN ABOVE IS: (CIRCLE ONE)

ACTUAL

ESTIMATED

IS PROJECT ALREADY BUDGETED: (CIRCLE ONE)

N/A

NO

YES

IF YES AMOUNT
BUDGETED:

COUNCIL DISTRICT(S) IMPACTED (CIRCLE ONE)

PARISHWIDE

1

2

3

4

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8

9

Chris Pulaski

03/20/2024

Signature

Date

HOUMA MAIN STREET PLAN

MAIN STREET CORRIDOR REVITALIZATION PLAN FOR A THRIVING DOWNTOWN



Downtown Houma
TERREBONNE PARISH, LA

acknowledgment

Project Lead

Terrebonne Parish, Louisiana
Hon. Gordon E. Dove, President
Houma Restoration District Board
Noah Lirette, Board President



Consultant

CSRS, LLC

CSRS BUILDING STRONGER,
SMARTER COMMUNITIES
TOGETHER.

RIVERBEND
RESEARCH

Sub-Consultant

Riverbend Consultants

Carbo and Associates

CLAR|BLO



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01.

INTRODUCTION



MURAL, DOWNTOWN HOUMA

IMAGE SOURCE: *The Courier*

ARTIST: *Hans Geist*

01.

Introduction

Vibrant downtowns are the economic and cultural heart of a city. They support businesses, draw new residents, and provide opportunities and spaces to draw community together. Downtown Houma has the potential to become, once again, such a downtown, and to spur rippling investment and growth in the greater Houma region. Advantages such as historic structures, rich local culture, and a central waterway (Bayou Terrebonne), can draw new visitors, residents and businesses if the right incentives and programs are put in place. Downtown Houma is poised to take advantage of a unique confluence of community interest and support, renewed energy, and one time funding opportunities to make change happen.

The destruction caused by Hurricane Ida and influx of subsequent recovery funding, the creation of the new Houma Restoration District, and the new federal infrastructure programs all lead to a one-time opportunity for significant investment in Downtown Houma. Terrebonne Parish Consolidated Government (TPCG) recognized this opportunity and commissioned a Downtown Houma Master Plan.

This plan will examine the current conditions of Downtown Houma, relevant case studies to envision success, implementation strategies, funding mechanisms.





HOUMA, LA

IMAGE SOURCE: [1012 Industry Report](#)

Revitalization of Downtown Houma will be a multi-faceted endeavor combining incentives for business and housing, policies to shape future development that build on existing assets, and investments in infrastructure to create high quality and welcoming built environment. Progress across all of these initiatives will result in increased businesses, residents, visitors, and a general uptick in all activities.

Creative ideas, adaptive programming, and partnerships can harness the authentic character and opportunity Downtown Houma offers, allowing entrepreneurialism and innovation to thrive.

1.1 Community Engagement

When developing a plan of any kind, it is crucial to engage the community for guidance and input. CSRS worked closely with the Terrebonne Parish Consolidated Government and the Houma Restoration District Board to include the Downtown Community. This took the form of a Downtown Houma walk with area stakeholders, TPCG officials, planners, and designers, followed by a series of meetings and presentations to all parties including the Downtown Houma Master Plan Steering Committee, the Houma Restoration District Board, Parish Administration, and Parish Council as well as the general public.

DOWNTOWN HOUMA
STAKEHOLDER MEETING

IMAGE SOURCE: CSRS





1.2 History

In 1834, Terrebonne Parish established the city of Houma as a centrally located and easily accessible parish seat. Bayou Terrebonne was a major factor of Downtown Houma becoming the commercial center of Terrebonne Parish, allowing for transportation and trade related largely to the seafood industry, and as a result, the city was oriented facing the Bayou.

Fishing and seafood dominated local industry until the discovery of oil in the early 1900's. Oil companies took advantage of the numerous canals and waterways to transport oil near and far. The increase in trade activity led to the building of new canals, such as the Houma Navigational Canal and the Intracoastal Waterway, which decreased travel time and further increased trade activity. The Works Progress Administration funded improvements in the 1930's that included new streets, a post office, and the Downtown Courthouse, expanding downtown Houma and moving commercial activity away from the banks of Bayou Terrebonne. These improvements also coincided with the rise of the automobile, resulting in an emphasis on vehicle-focused development.¹



HOUMA, LA 1855

In the mid-19th century Houma was oriented towards Bayou Terrebonne for transportation and commerce.

IMAGE SOURCE:

Map from Houma Historic District Design Guidelines, 2011.



1. Vision 2030: Terrebonne's Plan for the Future. 9-1 Downtown Houma

MAIN STREET & ROUSSELL STREET
(looking north) 1958



During the late twentieth century, downtown Houma, like many small towns across the country, experienced a decline, as people and businesses moved to the outskirts. The downtown area and neighboring residential areas were listed on the National Register of Historic Places in 1983 as the Houma Historic District.

CHURCH STREET
ca. 1935. TPCG



1.3 Present Day

The Main Street corridor, while home to many historic storefronts, is not the bustling commercial center that it once was. Vacancy rates are high, many shop fronts are boarded up, and occupancy is scattered throughout Main Street and not clustered in a particular area. This decline has been most recently exacerbated by Hurricane Ida, which made landfall in August 2021. Terrebonne Parish sustained significant wind damage to structures and homes, loss of electricity and water utilities for a prolonged period, and the closing of hundreds of businesses. The category 4 storm, with winds of 150 mph, damaged many downtown structures and the area has been in a prolonged state of recovery ever since.

**MAIN STREET AFTER
HURRICANE IDA, 2021**

IMAGE SOURCE: *Associated Press*



In many ways, the challenges Downtown Houma faces are common to once bustling small town Main Streets across America. Many historic downtowns have become automobile-centric commercial corridors, characterized by a wide road with multiple lanes, high-speed traffic, and nonexistent or limited transit service. In Houma, some buildings are separated from the street by large parking lots, there are unsightly utility poles and wires, a lack of trees and vegetation, and sidewalks that are narrow, not always connected, and unbuffered from the travel lanes. These hostile conditions discourage the pedestrian activity crucial to Downtown Houma activity. These will be detailed in the Current Conditions section.

**FROM DOWNTOWN
HOUMA WALK**

IMAGE SOURCE: CSRS



1.4 Downtown Houma Jurisdictions

There are numerous public agencies and commissions tasked with making decisions around the development of downtown Houma. One goal of this plan is to unify these groups around the goals and strategies that will be discussed in upcoming chapters, furthering a clear vision and priorities for future Houma. What follows is an illustration of these groups, their roles in downtown, and the specific geographies of their jurisdictions.

Drawing attention to these jurisdictions shows the overlap of some of the areas ideal for collaboration. These jurisdictions within Houma

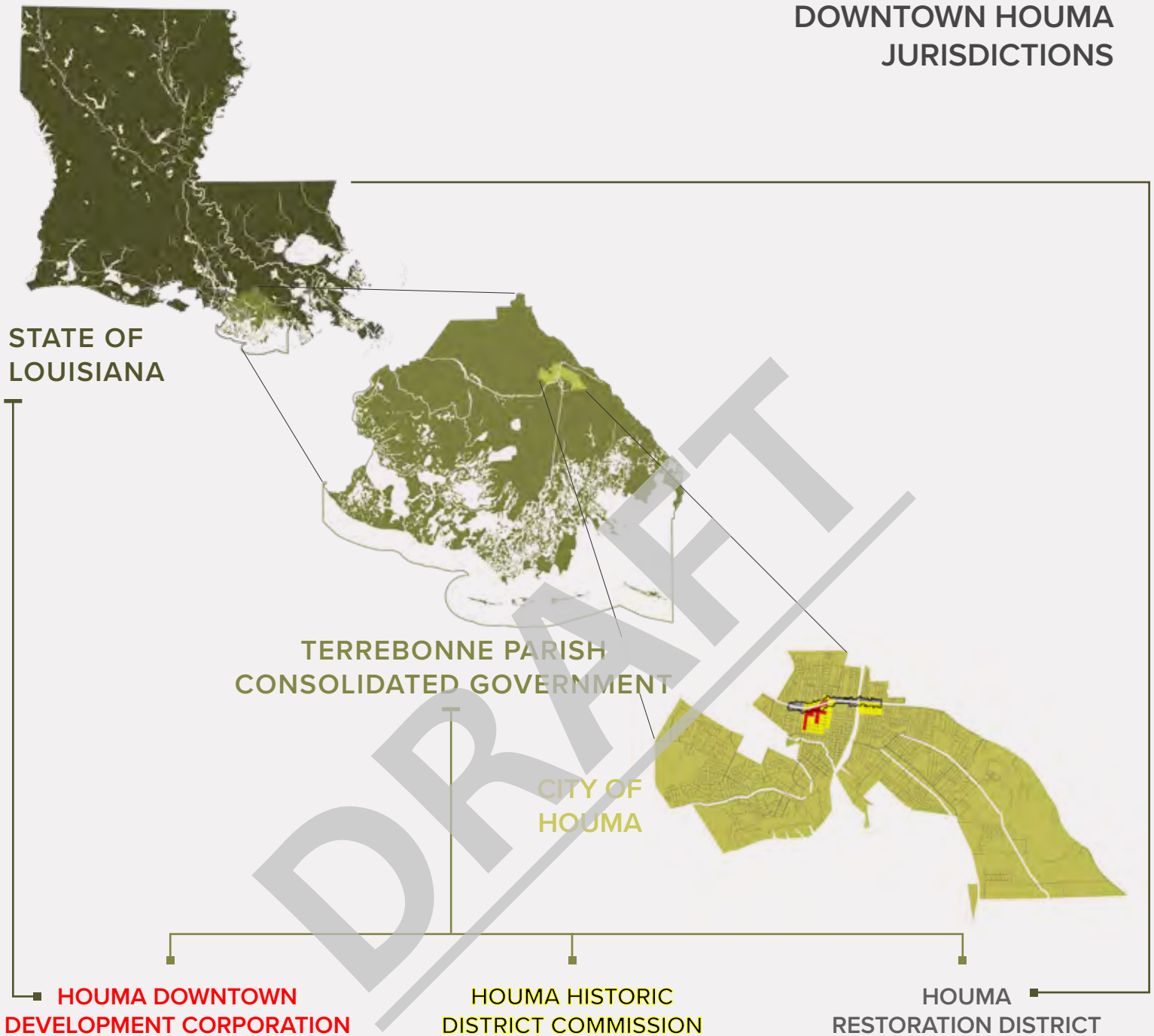
come with potential funding opportunities, resulting in areas of Downtown where this funding can be layered.

Properties in the Federal Historic District (which is the same as the Historic District Development Corporation) are eligible for Federal Tax Credits. Properties in the Houma Historic District and the two Cultural Districts are eligible for State Tax credits and properties in both districts are eligible for both tax credits. Properties in local, national Historic Districts and Opportunity Zones are eligible for Property Tax Abatement (see Map 1).

HOUMA ELEMENTARY SCHOOL *This historic building constructed in 1931 was rehabilitated in 2014 into mixed-income senior housing apartments.* IMAGE SOURCE: [National Park Service](#)



DOWNTOWN HOUMA JURISDICTIONS

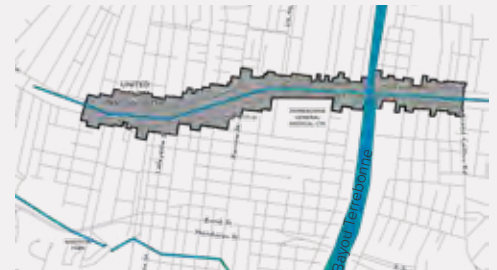


Economic development-focused board that administers Louisiana Main Street program.

Created by the **State** legislature with members approved by the **Parish Council**. This is also the *National Historic District*.

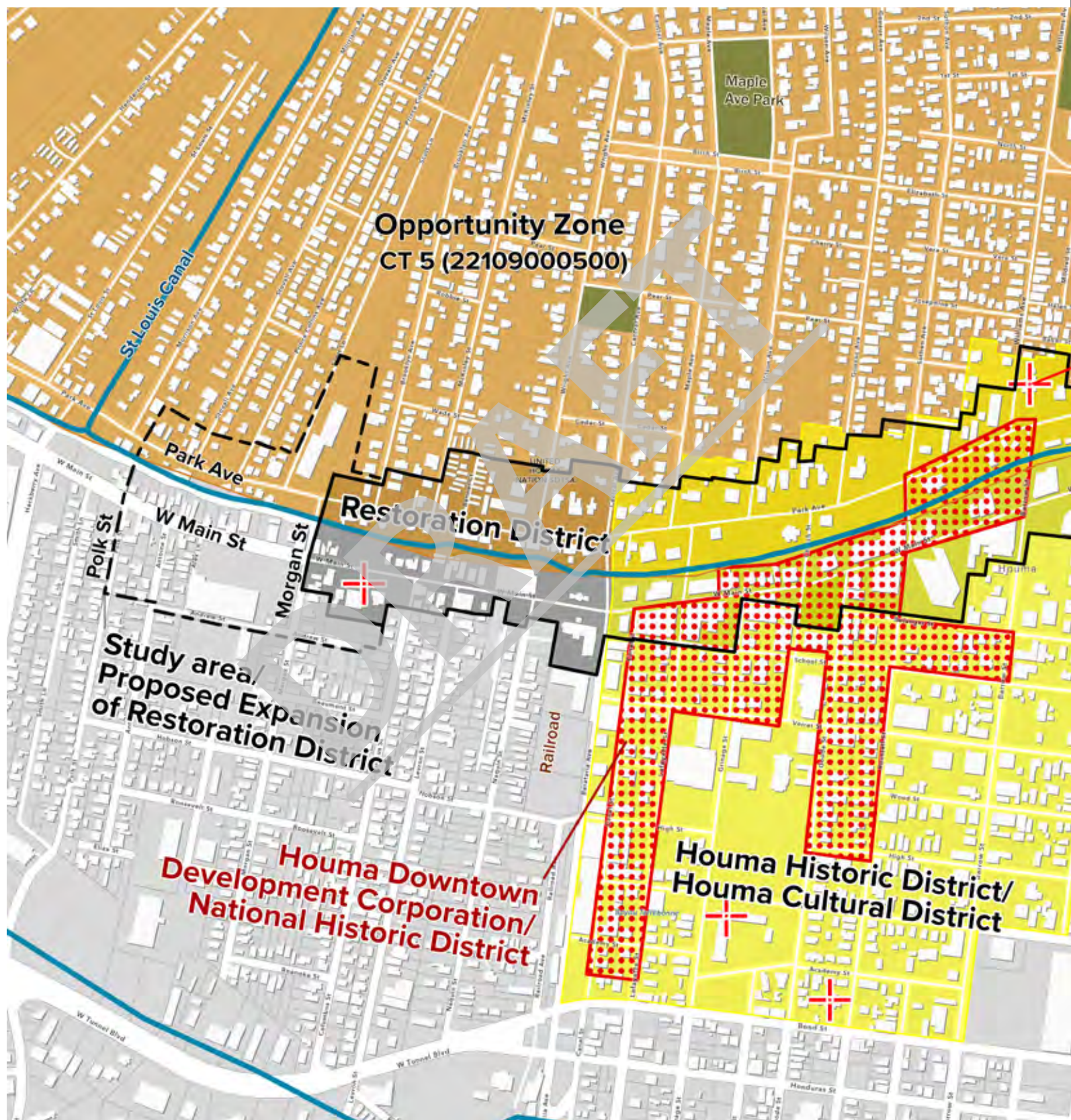
Responsible for permit approvals in Houma Historic District. Member appointment subject to the majority of the **Parish Council**.

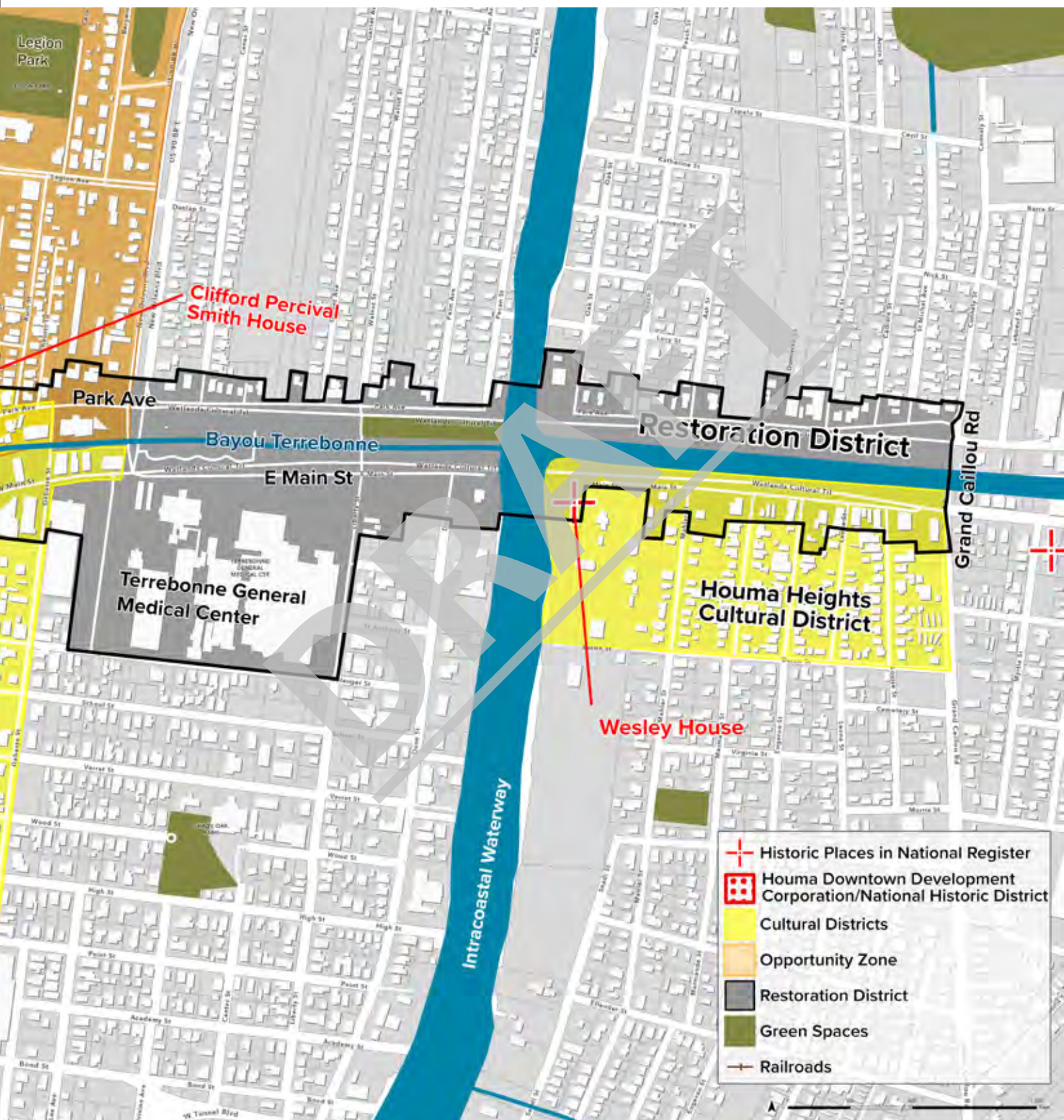
Political division with latitude to buy/sell property within the district, collect taxes, apply for/administer federal funds. Created by state legislature, members nominated by the **State** and **Parish** and **Local Entities**.



MAP 1: DOWNTOWN HOUMA JURISDICTIONS

This map displays not only the jurisdictions of the Downtown Houma groups, but also the districts eligible for certain tax breaks, which will be discussed in detail in the implementation section.







02.

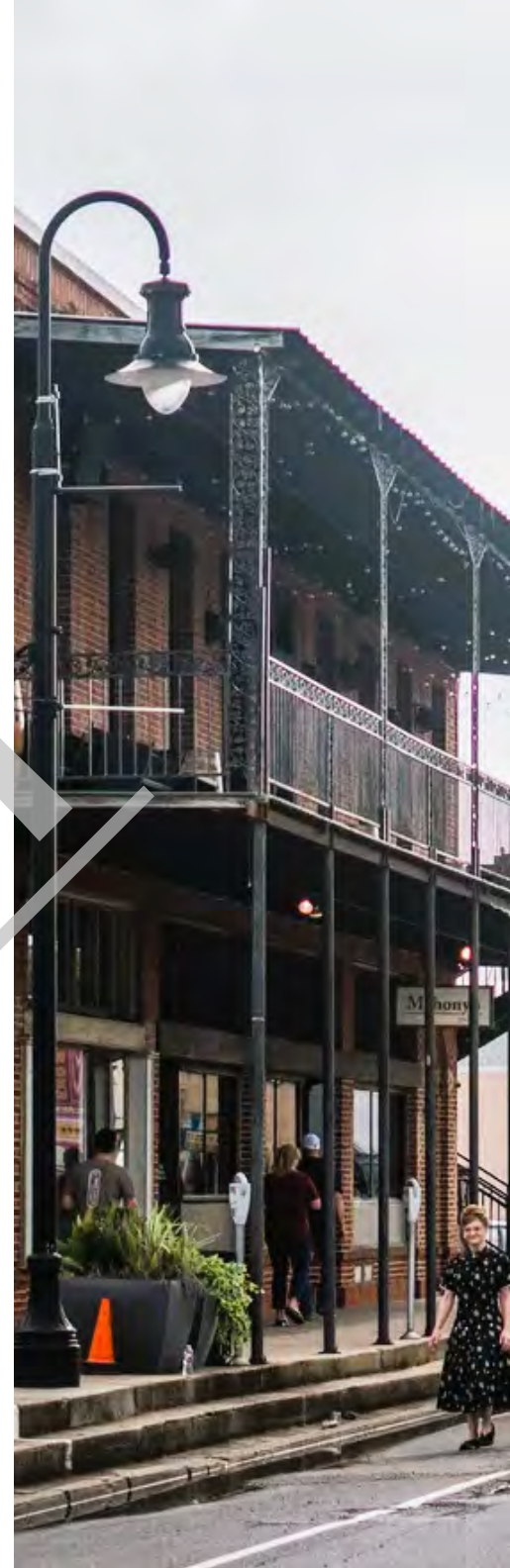
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02.

Current Conditions

Many of the current challenges identified in this Plan are longstanding and have been previously documented in the Terrebonne Parish 2030 Comprehensive Plan. Issues identified in the Comprehensive Plan included the lost potential of Bayou Terrebonne, need for restoration of historic buildings, lack of streetscape, and pedestrian friendly improvements and lack of commerce. Progress made in these areas was curtailed by Hurricane Ida, the snowballing impacts of which have made many challenges more acute.





MOVIE FILMED IN DOWNTOWN HOUMA

Filming for “Where the Crawdads Sing”, set in 1950s and 60s, in downtown Houma, LA

IMAGE SOURCE: [Houma Today](#)

2.1 Challenges

LOW COMMERCIAL ACTIVITY/ HIGH VACANCY

The Main Street corridor, while home to many historic storefronts, is not the bustling commercial center that it once was. Not only are storefronts vacant, but many show signs of long-term disinvestment. A common refrain on the downtown walk was dismay at the state of disrepair of many buildings, and the lack of code enforcement related to blight standards.

FROM MAIN STREET WALK
IMAGE SOURCE: Carbo and Associates



POOR PEDESTRIAN CIRCULATION

Coupled with the lack of commercial draw to attract pedestrians is a streetscape with design features that are unfriendly to pedestrian traffic. High curbs, combined with a lack of crosswalks and walk signals, create an environment where crossing the street feels unsafe. Furthermore, the high curbs are not ADA compliant, and create an environment not only unfriendly, but impassable to persons with impaired mobility.

EXAMPLE OF MAIN
STREET CURB VARIANCE
AND HEIGHT

IMAGE SOURCE: CSRS



MAIN STREET/ LA24 HIGHLY TRAFFICKED STATE HIGHWAY

A major factor contributing to the current lack of commercial/ pedestrian activity on Houma's West Main Street is its dual function as a Louisiana State Highway (Route 24). It is a one-way, two-lane highway; allowing for higher speeds and frequent passage of commercial trucks. The traffic noise, proximity of high-speed truck traffic to the sidewalk, and lack of pedestrian crossing contribute to the feeling that Main Street is more of a highway than downtown center.

FROM MAIN STREET WALK
IMAGE SOURCE: Carbo and Associates



PARKING

Related to the lack of commercial activity and abundance of empty storefronts is an excess of largely unutilized parking. Street parking is metered, parallel parking on the highly trafficked Main Street, which makes parking unappealing although it is plentiful.



**METERED PARALLEL
PARKING ON MAIN STREET**
IMAGE SOURCE: Carbo and Associates

There are numerous surface lots on both sides of Bayou Terrebonne, in addition to the parallel street parking on West Main Street. The pedestrian bridges spanning Bayou Terrebonne are a unique asset of downtown Houma, indicating a prioritization of pedestrian traffic, though the parking lots at either side diminish the potential of human-centered activity that might otherwise occur there. A benefit of the abundance of parking is that much of the north side of Bayou Terrebonne, facing Park Avenue, is owned by Terrebonne Parish (see map below).

This provides a unique opportunity for Terrebonne Parish to control the future of downtown Houma.

ABUNDANCE OF SURFACE PARKING LOTS

Depicted in yellow, surface parking lots along Main St. in downtown Houma.



BAYOU RELEGATED TO BACKYARD

A unique and central feature of downtown Houma is the waterway that runs through it: Bayou Terrebonne. There are many physical features of the built environment that might draw pedestrians to the bayou; including the pedestrian bridges as well as the Bayou Walk that runs along the south side of the bayou from Church Street to Barrow.

However, without commercial activity or recreational amenities to complement these features, the Bayou remains underutilized by pedestrians.

While there are a few restaurants with back patios facing the bayou, all storefronts face East Main Street or Park Avenue, and where there is space between buildings facing East Main Street and the Bayou, it is utilized predominantly for parking. During the walking tour and community meetings, many attendees expressed a desire for the bayou to become a focus of downtown Houma rather than a backdrop.



BAYOU TERREBONNE
IMAGE SOURCE: Carbo and Associates



IMAGE SOURCE: Carbo and Associates

LACK OF DESIGN STANDARD

A strong visual impression is crucial when attracting visitors and businesses. Currently, there is a lack of consistency to signal that Downtown Houma is a focus of investment and center of the community. Signage, street quality, sidewalks, and lighting are inconsistent, and street planting on sidewalks facing Main Street is minimal. Also apparent is the downtown utility infrastructure, where aging above-ground power lines clutter overhead. Many attendees of the downtown walk and public meetings cited the power lines as a concern, both for safety and visual appeal.

Up to date and consistent wayfinding signage not only provides visitors with crucial information, but they also create an important sense of identity and serve as marketing for Downtown Houma.

DOWNTOWN STREETSCAPE



IMAGE SOURCE: CSRS

2.2 Momentum + Assets

Despite very real challenges, Downtown Houma is abundant in historic structures, boasts a beautiful waterway, and has momentum and energy from residents and organizations invested in change. The Downtown Walk in November 2022 with officials, key stakeholders, and consultants demonstrated a community ready and willing to engage in new ideas. The stakeholders engaged in this Master Plan process were enthusiastic and committed to improving Downtown Houma.

For example, the non-profit Hache Grant Association engaged community members by soliciting opinions and spurring their imagination through the “I Wish This Was” project. The momentum generated through grass roots community engagement is coupled with existing assets in Downtown Houma that will be leveraged in its revitalization.

DOWNTOWN STREETScape

IMAGE SOURCE: CSRS



ASSETS

Cultural Programming – Festivals and Events

Houma, in the heart of Cajun Country, is home to one of the richest, most distinct cultures in America. Downtown Houma does an excellent job attracting visitors and locals alike due to its joyful and welcoming culture evidenced in these events. Festival culture is alive in Houma, and the Main Street boasts multiple annual events, the largest being Mardi Gras. White Boot Stroll, Bayou Terrebonne Boucherie, Rougarou Fest, and Downtown Live After 5 concerts are other examples of cultural and programming events.

Festivals and Events are an important way to draw visitors and highlight improvements and are already drawing crowds to Downtown regularly.



**MARDI GRAS PARADE
ON MAIN STREET**
IMAGE SOURCE: *Explore Houma*

MARKET AT THE MARINA *Farmers Market located at Houma's Downtown Marina*



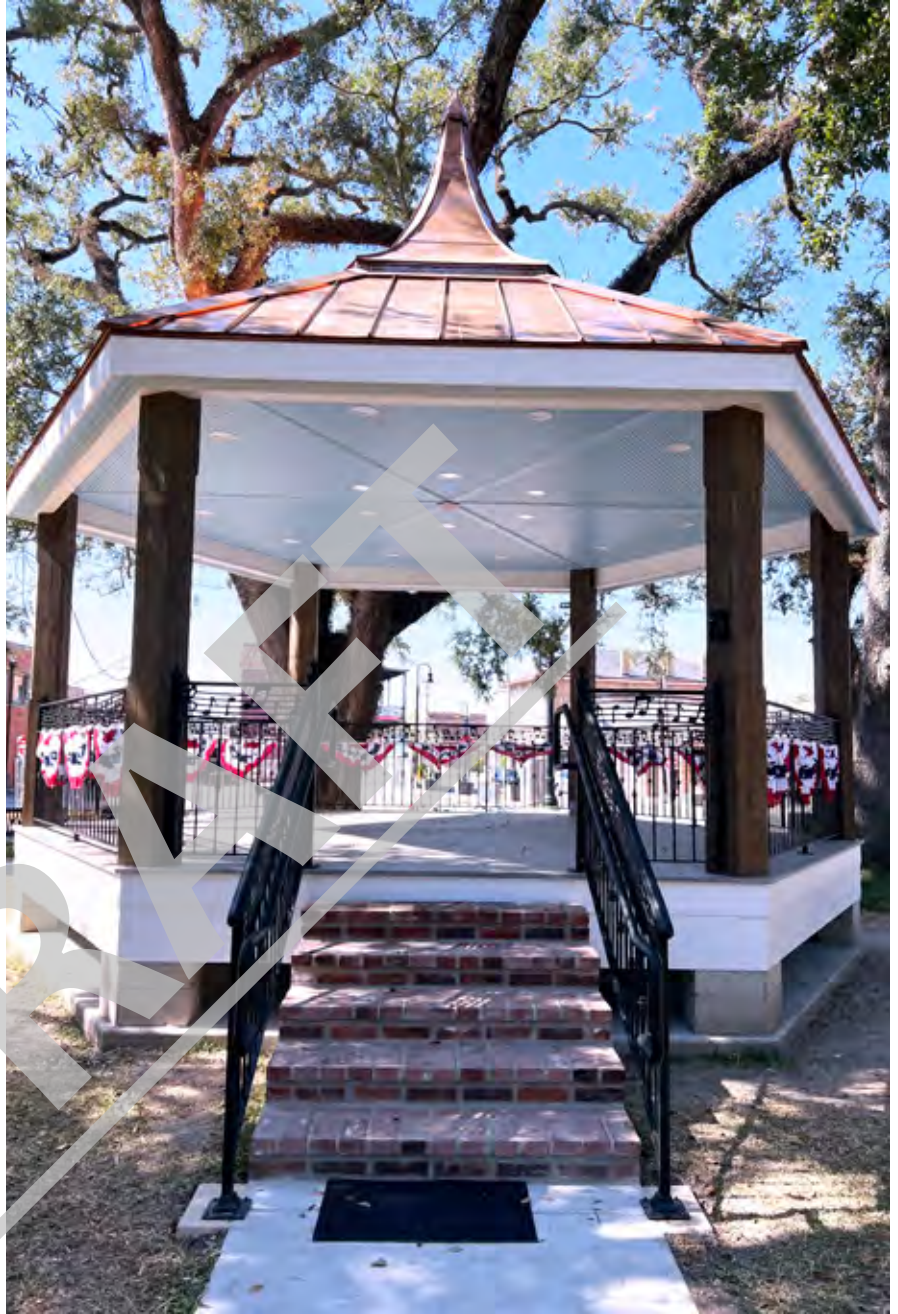
IMAGE SOURCE: [Daily Comet](#)

ASSETS

Public Space

Another asset in downtown Houma is the numerous new public space improvements providing recreational opportunities for the community. The new bandstand in courthouse square, completed in 2022 to replicate the original bandstand built in the early 1900s, and near-complete Rotary Centennial Plaza and pedestrian walkway, are helping to restore a sense of community pride that is grounded in Downtown. These visible public investments signify that downtown Houma is in the process of change, and have helped spur the revitalization momentum that this plan draws from:

- » Rotary Centennial Plaza
- » Repaved Bayou Walk
- » Live Healthy Houma Fitness Trail
- » Courthouse Bandstand
- » The recent renovation (partially with public funds) of Le Petit Theatre
- » Houma Heights Park
- » Houma Memorial Fountain and Park
- » Downtown Marina Park



COURTHOUSE BANDSTAND

IMAGE SOURCE: CSRS

ASSETS

Historic Buildings

A key asset in downtown Houma, one that cannot be built or created today, is the existing historic fabric. Small towns around the country draw tourists and residents by highlighting the sense of history created through preservation of the late nineteenth, early twentieth century buildings that abound in downtown Houma.

As the historic downtown was built to be compact and walkable, the oldest buildings in downtown Houma are clustered together around Main Street—creating the sense of place that is unique to Houma. The recently restored La Petit Theatre de Terrebonne exemplifies the potential held in these buildings. Many of the historic storefronts have been restored, but some still lie dormant or underutilized—holding great potential for future cultural or consumer opportunities.

LE PETIT THEATRE

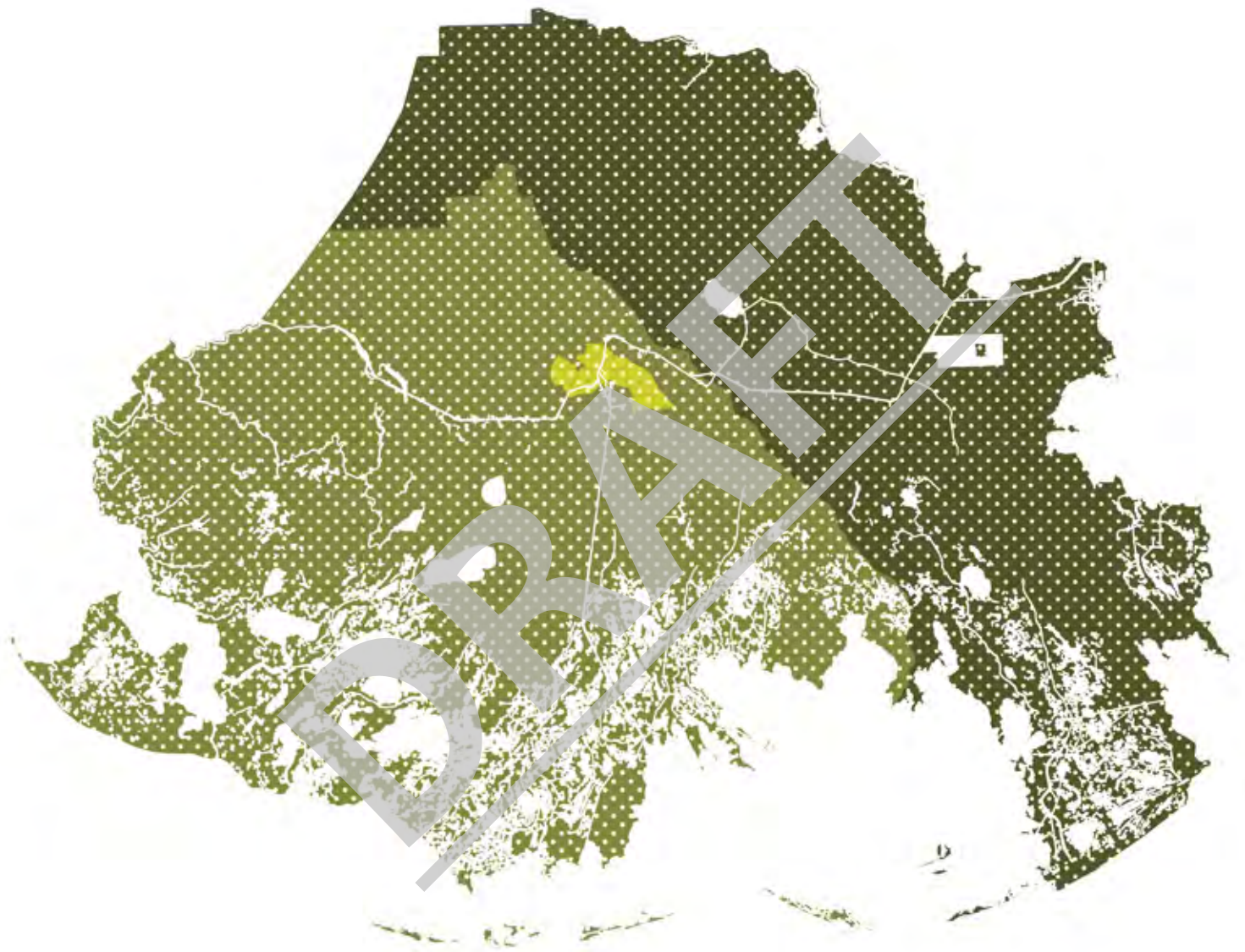


IMAGE SOURCE: CSRS

03.

HOUMA

MARKET ANALYSIS



■ TERREBONNE PARISH ■ LAFOURCHE PARISH ■ CITY OF HOUMA ■+■ HOUMA METROPOLITAN AREA

03.

Houma Market Analysis

Downtown Houma exists in the larger context of Houma and the Metro Area. What affects the larger community will impact Downtown. Understanding demographic and market trends will allow Downtown programs and development to be receptive to demand. These findings and additional ones in the attached report (Appendix 1) support the recommendations in this plan.

Riverbend Research performed a Houma Market Analysis and produced the following:

- » Demographic Analysis
- » Residential Analysis
- » Jobs & Industry Analysis
- » Surplus/Shortfall Analysis





**SOUTHDOWN MARKETPLACE
ARTS & CRAFTS FESTIVAL**

*at grounds of Southdown Plantation
House and Museum in Houma*

IMAGE SOURCE:
[Country Roads Magazine](#)

DEMOGRAPHIC ANALYSIS

■ *Houma’s population is declining but the number of households are increasing.*

About 3,500 residents have left the Houma Metro since 2010, another 2,600 are projected to leave by 2027. However, there are about 4,200 more households in Houma now than there were in 2010. Also, the number of people in the average household has fallen slightly, from 2.8 in 2010 to 2.6 today.

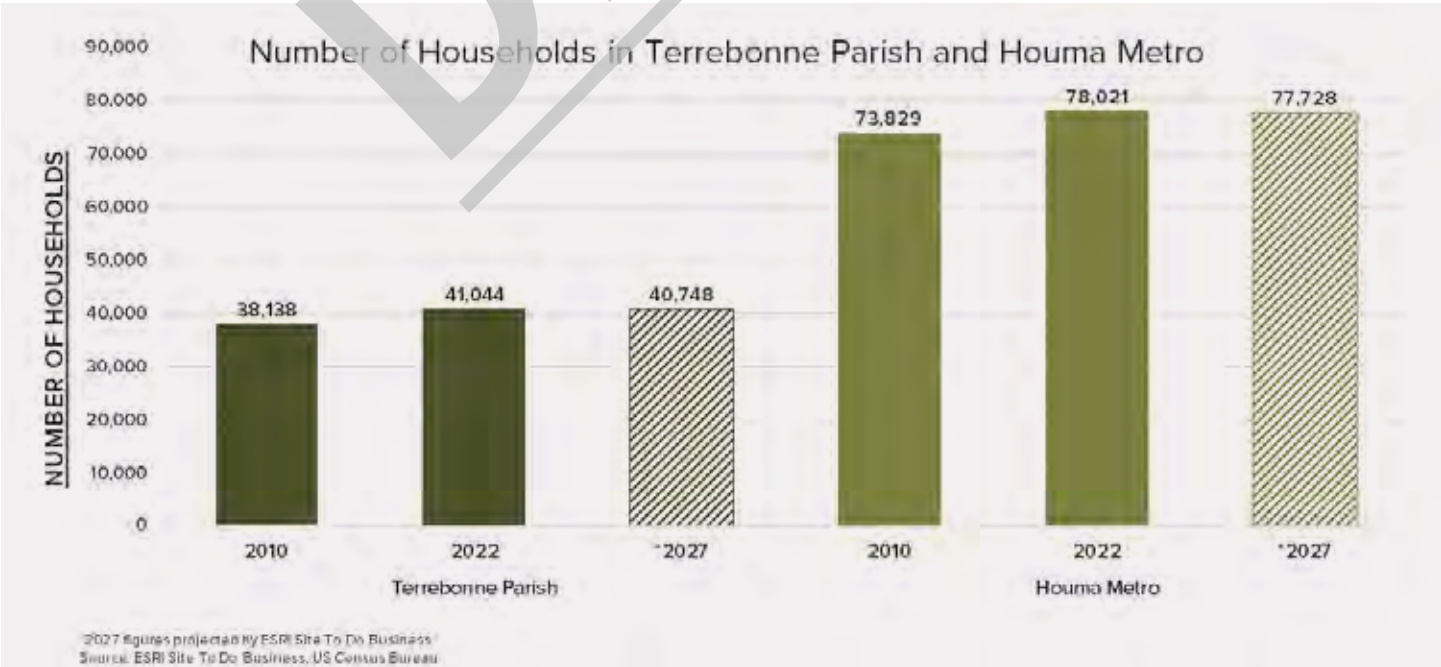
■ *Houma’s population is aging.*

The number of residents age 65+ increased by more than 7,000 in the last 12 years; it’s projected to increase by another 4,000 in the next 5 years.

■ *Higher education degrees are becoming more common for Houma residents.*

Between 2010 and 2020, the number of Houma Metro residents with a bachelor’s degree or higher increased by about 4,500.

There are about 4,200 more households in Houma now than there were in 2010; the number of people in the average household has fallen slightly, from 2.8 in 2010 to 2.6 today.



RESIDENTIAL ANALYSIS

■ *Housing is becoming more expensive.*

In the next 5 years, the Houma Metro is projected to lose 35% of its housing stock available for purchasing at \$200k or less—meaning that previously affordable housing is becoming more expensive, and new affordable housing is not coming onto the market.

■ *Occupied multifamily housing is growing significantly faster than single-family housing.*

Occupied multifamily housing grew 18% in the last decade, outpacing the 7% growth in single-family homes which continue to dominate the residential market.

■ *There are limited affordable options for renters.*

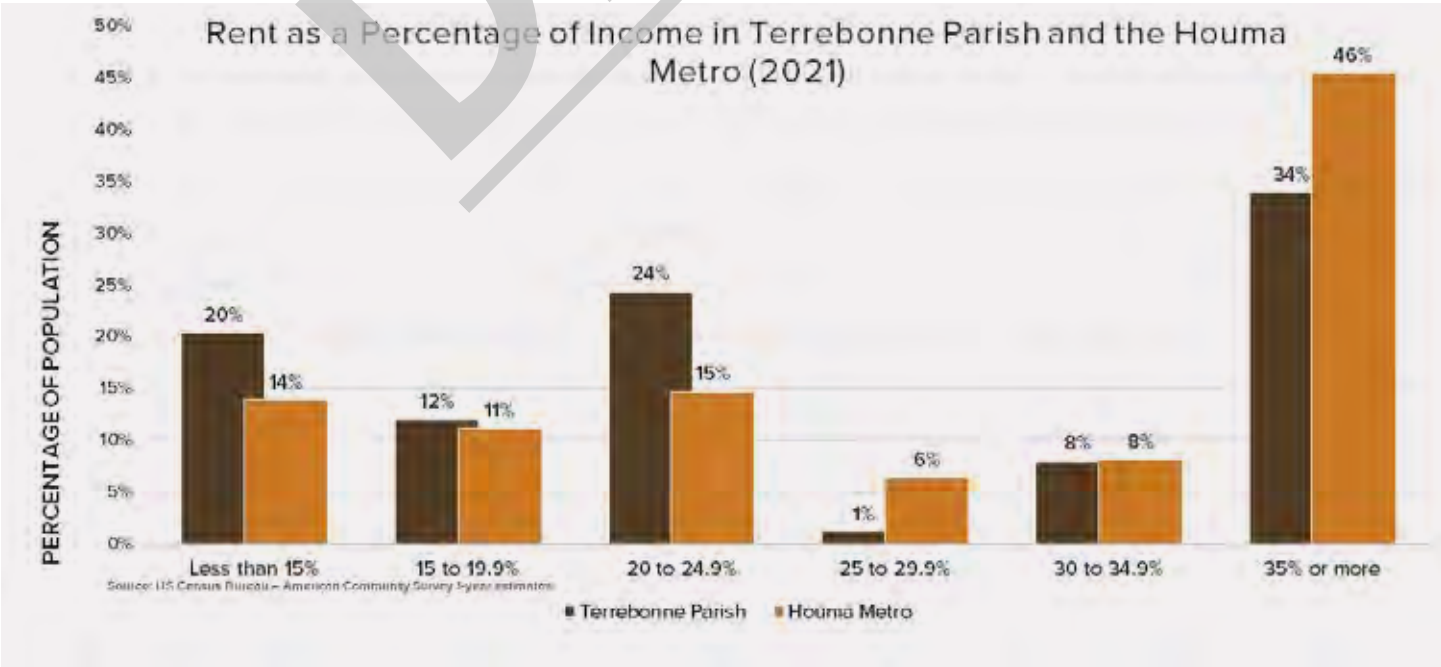
Almost half of renters in the Houma Metro spend more than 35% of their income on housing.

■ *Renter-occupied housing is remaining stable, while owner-occupied units are decreasing and vacancies are increasing.*

There are 2,400 more vacant units in the Houma Metro today than there were in 2010, making an 11% vacancy rate, only 3.9% of which are rentals.

Almost half of renters in the Houma Metro spend more than 35% of their income on housing.

Rental Vacancy Rates (2021)
Terrebonne Parish: 2.4%
Houma Metro: 3.9%
Louisiana: 6.4%
United States: 5.2%



JOB AND INDUSTRY ANALYSIS

■ *Jobs are decreasing in downtown Houma.*

Total jobs in the downtown area have fallen from 7,000 in 2002 to 3,400 in 2019.

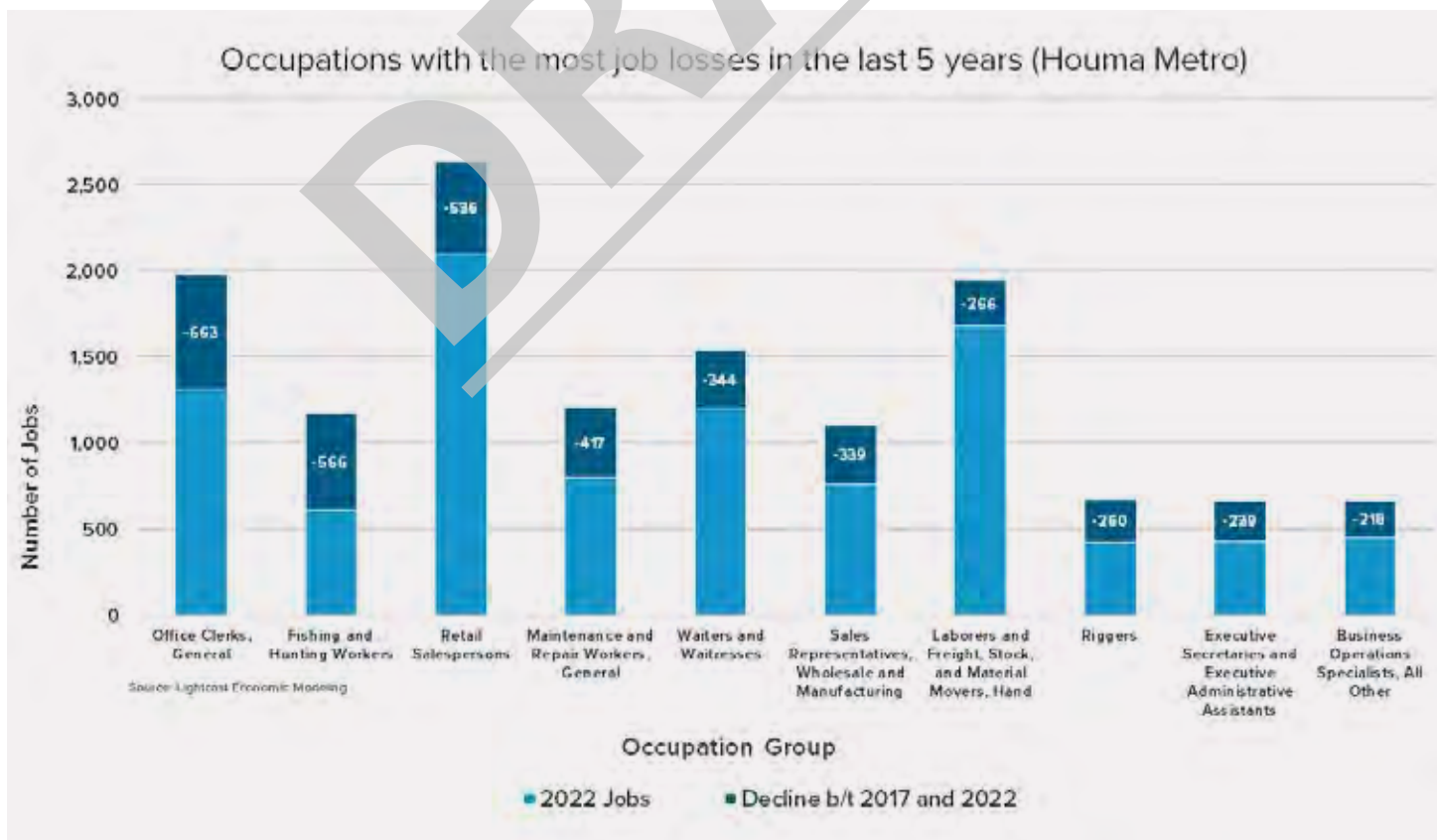
■ *Middle-income jobs are increasing in the metro area.*

Oil and gas unit operators and manager-level jobs increased more than any other occupations in the Houma Metro area in the last five years.

■ *Despite a decrease in jobs, business growth is on the rise in Terrebonne Parish.*

Terrebonne Parish ranked in the top 10% of all US counties for business application growth between 2019 and 2021; Lafourche in the top 12%, indicating that entrepreneurship is on the rise.

Office workers made up 3 of the top 10 declining occupations; service workers in retail establishments and restaurants also saw their numbers decline.

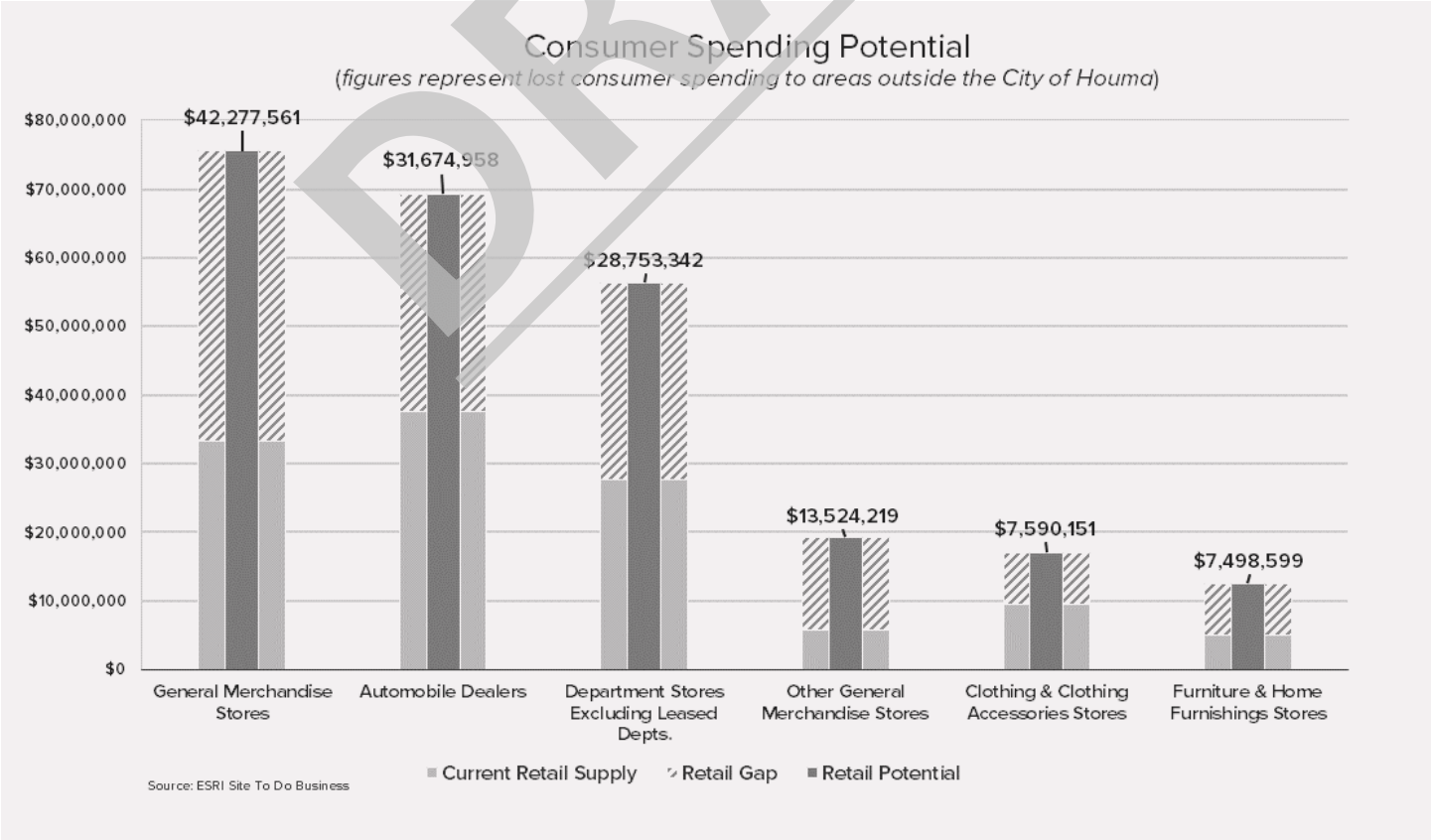


SURPLUS/SHORTFALL ANALYSIS

- *Retailers have the potential to capture millions in potential sales currently being lost to retailers outside of Houma.*

The majority of retail spending in the metro area takes place outside of downtown Houma—over \$42 million in general merchandise spending could be captured by the City of Houma.

The Houma Urban Services District is the metro’s primary urban center and, as such, it has the potential to attract additional consumer spending at businesses like general merchandisers, auto dealers, and department stores.



Market Analysis

Recommendations

1 *Encourage affordable residential development, particularly for renters in the downtown core; missing-middle style housing could appeal to young talent (which is in high demand) and retired populations alike.*

- Houma is growing middle class jobs (managers, oil & gas workers) but a lack of rental affordability and a rapidly declining stock of affordable homes coupled with household incomes that are not keeping pace with income growth nationally could jeopardize Houma residents' ability to find housing that fits their needs.

MIXED-USE LIVING CENTER

Bayou Cane apartments in Houma are multi-family, mixed-income development with accessible units and several recreational amenities for the residents.

IMAGE SOURCE: [Donahue Favret Contractors](#)



- While single-family homes still outnumber apartments, the number of apartments in Houma is growing rapidly – and the low vacancy rate shows that they are popular. Residents may appreciate more diverse options for apartment-living, particularly in areas where walkability to shops, bars, and restaurants is possible.
 - » Lean into the region’s aging population: below-average cost of living, comfortable climate, and expanding healthcare systems could support strong retirement communities.

2 *Tap into the region’s entrepreneurial spirit to spur business growth in downtown & bring back jobs.*

- Houma is among the top areas in the country for business application growth; considering Houma is losing millions in potential retail sales to other regions, residents may enthusiastically embrace programming and policies that encourage local retail development. Encouraging business growth will make downtown Houma more desirable and ultimately result in job growth.

COMMERCIAL REAL ESTATE FOR SALE IN DOWNTOWN HOUMA

IMAGE SOURCE: [Crexi](#)



04.

CASE STUDIES



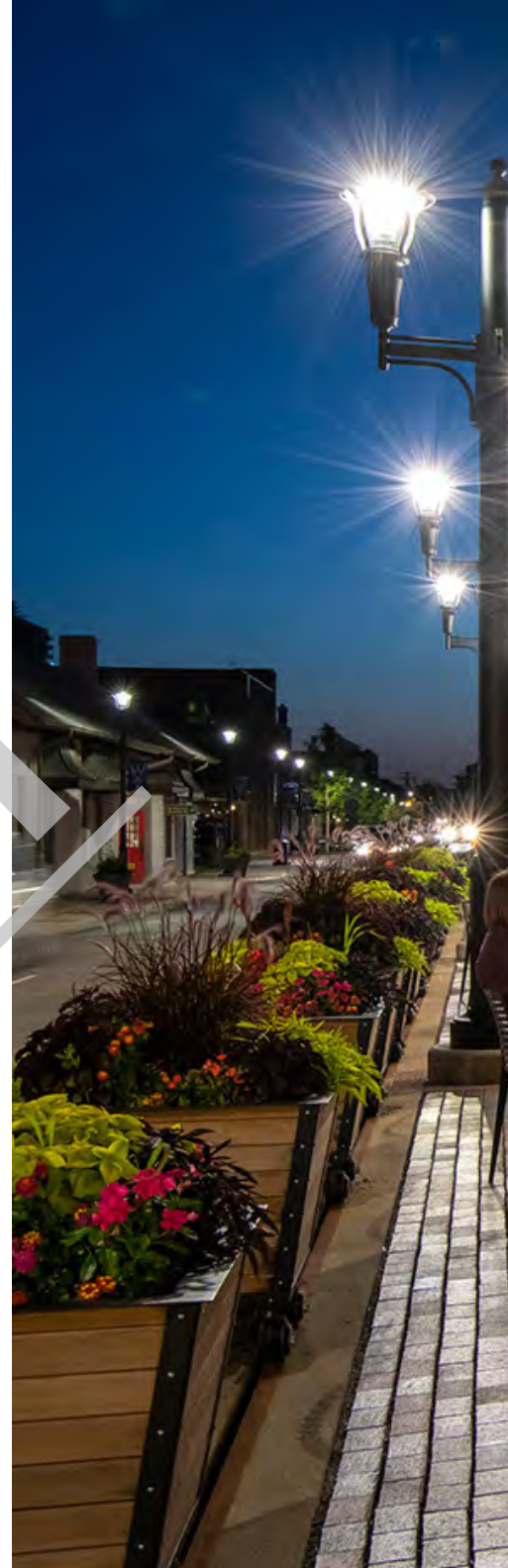
04.

Case Studies

Case studies are an important component of urban plans because they illustrate ideas discussed in the plan itself. In addition, it is useful to know what the components of successful and thriving downtowns are. What lessons and examples can be applied to Downtown Houma? Will the images spark an idea or goal for Downtown Houma?

The following case studies have been selected by Carbo and Associates to highlight successful elements that are applicable to Downtown Houma.

- » Assembly Row, *Somerville, MA*
- » Buffalo Bayou Park, *Houston, TX*
- » Vancouver Waterfront Park, *Vancouver, WA*
- » Møllerummet, *Copenhagen, Denmark*
- » Paprocany Waterfront, *Poland*
- » Wheaton Downtown Revitalization, *Wheaton, IL*





**WHEATON DOWNTOWN
REVITALIZATION**
Wheaton, IL
IMAGE SOURCE: CARBO

4.1

ASSEMBLY ROW

Somerville, Massachusetts

The scale of the public spaces here is a great example of what is possible in Downtown Houma. They are appropriately sized to the surrounding setting and more pedestrian centric in scale. The use of site furnishings, such as street lighting, string lights, benches, and trash receptacles contribute to the overall character without creating visual clutter. The balance of hardscape and landscape elements creates a welcoming and comfortable space for patrons of downtown.



4.2

BUFFALO BAYOU PARK

Houston, Texas

The Buffalo Bayou Park in Houston Texas is similar in character and context to the open green space along the bayou near Intra-coastal Waterway. The green space along the bayou could support more active recreational activities and gathering spaces for visitors, taking cues from some of the components along Buffalo Bayou.



ASSEMBLY ROW *Somerville, Massachusetts*



BUFFALO BAYOU PARK *Houston, Texas*



4.3

VANCOUVER WATERFRONT PARK

Vancouver, Washington

The industrial aesthetic of this place is similar to this area of Houma. This project illustrates how local context can be used for inspiration and the design can incorporate elements from the surroundings to create a beautiful, comfortable, and inviting space. This project balances hardscape elements with landscape elements and celebrates its connection to the water. The design of this park is focused more on passive activities and social interaction promoting a sense of community.



4.4

MELLERUMMET

Copenhagen, Denmark

Mellerummet is a good example of bringing nature into the city. This park is located in an urban area of Copenhagen, surrounded by buildings. Rather than designing an urban plaza with more hardscape components, this space deliberately includes more lawn areas, planting, and natural hardscape materials. This provides a nice contrast to the surrounding setting and provides a small retreat from the urban setting.



VANCOUVER WATERFRONT PARK *Vancouver, Washington*



MELLERUMMET *Copenhagen, Denmark*



4.5

PAPROCANY WATERFRONT

Poland

The industrial aesthetic of this place is similar to this area of Houma. This project illustrates how local context can be used for inspiration and the design can incorporate elements from the surroundings to create a beautiful, comfortable, and inviting space. This project balances hardscape elements with landscape elements and celebrates its connection to the water. The design of this park is focused more on passive activities and social interaction promoting a sense of community.



4.6

WHEATON DOWNTOWN REVITALIZATION

Wheaton, Illinois

The revitalization efforts in this downtown have had an incredible impact on this community. The scale, style, and overall feel of this downtown area share many similarities with downtown Houma. The spaces are organized in a way that makes the pedestrian more of a priority, while still accommodating vehicular traffic. The configuration of the streetscape elements promotes greater community interaction. The use of bulb-outs here helps with traffic calming and creates appropriately sized spaces that encourage social interaction among visitors. This also provides



opportunities for restaurants and other businesses to extend their presence outside of the building walls into the streetscape.

PAPROCANY WATERFRONT *Poland*



WHEATON DOWNTOWN REVITALIZATION *Wheaton, Illinois*



05.

IMPLEMENTATION STRATEGIES



**BREAKING GROUND ON THE
ROTARY CENTENNIAL PLAZA**

*by Terrebonne Parish and Houma
Rotary Club members*

IMAGE SOURCE: [Houma Today](#)

05.

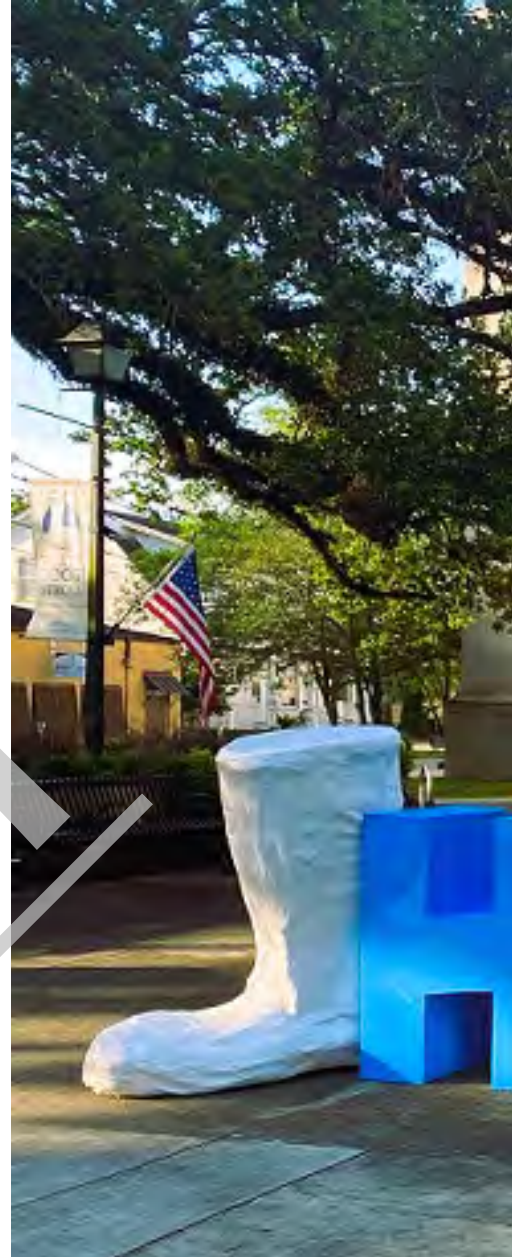
Implementation Strategies

In a 2018 report , American Planning Association summarizes a successful process for downtown revitalization as one that is: **additive, incremental, cumulative, and long-term.**

When a downtown district is thriving, the resulting business activity means that investing in downtown development typically provides a higher rate of return compared to other parts of the city. With high rates of profit and efficient consumption of public resources, downtowns have a high private return on public investment.

The Downtown Vision Statement from the Vision 2030 Comprehensive Plan adopted in 2013 remains consistent with the feedback and research conducted for this Plan. During stakeholder outreach, participants were united in their view that Downtown Houma can and will be a vibrant place again. What they want to see and believe is possible are the goals that were so well articulated in the 2030 Plan.

“By 2030, Downtown Houma will have become a desirable, safe and secure, mixed-use destination, attracting visitors, workers and shoppers to its diverse venue of businesses and shops – many of which have been established to capitalize on and promote local culture and heritage – supporting a variety of commercial and residential developments in a well-maintained, attractively landscaped, less congested, pedestrian-friendly environment.”





WHITE BOOT STROLL FESTIVAL

*Annual arts and culture
event to showcase historic
downtown Houma*

IMAGE SOURCE:
[Louisiana Main Street](#)

To continue to support the goals outlined above, 6 actions need to be undertaken in coordination:

- » Increase Housing
- » Create Business and Pedestrian Friendly Streetscapes
- » Adapt Historic Structures for Reuse
- » Update Land Use Regulations
- » Improve Public Space
- » Attract New and Cultivate Existing Businesses

Throughout the Implementation section, the plan will point to existing programs that could be utilized to better effect, propose new ones specific for Downtown Houma, drawing from best practices, and discuss funding opportunities.

5.1 Increase Housing

As indicated by the market analysis, increasing the number of housing units in Downtown Houma is critical to its revitalization. Residents will draw services and new business, create pedestrian traffic, and spur investment.

Residential density in and around downtown contributes significantly to the customer base for local merchants, as residents within walking distance of retail are significantly more likely to frequent those establishments. According to a study by the International Council of Shopping Centers, residents and workers within walking distance of retail shops spend up to three times as much at those retailers. By incorporating a higher density of residents in Downtown, the purchasing activity also increases. This, in turn, creates an even more vital, desirable downtown economy. Specifically, housing contributes to the demand for additional shops, services, home-oriented products, entertainment, and food facilities.

Housing that is mixed with commercial uses also means downtown businesses and streetscapes remain active even after working hours. This enhances public safety with more eyes and ears paying attention to activity and adding people to the street during evening hours.



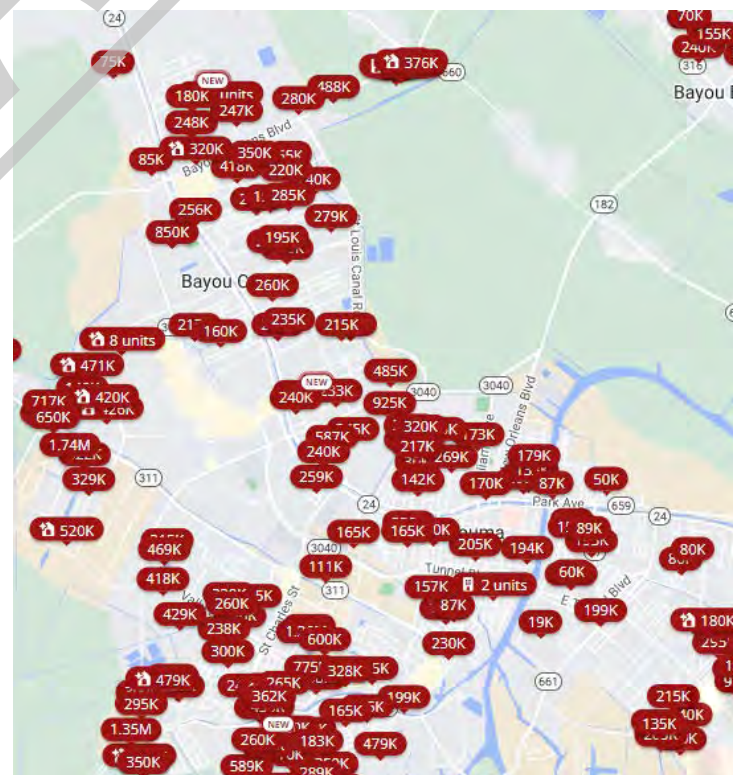
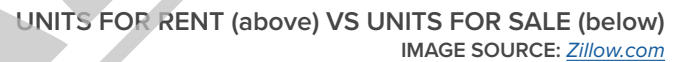


GALVESTON, TX

IMAGE SOURCE:
[Galveston.com](https://www.galveston.com)

Downtown housing typically targets smaller households in studios, one-, and two-bedroom units as those are what historic buildings can be adapted to accommodate. Rental and senior housing home values within a historic district rise more quickly than comparable areas because buyers are willing to pay a premium for homes in preservation zones (Advisory Council for Historic Preservation). Such historic buildings are under-supplied throughout the U.S. and unable to be replicated with new development. This makes preservation and rehabilitation very important.

All this data, along with feedback received during the public engagement process, indicate a need for more rental units in downtown Houma. While Housing is in flux due to displacement from Hurricane Ida, the demand for rental will remain and continue to remain strong due to demographic trends.



EXISTING HOUSING INCENTIVE PROGRAMS

The following tax incentives are already available for commercial and residential use in Downtown Houma. As map 1 shows, most of the study area is in a National Historic District, the Houma Downtown Development District, a Main Street District, and a Louisiana designated Cultural District.

In addition, a portion of the Study Area to the west of US90 and north of Bayou Terrebonne is a HUD-designated Qualified Opportunity Zone, which provides added tax incentivization potential for projects within that area.

For the tax credits to be the most impactful, it is best to pair with other programs. While Historic Tax Credits can significantly reduce out of pocket expenses for owners and developers, they are not always simple to navigate. A dedicated staff person could assist interested parties.

	FEDERAL HISTORIC REHABILITATION TAX CREDIT	LOUISIANA STATE COMMERCIAL TAX CREDIT	TAX ABATEMENT
<i>Eligibility</i>	Building listed on the National Register individually or within an NR historic district; must produce income.	Income-producing building within a Downtown Development District or Cultural District, as designated by the Division of Historic Preservation.	Renovations of existing commercial and owner-occupied residences in Historic Districts and Opportunity Zones.
<i>% of Credit</i>	20% of construction costs and fees.	25%	
<i>Minimum Expenditure</i>	Must exceed the adjusted basis of the building; \$5,000 minimum.	\$10,000	10 years of property tax abatement for renovated property.
<i>Fees</i>	\$250 + final fee based on size of the rehabilitation.	Fees range from \$250-\$5,000 based on estimated cost of rehabilitation.	Fee is based on the amount of exempted taxes. These exempted taxes can be between \$500-\$15,000.
<i>Recapture</i>	If the owner sells within 5 years, they lose 20% of the earned credit for each year short of the full 5 years	If the owner sells within 5 years, he loses 20% of the earned credit for each year short of the full 5 years.	If applicant is found to be in violation, abatement will be canceled.

NEW INCENTIVES TO CONSIDER FOR DOWNTOWN HOUMA

Houma Restoration District

The Houma Restoration District has the latitude to undertake public works, operate public facilities, pursue and accept federal, state, and local funding and grants, acquire property within district boundaries and lease or sell property to private entities committed to undertaking restoration and preservation efforts, determine the design appropriateness of new buildings and renovations of existing buildings within the district, and require approval of signage within the district.

Through the Restoration District, Terrebonne Parish could offer select parcels currently vacant or being used as parking lots for the purpose of mixed-use development or purchase private lots/properties and solicit developers through a competitive RFP process (See *Chapter 8: Project and Funding Matrix*). Through a RFP process, TPCG and the Restoration District would be able to shape the type of housing unit mix desired (a certain number of affordable units, for example) as well as design standards, thereby creating the type of development most needed.

QUALIFIED OPPORTUNITY ZONES

Opportunity Zones are federally designated areas designed to spur economic development and job creation in distressed communities by providing preferential tax incentives for investors investing in businesses within the Qualified Opportunity Zones. This tool can be layered with any others that may apply to the given geography—such as a restoration tax abatement or other incentive programs.



1 Defer

the payment of your capital gains until Dec 31, 2026.



2 Reduce

the tax you owe by up to 15% after 7 years.



3 Pay zero

tax on gains earned from the Opportunity Fund.

IMAGE SOURCE: [The Ascent](#)

Upper Story Residential Grant Program

A program other Historic Downtown Districts have usefully deployed is an Upper Story Residential Grant Program: a grant program that could be administered by the Restoration District or other public agency to provide assistance to developers or owners creating upper story housing in new or existing buildings in the downtown area—creating desirable downtown residential opportunities and restoring historic buildings. This proposed grant program should be allocated through a competitive process and should make up gap financing for a project, not be its sole source of funding.

If commercial buildings on Main Street with 2nd stories were to utilize this program, this would double the assessed value and lead to increased property tax revenue.

PADUCAH, KY MAIN STREET

The City of Paducah, KY implemented this program as part of a suite of incentives (including new business grants, roof stabilization assistance and others) to spur development in a historic downtown area. Property owners/developers within a defined area in historic downtown are eligible to apply for financial assistance to create new upper story living spaces in new or existing buildings. The grant does not exceed 20 percent of the construction costs or a maximum of \$15,000 per Upper Story Residential Rental Unit. For a residential owner-occupied unit, the grant is either 15 percent of the construction costs or a maximum of \$15,000 per unit.



IMAGE SOURCE: PaducaMainStreet.org

5.2 Adapt Historic Structures for Reuse

An adaptive reuse program provides targeted assistance to property owners of existing buildings with significant challenges to redevelopment. While historic buildings are valued for their sense of history and authenticity, it can be complicated and expensive to adapt them to modern use. During the walking tour, attendees discussed how there is a significant desire to restore blighted buildings, but a lack of finances prevents it.

Adaptive reuse encompasses both commercial and residential structure, therefore all the tax incentives listed in the Housing section also apply.

The following existing incentives and grants could be coordinated and leveraged to encourage restoration of existing buildings in downtown Houma.

HISTORIC BUILDING IN DOWNTOWN HOUMA, LA



IMAGE SOURCE: CSRS

EXISTING RESTORATION INCENTIVES

Main Street Façade Grants

Houma is a member of the Louisiana network of Main Streets through the State Office of Cultural Development and Division of Historic Preservation. The purpose of the Main Street Program is to encourage the revitalization of historic downtowns and offers funding incentives through the State to do so. Commercial properties in eligible Main Street districts can apply for matching façade restoration grants up to \$10,000.

Restoration Tax Abatement

This is a program administered by the State of Louisiana that provides an up-to 10-year abatement of property taxes on renovations and improvements to existing commercial structures (and owner-occupied residences) in economic development districts, downtown development districts, historic districts, and opportunity zones.

MAIN STREET FACADE GRANT *Before and After images of facade restoration of a historic building at Crowley, LA*



IMAGE SOURCE: [Preservation resource center of New Orleans](#)

NEW INCENTIVES TO CONSIDER FOR DOWNTOWN HOUMA

In addition to these existing programs there are several other investment tools that can be created, leveraging the one-time CBDG-DR funds and the Restoration District seed money (See Chapter 8: Project and Funding Matrix).

Grants

The Houma Restoration District has the latitude to administer incentive grants for restoration projects within Restoration District boundaries.

Houma Restoration District Restoration Program

Restoration Grant Program, wherein matching funds could be provided for historic restoration projects. These funds could be targeted specifically to priority properties or for renovation of the rear facades of buildings facing Bayou Terrebonne, to encourage reorientation towards the Bayou, for example.

Credit/Loans

In addition, the HRD could create vehicles of investment by establishing direct loans, micro-loans, loan guarantees, and revolving loan funds. Revolving Loans are a particularly appealing tool and have been used to great effect around the country.

Revolving Loan Fund programs are tools that can be used to support small businesses and affordable housing. Revolving Loan Funds are designed to become self-funded as they are maintained by the repayment of principal and grow through interest payments.

Establishing a revolving loan fund provides access to a flexible source of capital that can be used in combination with more conventional sources. Often the Revolving Loan Fund is a bridge between the amount the borrower can obtain on the private market and the amount needed to start or sustain a business. For example, a borrower may obtain 60 to 80 percent of project financing from other sources.

All the loan products outlined above can be layered with State and Historic Tax Credits.

Recommendation: downtown program liaison

A overarching recommendation that will advance all of the implementation actions is a designated staff person, either employed by the Downtown Houma Restoration District Committee or TPCG, to be a resource for all of the programs in Downtown Houma, both existing and any new programs that result from this plan.

This employee will be a “one stop shop” for all things Downtown: knowledgeable about how to layer existing tax credits, up to date on the status of the vacant properties, able to target businesses and developers, and educated on land regulations and code enforcement.

PROGRAM EXAMPLE: CITY OF KOKOMO, INDIANA

Kokomo, Indiana offers three Revolving Loan Fund programs through their Department of Development, aimed at revitalizing the community by providing targeted, flexible low-interest financing for business growth. The programs enable borrowers to construct, expand, or renovate buildings, purchase land or buildings, purchase machinery or equipment, and access working capital. One program provides \$15,000-\$150,000 in loans to businesses impacted by the Coronavirus pandemic, and requires the goal of one full-time job created per \$40,000 loaned. One program provides low interest loans to new/expanding businesses having difficulty achieving the full loan needed through conventional sources, and also requires job creation. The third program applies specifically to new and emerging businesses with less than \$1 million in expected annual gross revenue.



IMAGE SOURCE: [Kokomo Tribune](#)

5.3 Update Land Use Regulations

The Main Street Revitalization Plan area includes a variety of existing zoning districts—C-1, C-2, R-1, and Medical Services. Most of the Plan area falls within commercial districts: C-1 (Central Commercial District) and C-2 (General Commercial District). These two districts have similar zoning restrictions, though C-2 districts allow for a wider variety of retail goods and services that might serve the greater community, such as automotive sales and major shopping centers. Both commercial districts allow for residential (single and multi-family) use. The Medical Services District is designed to encourage an appropriate grouping of medical

EXISTING ZONING FOR HOUMA, LA

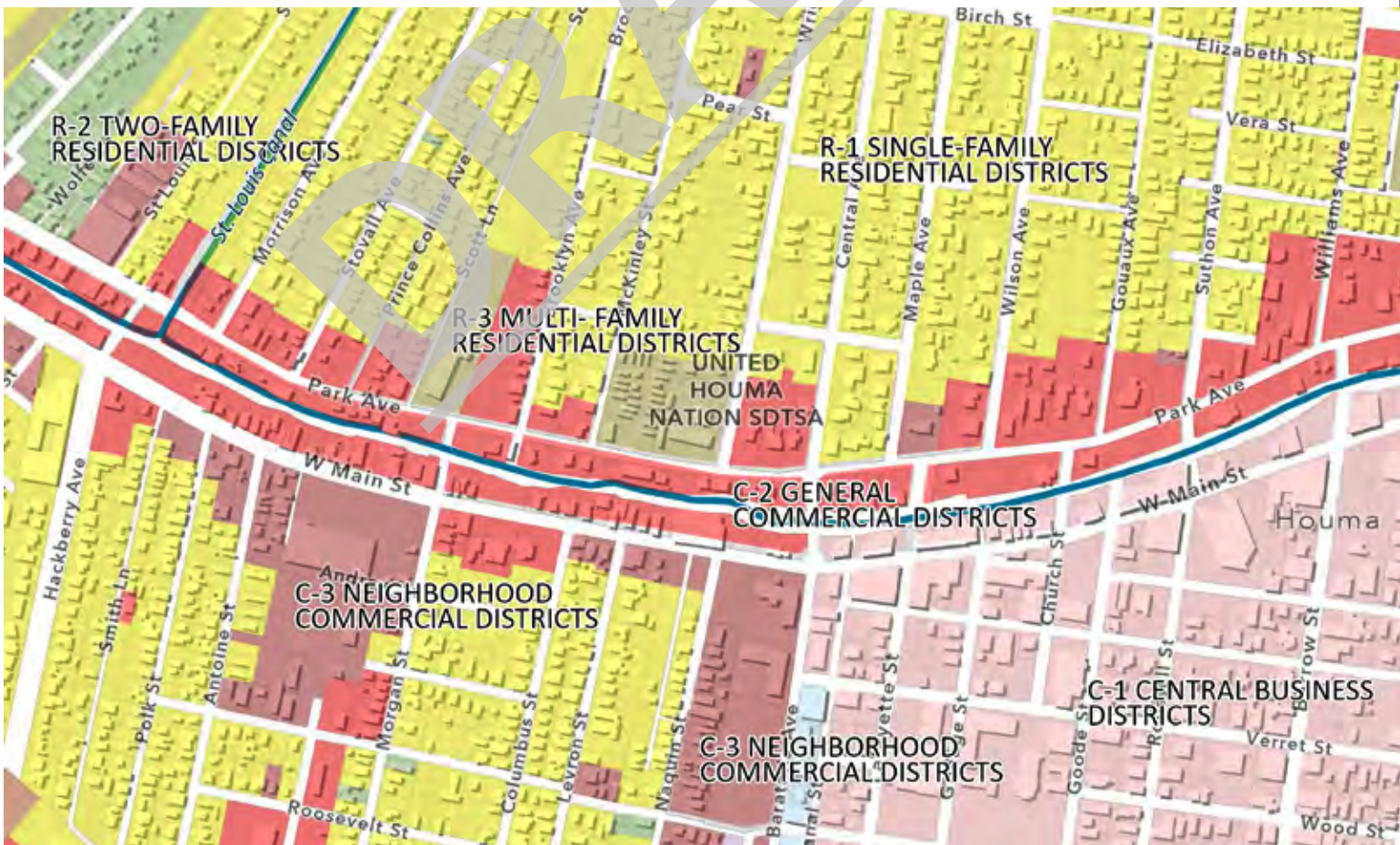


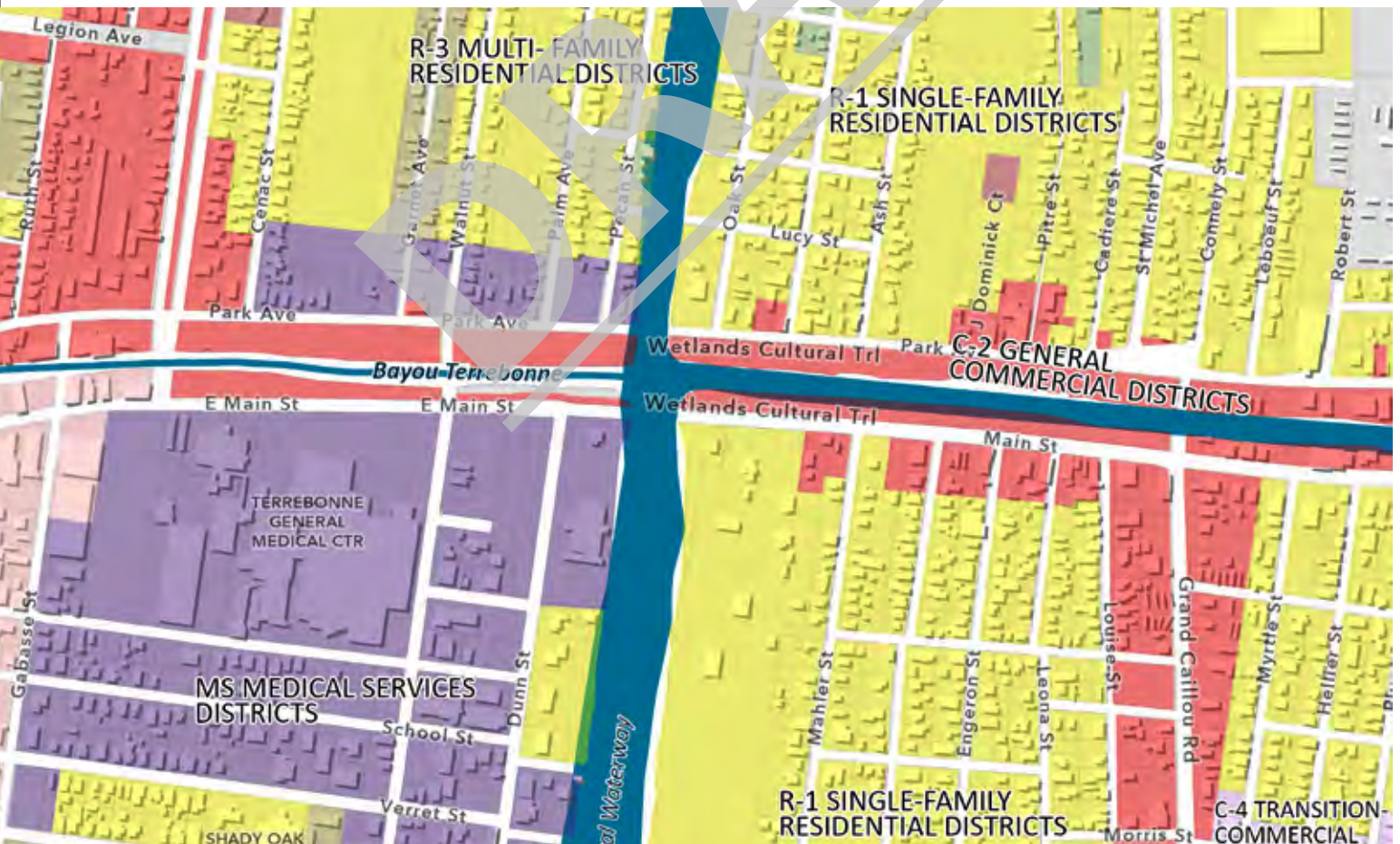
IMAGE SOURCE: [Terrebonne Parish Consolidated Government: Public LandMap](#)

service facilities—in the downtown area, this District is home to Terrebonne General Health System hospital. The R-1 residential district is designed for predominantly single-family residential use, prohibiting commercial uses and multi-family housing.

Creating consistency is necessary when encouraging desired land uses. Regulatory tools, such as an overlay zone can recognize the unique character of a historic downtown and protect property values and a sense of place through well-crafted regulations.

- C-1: CENTRAL BUSINESS DISTRICTS
- C-2: GENERAL COMMERCIAL DISTRICTS
- C-3: NEIGHBORHOOD COMMERCIAL DISTRICTS
- C-4: TRANSITION-COMMERCIAL DISTRICTS
- R-1: SINGLE-FAMILY RESIDENTIAL DISTRICTS
- R-2: TWO-FAMILY RESIDENTIAL DISTRICTS (LOW DENSITY)
- R-3: MULTI-FAMILY RESIDENTIAL DISTRICTS (HIGH DENSITY)
- MS: MEDICAL SERVICES DISTRICTS

EXISTING ZONING FOR HOUMA, LA



RECOMMENDED FOR DOWNTOWN HOUMA: DOWNTOWN HISTORIC DISTRICT OVERLAY ZONE

A zoning overlay for Downtown Houma is the most effective way to ensure what kind of development is appropriate to the scale and historical character of Downtown. A zoning overlay is the recommended approach, details to be determined by the Planning and Zoning staff and commissioners. An overlay zone guarantees investors that the characteristics that drew them to Downtown will remain as well as creating a level playing field. These requirements will not be seen as extra or unfairly applied if the same requirements are in place for the entire area and add to the property's value.

An overlay district (zone), is a geographic zoning district layered on top of another existing zoning district, or districts, that implements additional regulations. Overlay districts can be used in zoning codes to preserve historic buildings or promote specific types of development. Like other zoning regulations, overlay districts can control building codes and urban design, permitted land use, density, and other factors. Overlay districts can streamline the implementation of additional regulations in all applicable areas without having to amend the codes.

A Downtown Historic District Overlay Zone should:

- » Define which “by right” uses are best,
- » Align with arts and culture goals,
- » Provide design guidelines – for rehab of existing structures and infill (setbacks, space between buildings, etc.),
- » Incorporate existing Historic District guidelines,
- » Set building height and massing standards,
- » Create special requirements for development over a certain square footage,
- » Set streetscape requirements,
- » Reduce or modify parking requirements,
- » Create signage and visual consistency standards,
- » Create specific requirements for surface parking lots (decorative fencing, planting, etc.)

When a Downtown Historic District Overlay zone standard conflicts with the underlying base zoning, the Overlay Zone will always govern.

TERREBONNE PARISH 2030 GENERALIZED LAND USE PLAN
from the Terrebonne Parish Comprehensive Plan Vision 2030

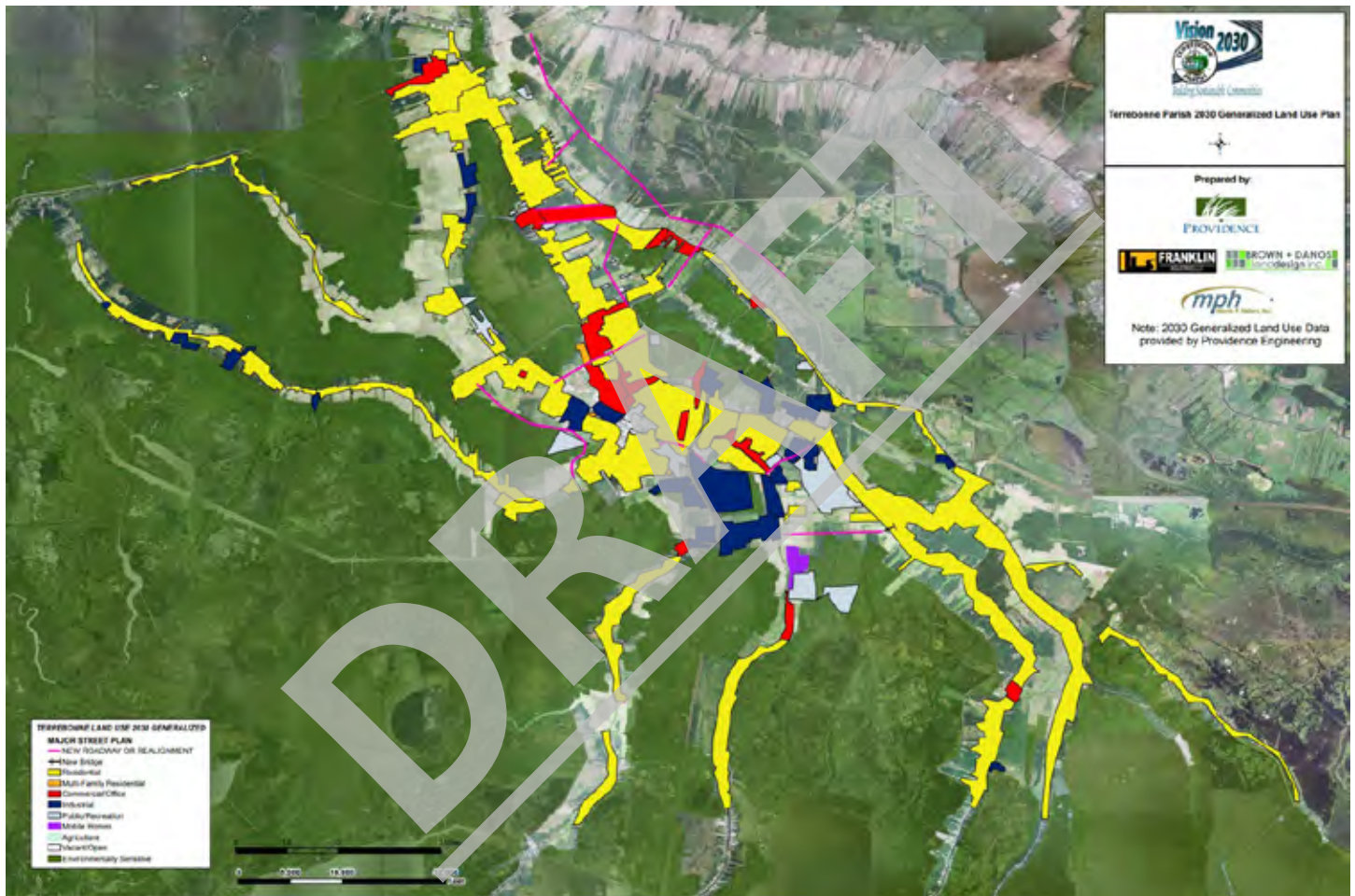


IMAGE SOURCE: TPCG.org

5.4 Create Business and Pedestrian Friendly Streetscapes

A safe, connected, and accessible transportation system is fundamental to downtown development, land use, economy, and character. Intentional streetscape design can provide a street network that is welcoming and supportive of the local economy.

The street-level pedestrian environment is primarily shaped by transportation infrastructure. Inclusive, welcoming streets contribute to vibrant downtown retail districts where people feel safe, comfortable, and engaged when they walk or bike. Streets with vacant storefronts, large blank walls, little activity, and surface parking lots create an inhospitable environment and make it difficult for businesses to thrive.

Main Street is struggling with these challenges and key to jumpstarting improvements is reducing the impact of Main Street/ LA 24. Main Street is also a state designated truck route (LA 24) and the two highly-trafficked lanes are designed to be vehicle focused, with little regard for pedestrian and bicyclists.

A “Complete Streets” approach would be ideal for Main Street. The Complete Streets model enables safe use and supports mobility for all users rather than prioritizing automobiles and fast-moving traffic. Although the guiding principle for complete streets is to create roadways and related infrastructure that provide safe travel for all users, each complete street has to be customized to the characteristics of the area the street serves.

COMPLETE STREETS

Before



After

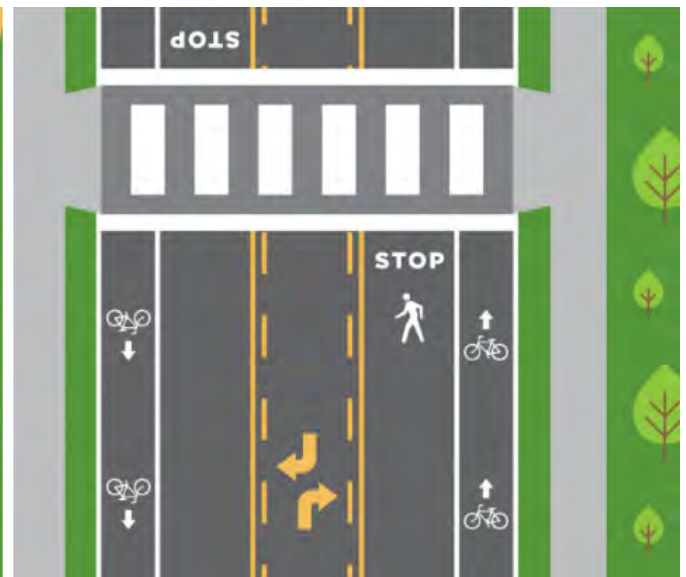


IMAGE SOURCE: [Smart Growth America](#)

A complete street plan for Main Street should include traffic calming measures, increased signage, signalized crosswalks, tree plantings, a bicycle lane, and other beautification measures. In the following section, landscape architects Carbo and Associates present options for a re-design of Main Street using these design principles and show what they would look like in Downtown Houma.

Because Main Street is a Louisiana State Road, any alterations or changes will have to be approved by LaDOTD and are subject to its Design Review.

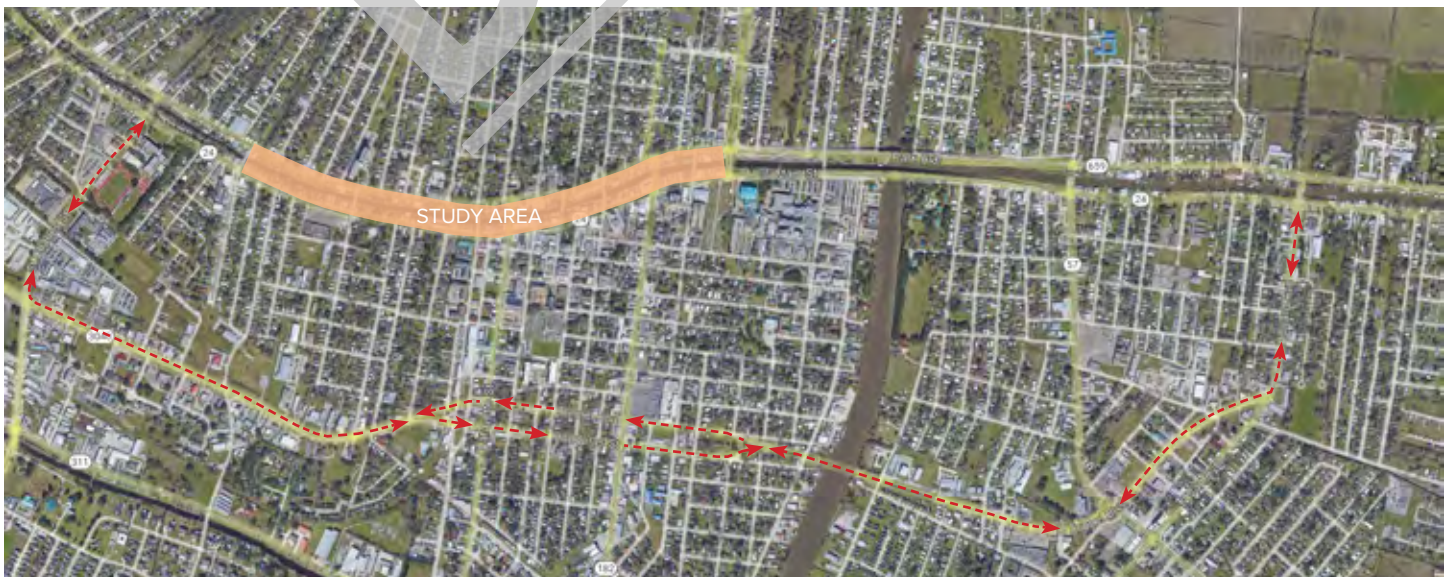
Alternatively, Terrebonne Parish could initiate a road transfer process. Which would move the jurisdiction for the road from the State to the Parish, which would also assume the maintenance obligation.

both will require an official LaDOTD Stage 0 Feasibility study which has been requested and funded. TPCG will have a better sense of which approach to take once the 0 Feasibility study is complete.. In either case, an alternate truck route would have to be identified and approved by LaDOTD.

In either case, TPCG can and should pursue Federal Department of Transportation grants aimed at enabling communities to undertake improvements to roadways to increase safety and connectivity. Many of these grants promote and fund complete street types of projects. Initiating a road transfer process with LaDOTD does not mean TPCG cannot access these grant funds (See Chapter 8: Project and Funding Matrix).

There are pros and cons to each approach, but

POTENTIAL ALTERNATIVE TRUCK ROUTES



Corridor Zones & Street Sections

CHARACTER ZONES

Main Street is divided into three Character Zones:

- » Residential (50' and 80' R.O.W.)
- » Commercial (50' R.O.W.)
- » Recreational

■ RESIDENTIAL
 ■ COMMERCIAL
 ■ RECREATIONAL



80' R.O.W.
POLK ST. -
MORGAN ST.

50' R.O.W.
CENTRAL AVE.

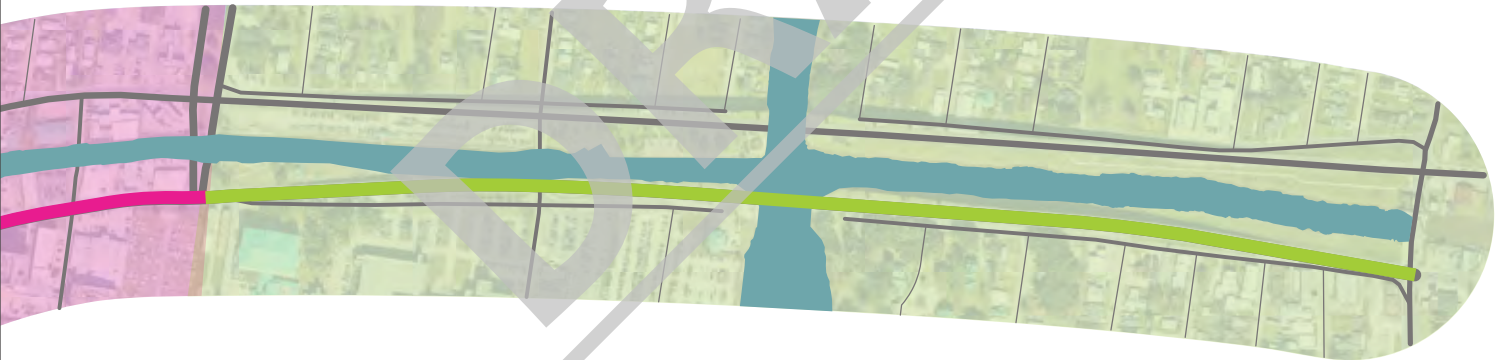
Moving east down the corridor, toward the Intracoastal Waterway, the character changes from a more structured downtown feel to more of a loose open feel. This area focuses more on the bayou and creates more opportunities for interaction. Dubbed “Bayou Activation”, the interventions here focus less on the street R.O.W and more on the bayou, creating more opportunities for interaction and passive recreational opportunities. The R.O.W. within these Character Zones varies from 50’ to 80’.



DOWNTOWN RIVERWALK

Naperville, Illinois

IMAGE SOURCE: [Visit Naperville](https://www.visitnaperville.com/)

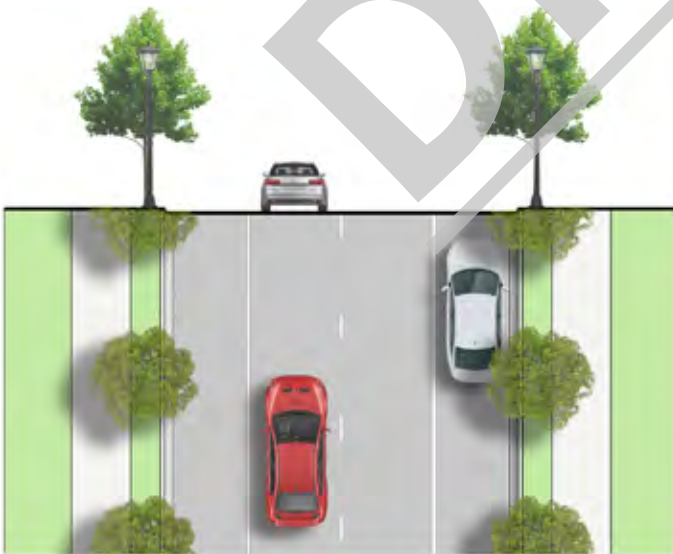


BAYOU ACTIVATION
NEW ORLEANS BLVD. -
CONNELY ST.

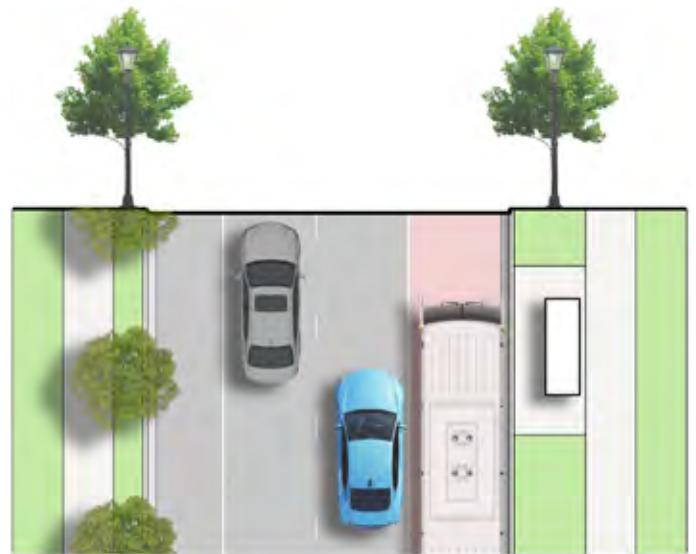
80' R.O.W

The size of the 80' R.O.W. provides more room for new streetscape elements, including buffer planting along streets and sidewalks, as well as benches, lighting, and other street furniture. The recommendations provide a range of options for the organization of the street section. Planted areas are included between the road and sidewalk to buffer pedestrians from vehicular traffic on Main Street. Street trees are incorporated to provide shade as well as traffic calming to help slow vehicular traffic. The sidewalks are proposed at a minimum of 6' wide to allow for a more comfortable experience when walking through the corridor.

- » The first option maintains two lanes of traffic with parallel parking along each side.
- » The two travel lanes remain in the second option and one of the parallel parking lanes is replaced with a BRT lane (Bus Rapid Transit) and bus stops to accommodate alternative forms of transportation. Wide sidewalks and vegetated buffers with street trees are also included.



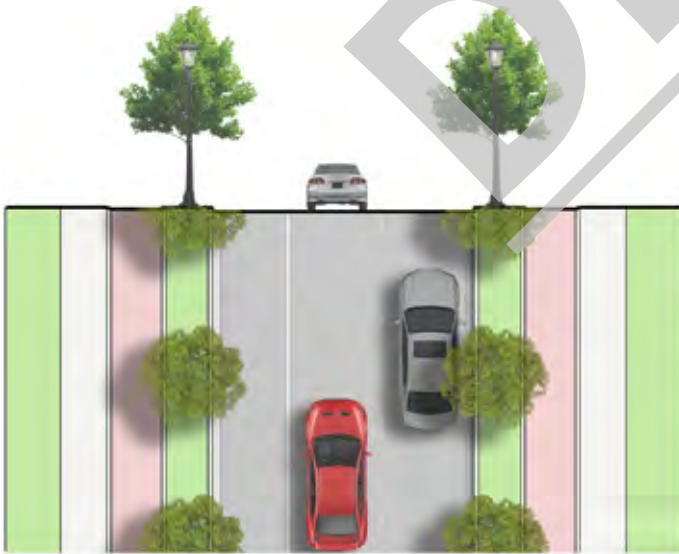
ADDING SUBSTANTIAL BUFFER BETWEEN BUFFER BETWEEN VEHICLES AND SIDEWALKS



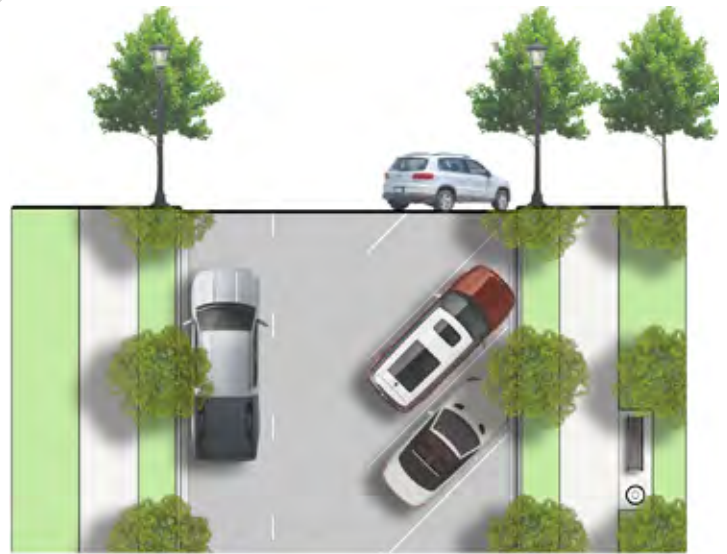
CONVERTING RIGHT SHOULDER INTO BRT LANE

- » The third option removes the parallel parking lane on the right side, allowing for protected bike lanes to be incorporated into the streetscape. Wide sidewalks and vegetated buffers with street trees remain in this option as well.
- » The fourth option removes both parallel parking lanes and replaces them with angled parking on the right side of the street. Vegetated buffers and street trees are included along the sides of the street.

RESIDENTIAL



PROTECTED BIKE LANES

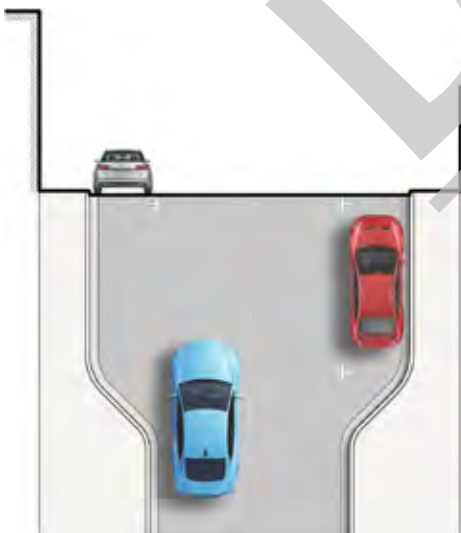


ANGLED PARKING WITH ADDITIONAL PLANTING AND SEATING

50' R.O.W

The 50' R.O.W., while narrower than the 80' R.O.W., still provides room for updated streetscape elements. The narrower width creates a more urban feel, yet still allows for 6' wide sidewalks. Street furnishings are more limited within this section, but items such as benches, lighting, and other street furniture are still feasible. The recommended approaches shown here provide a range of options for the organization of the street section. Buffer plantings can be incorporated but will be limited based on the reconfiguration of the travel lanes and parking.

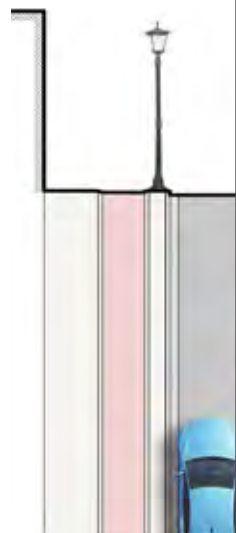
- » The first option maintains two lanes of traffic with parallel parking along each side but introduces bulb-outs at intersections and key points along the corridor. These bulb-outs are useful in traffic calming and provide shorter and safer distances for pedestrians to cross.
- » The two travel lanes remain the second option and the parallel parking lanes are replaced with angled parking along the left side. Bulb-outs are also used in this scenario, providing opportunities to create small gathering areas bordered by planters.
- » The third option removes all street parking and incorporates dual



REMOVE PARKING FOR BULB-OUTS & PEDESTRIAN CROSSINGS



DUAL TRAVEL LANES WITH ANGLED PARKING

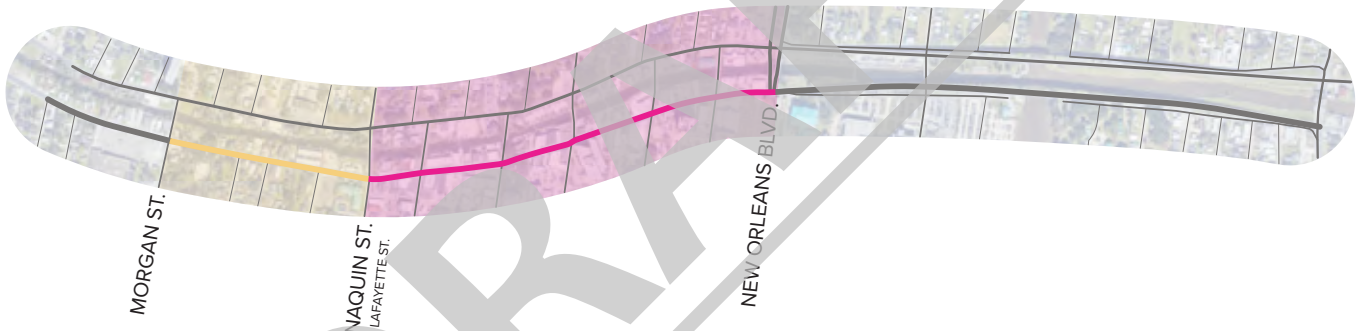


DUAL TRAVEL LANES WITH PROTECTED BIKE LANE

travel-protected bike lanes. This option reduces the space available for site furnishings such as benches, planters, and trash receptacles.

- » The fourth option removes one parallel parking lane replacing it with a wider sidewalk, street trees, and room for benches. Bulb-outs are incorporated as well, promoting safer crossing distances for pedestrians, and providing traffic calming.
- » Option 5 is similar to option 4, allocating more sidewalk space to the left side of the street creating a wide promenade. Bulb-outs are incorporated at intersections and used in mid-block areas to create parking zones and provide larger areas for outdoor dining or additional planting.

RESIDENTIAL COMMERCIAL



STREETS WITH DUAL
TRAVEL LANES



PLANTED BUFFER WITH BENCHES AND
STREET TREES

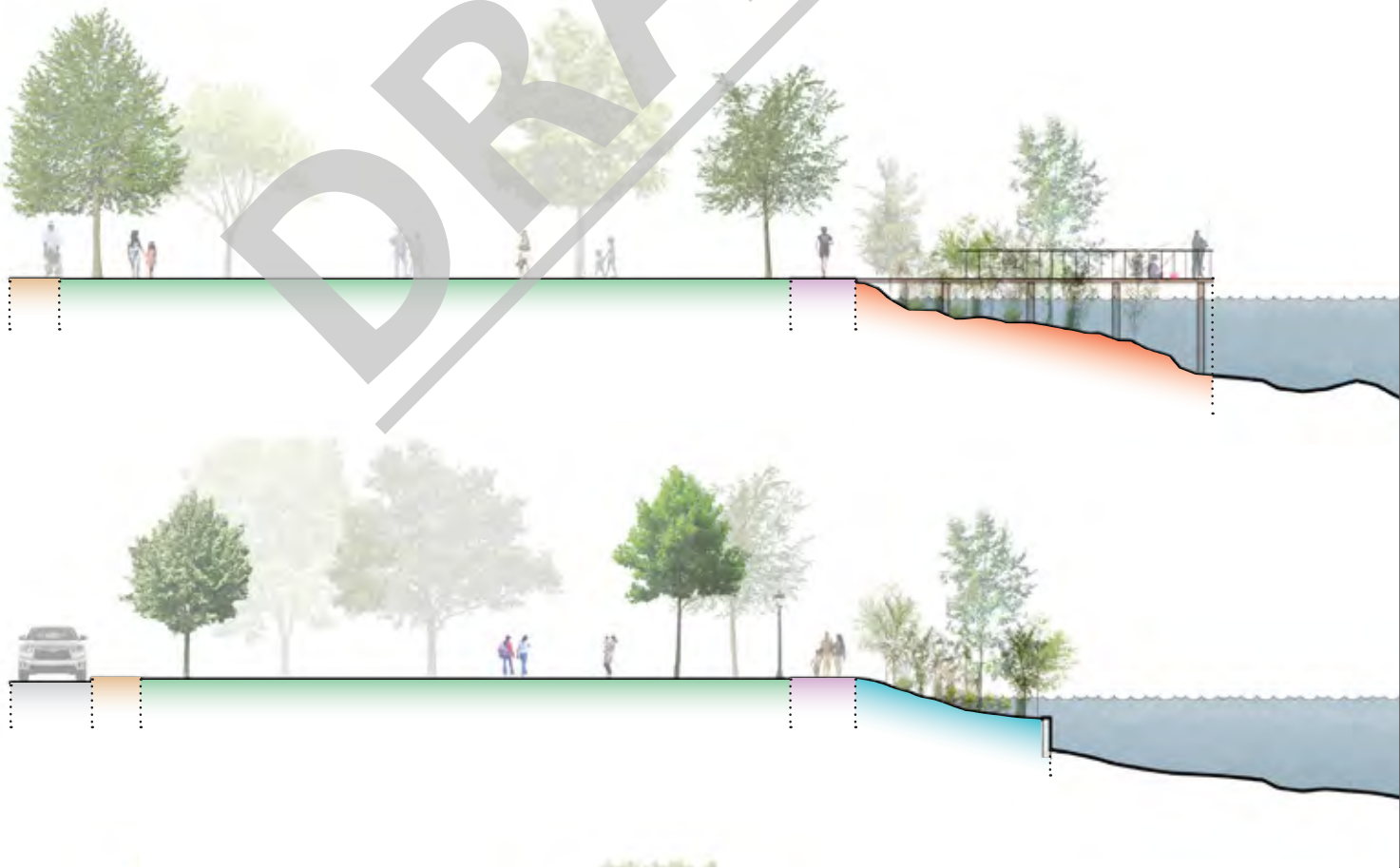


MORE SIDEWALK SPACE ALLOCATED TO
LEFT SIDE OF STREET

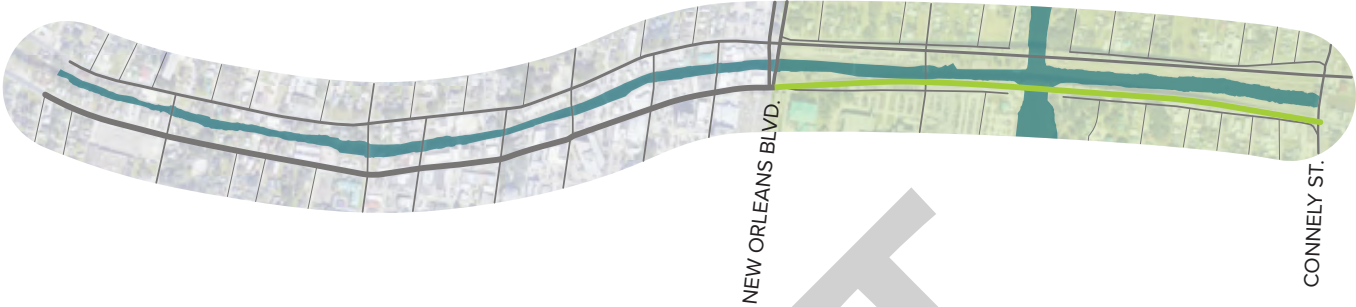
BAYOU ACTIVATION

As the corridor makes its way east toward the Intracoastal Waterway, the character changes. The south side of the street is populated with buildings, but the north side is open and offers accessible greenspace along the bayou. This area provides a passive recreational area where people can picnic, fly kites, fish, or stroll leisurely along the bayou.

- » The first section shows the addition of piers placed periodically along the bayou allowing visitors an opportunity to get closer to the water. It also provides more accessible locations for fishing. As shown in the plan, these piers are nestled into revegetated zones that soften the water's edge.
- » The second section illustrates how the wetland edge interacts with the bayou. The elevation is lowered to accommodate wetland edge plantings but also provides more floodwater storage during storm events.



RECREATIONAL



PARKING

SIDEWALK

OPEN SPACE

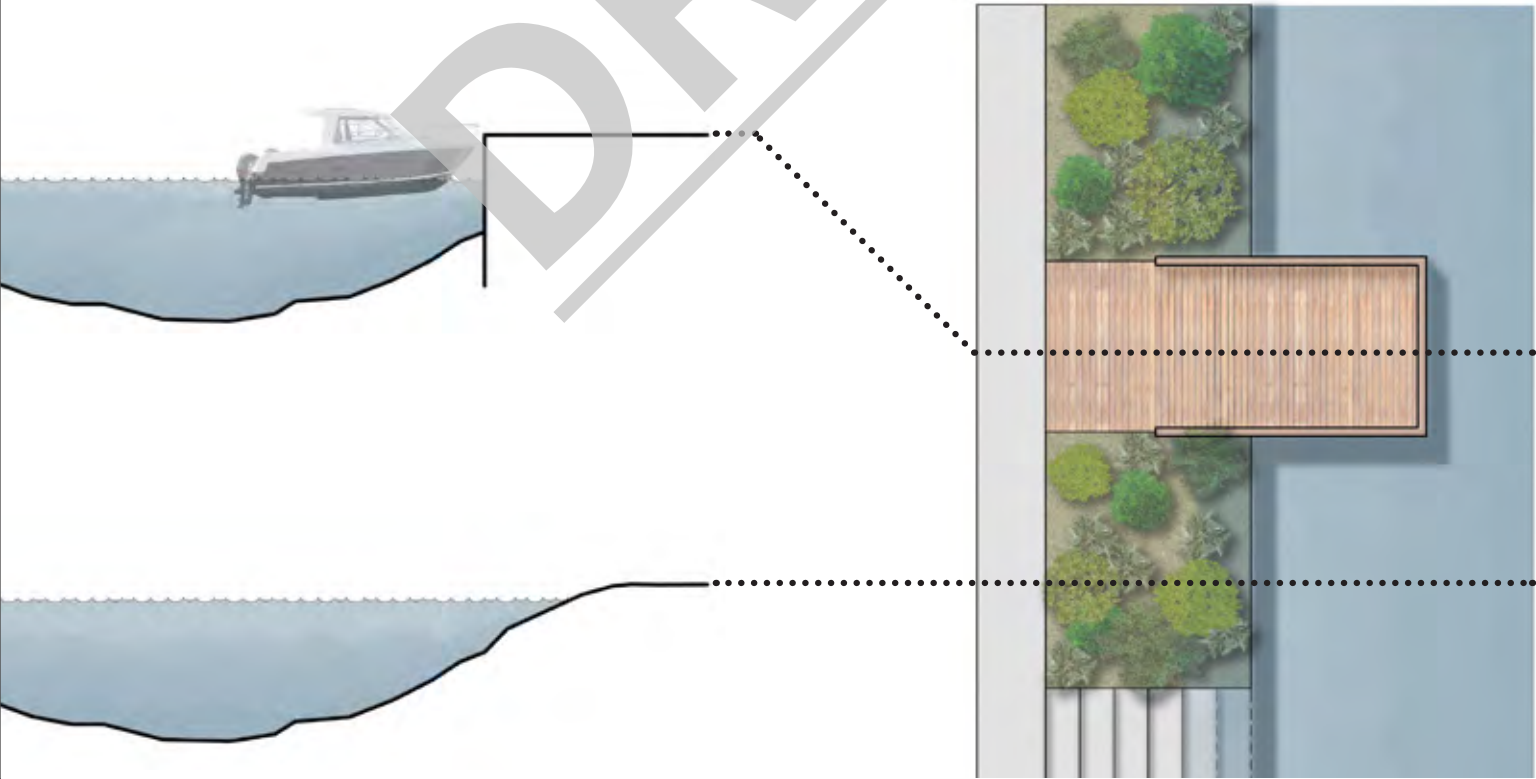
BOULEVARD

FISHING PIER

WETLAND EDGE

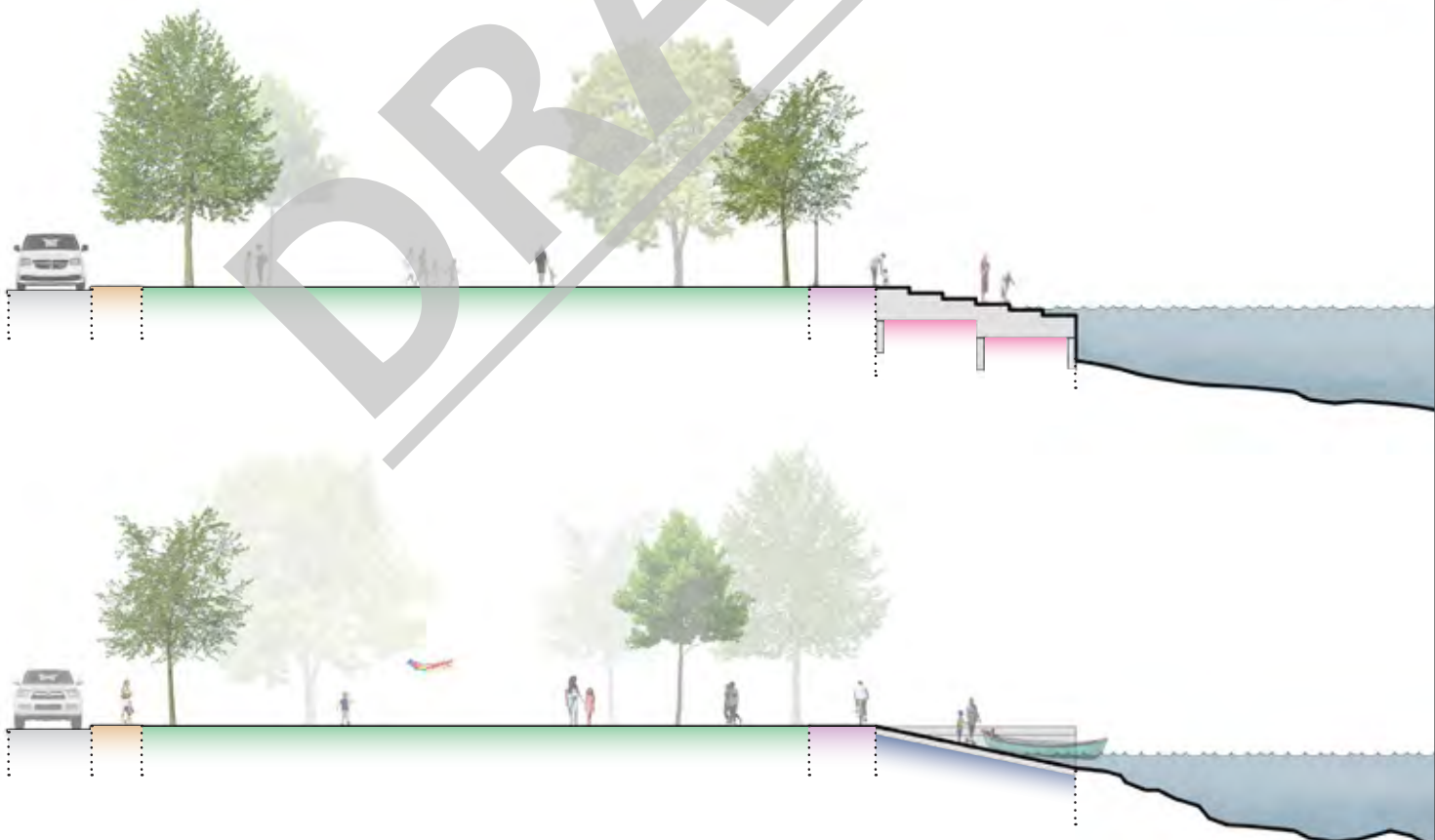
TERRACE

CANOE LAUNCH

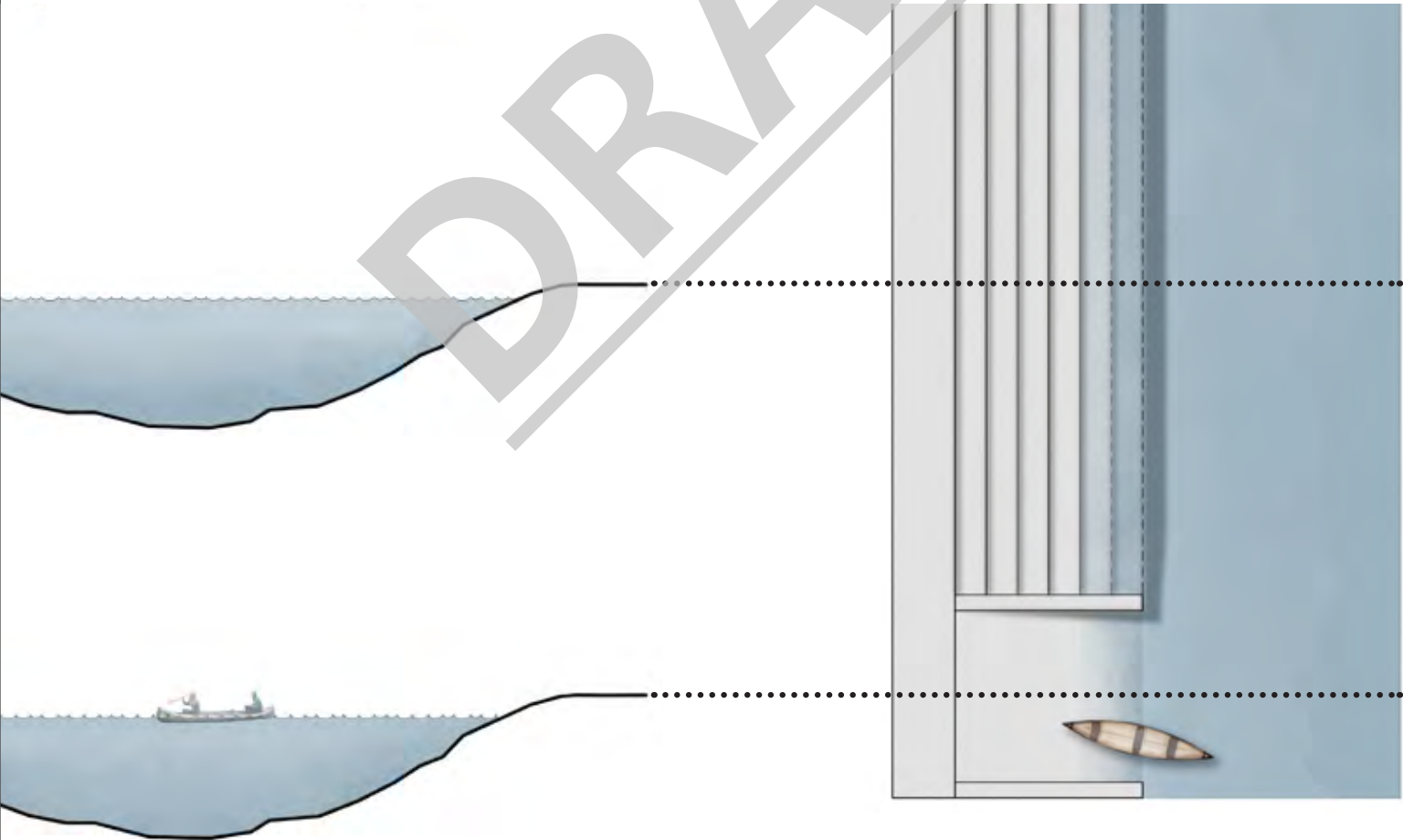
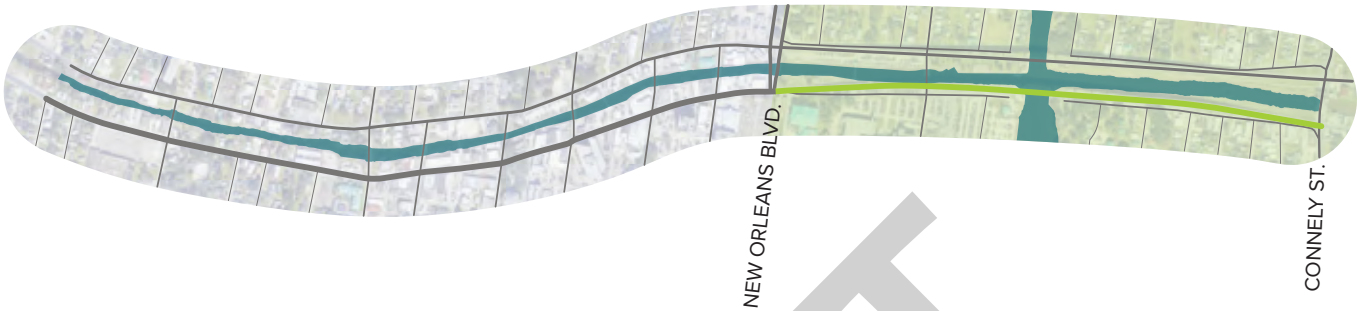


BAYOU ACTIVATION *(contd.)*

- » Section three incorporates a more rigid edge along the bayou adding paved terraces providing seating options and potential gathering spaces. The terraced effect can accommodate fluctuations in water levels while still allowing greater access to the water. The terraced profile also allows for greater floodwater storage.
- » The fourth section includes a sloped canoe/kayak launch. The gentle slope accommodates seasonal water fluctuations while maintaining ease of access to the water.



RECREATIONAL



VISION

Example images of potential updated streetscape for Main Street.



IMAGE SOURCE: Carbo and Associates











5.5 Improve Public Space

INFRASTRUCTURE, CAPITAL PROJECTS

Improving existing public spaces and creating new ones has proven economic value; often correlating with increased surrounding property values and interest in commercial and residential properties. A recent study analyzing the role of public space investments in three American cities that had experienced downtown decline (Flint, MI, Buffalo, NY, and Albuquerque, NM), found that public space activation was key in changing residents'

perception of the liveliness of downtown. The events and programming that occurred in public spaces gave people a reason to go downtown, and to stay there; making it a destination for the first time in decades. This perception of a "destination" then had sourring effects for private investment in the surrounding areas (source: The inclusive economic impacts of downtown public space investments, Brookings Institute, 2021).

PUBLIC LIBRARY AT DOWNTOWN, BATON ROUGE, LA

A centerpiece of the downtown, the new library is designed to be an engaging cultural space and community amenity.



IMAGE SOURCE: [WHLC Architecture](#)

Bold, large-scale investments in downtown public space can make a big impact in changing perception of a downtown area. Greenville, South Carolina, took a controversial leap in 2001 to remove the state bridge that covered a natural waterfall and disallowed access to the river that ran through its downtown. The city went on to develop a 20-acre riverfront park complete with gardens and amphitheaters and a pedestrian bridge. This massive investment paid off, resulting in business and residential attraction that has made Greenville one of the fastest growing cities in America.

There are many opportunities for capital and infrastructure investment in Downtown Houma. Projects that have been mentioned during outreach include:

- IMPROVING AND REPLACING BULKHEADS ALONG BAYOU TERREBONNE IN ORDER TO SUPPORT ADDITIONAL ACTIVITY ALONG THE BAYOU
- EXPANDING THE BAYOU WALK
- CREATING NEW KAYAK LAUNCHES AND FISHING PIERS
- A DOWNTOWN SEAFOOD MARKET
- AN OUTDOOR AMPHITHEATER.
- COMPLETE STREETS.
- RESILIENCY PROJECTS SUCH AS ADDITIONAL GREEN SPACE TO ABSORB STORMWATER.

Most of these projects would be eligible for funding identified in *Chapter 8: Project and Funding Matrix*.

FARMER'S MARKET - FLINT, MICHIGAN

The aforementioned study called out the Farmer's Market in Flint, MI as most successful in small business incubation related to public space—because it centered low-cost access and business incubation support in its mission; providing free commercial kitchen access and entrepreneurship training to vendors. The market includes outdoor space as well as permanent indoor space with kitchen access. As one public sector official explained, the goal was to help entrepreneurs “start their own business—not out of their garage, but out of downtown’s Main Street.” (Brookings Institute, '21).



IMAGE SOURCE: [Explore Flint and Genesee](#)

5.6 Attract New and Cultivate Existing Businesses

There are two approaches to business attraction, and both should be deployed to ensure that Downtown Houma has volume and diversity of desired businesses:

- » cultivating new businesses, and
- » attract existing businesses.

Attracting new business will be more successful once initial downtown revitalization is underway. For example, grocery stores are almost entirely reliant on a residential customer base -

a downtown grocery store requires a strong base of housing in the downtown and adjacent neighborhoods.

That is not to say the groundwork should not be laid early. Restoration Board members should be the primary advocates for Downtown Houma and will have a major role to play in economic growth. Conducting outreach to businesses and developers, these advocates can market development and business opportunities, identify barriers and implement corresponding

DOWNTOWN SOLVANG, CALIFORNIA *Local businesses attracting people to historic downtown Solvang.*



IMAGE SOURCE: [The Solo Globe Trotter](#)

strategies, and become the liaison between the city and the private sector. Advocates must reach out to and involve local developers and business owners to get their buy-in, add creativity, and build support for the Downtown vision. This would be ideally supported by a staff person who also serves as a resource all Main Street projects.

Board members must be proactive in identifying the needs of businesses by working closely with business and property owners and facilitating partnerships.

Business-friendly policies can be developed while creating a Downtown Historic District Overlay Zone. This new Overlay Zone should simplify the entitlement process to ensure flexibility in the code and development approach.

Cultivating new businesses should be the strategic priority. The low cost of property will be appealing to startup businesses, in conjunction with support navigating the incentives offered for the adaptive reuse of Downtown Houma's historic buildings. The HRDC should become a clearing house for information and support for entrepreneurs wanting to locate in Downtown Houma.

In addition, if TPCG and the Downtown Restoration Board do assemble vacant downtown properties, short term leases (6 months, 1 year) could be offered for new and emerging businesses. Popup Denver, described later, is a good model for business attraction and incubation.

DOWNTOWN SOLVANG, CALIFORNIA *Exciting recreational opportunities for locals at historic downtown Solvang.*



IMAGE SOURCE: [Solvang USA](#)

BUSINESS INCUBATION

As illustrated by the market analysis results, there is a strong spirit of entrepreneurship in Terrebonne Parish. Capitalizing on this energy by incentivizing new businesses/minimizing startup risk in downtown Houma will help spur growth and build community wealth. There are numerous existing new business support programs, such as the Business Loan Guaranty Program offered by Louisiana Economic Development, which provides guarantees to banks and other financial

institutions on their loans to Louisiana-based small businesses. The Support Louisiana Small Business Development Center at Nicholls State University offers numerous free programs such as assistance with business plans, workshops on human resources and marketing as well as consultation. The new Bayou Region Incubator in Thibodaux has consolidated many of their services along with some co-working options (See Chapter 8: Project and Funding Matrix).

BAYOU REGION INCUBATOR IN THIBODAUX

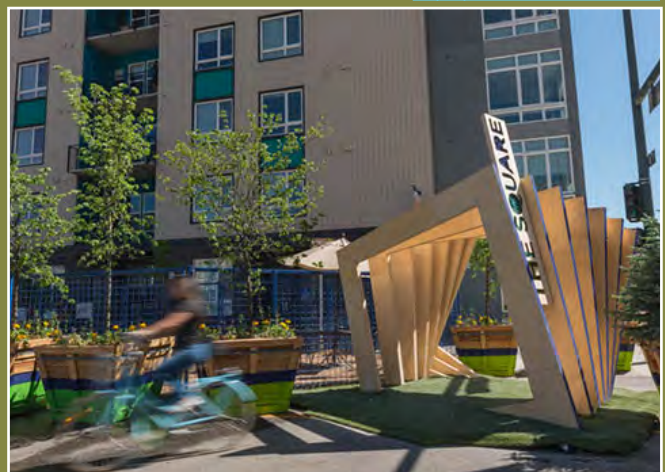


POPUP DENVER - DENVER, COLORADO

To bring businesses back to downtown Denver after the Coronavirus pandemic, the Downtown Denver Partnership (DDP) launched a program to place new businesses in targeted vacant store fronts—once a business or entity is approved for the program, DDP works with property managers of vacant commercial spaces to make sure that the license agreements offer a minimum of three months of free rent. Business operators still cover other costs, like utilities, but are awarded a \$20,000 package in interior design, setup, and merchandising support to get the business off the ground and increase chances of success and permanent occupancy of the storefront. Due to the success of its first year, the program renewed for a second.



IMAGE SOURCE: [PopUp Denver businesses](#)



ENTRANCE TO POP-UP PARK IMAGE SOURCE: [303 Magazine](#)

POTENTIAL PROJECTS FOR DOWNTOWN HOUMA

A comment heard on the Downtown walk was that Main Street is a great location for a co-working, or maker space. A “maker” space can function as a small-scale manufacturing space. Businesses that are making or manufacturing on a small-scale can operate in storefronts and other small facilities that are not considered “manufacturing” and do not need large industrial spaces to produce their product. Much like a co-working space set up for office workers sharing technology and meeting spaces, a maker space can provide shared tools, 3-D printer, studio space, and other equipment. Individuals that create goods, art, and other items can be housed together.

Another successful model many communities have supported are kitchen incubators or shared kitchen facilities. Kitchen Incubators offer long or short-term leases at reasonable rates on a flexible time-share basis. The kitchens provide commercial grade ovens, refrigerators, freezers, and other equipment. Often, there are programs that support emerging businesses. These are commercial kitchens, inspected and licensed that allow for commercial production and distribution of food items.

MARKER 13 COMMUNITY MAKERSPACE, JEFFERSONVILLE, IN



IMAGE SOURCE: [Maker13](#)

FLORENCE, AL CULINARY INCUBATOR



IMAGE SOURCE: [Florence culinary incubator stirs entrepreneurship dreams](#)

Entrepreneurial development can be encouraged in various startup-oriented formats, including (but not limited to) incubators, accelerators, and coworking spaces.

GAUCHO COLLECTIVE

The Gacho Collective was launched to serve the entrepreneurial and community collaborative needs of our historic downtown - Klamath Falls Oregon. Gacho is an open-concept office with a variety of semi-private and private spaces to suit occupiers' business and collaborative needs. The members of the Gacho Collective are a diverse group that work in a variety of fields with daily access to the available workspaces and provided amenities.



IMAGE SOURCE: GachoCollective.com

06.

RECOMMENDED
APPROACH -
CLUSTERING



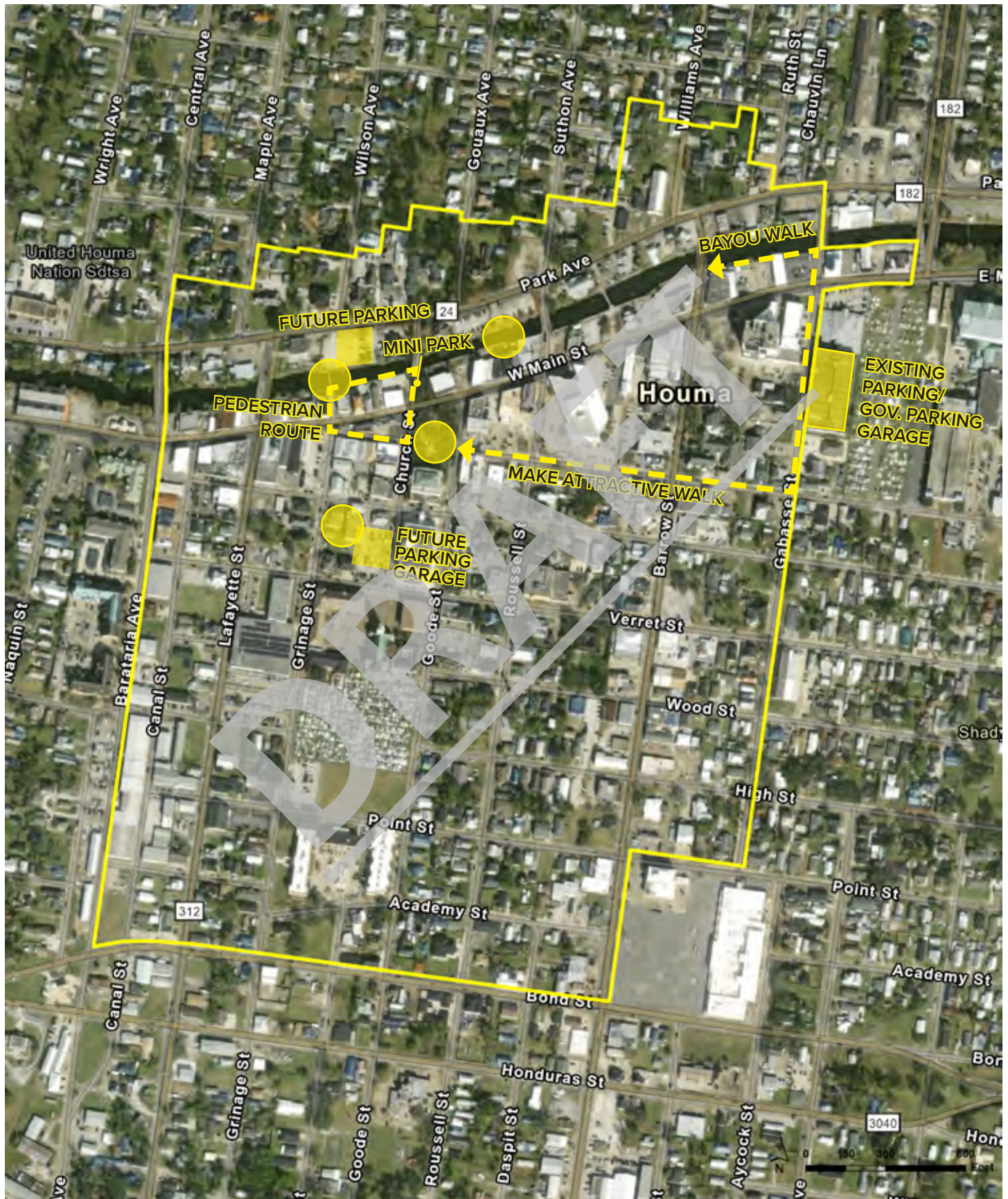
Recommended Approach - Clustering

To have the greatest impact, the aforementioned implementation strategies related to housing, public space investment, business attraction, adaptive reuse, and streetscapes, should initially be focused in a small geographic area of downtown Houma. This approach of focused investment, commonly referred to as “clustering,” creates a strong core that exemplifies the vision for downtown Houma and makes it a reality for residents and investors. Once people can see and experience a dynamic, walkable downtown center, further, similar investment will radiate out from that center.

While programs offered should be available to all in the District, investment should be focused on a specified geographic area to apply all applicable programs – each building, parking lot, bayou frontage, and streetscape in that focused area will be analyzed for improvement. Investments should include streetscape improvements, incentive zoning programs, façade improvement programs, etc., as well as site-specific actions like public-private partnerships, site acquisition, and reduced parking requirements. Private investment will maximize when public investment is strategically focused in specific target areas rather than dispersed across a large area.

There are many potential locations on Main Street that would benefit from this approach and catalyze investment. The identification of such an area (2-4 blocks, on both street sides and including bayou access) will have to be done with careful consideration and specific knowledge of the buildings and owners. A clustering approach also allows TPCG and the Restoration District to be proactive and strategic by initiating programs in a focused area, versus reacting to proposed changes spread out among the area that do not necessarily align with revitalization priorities.

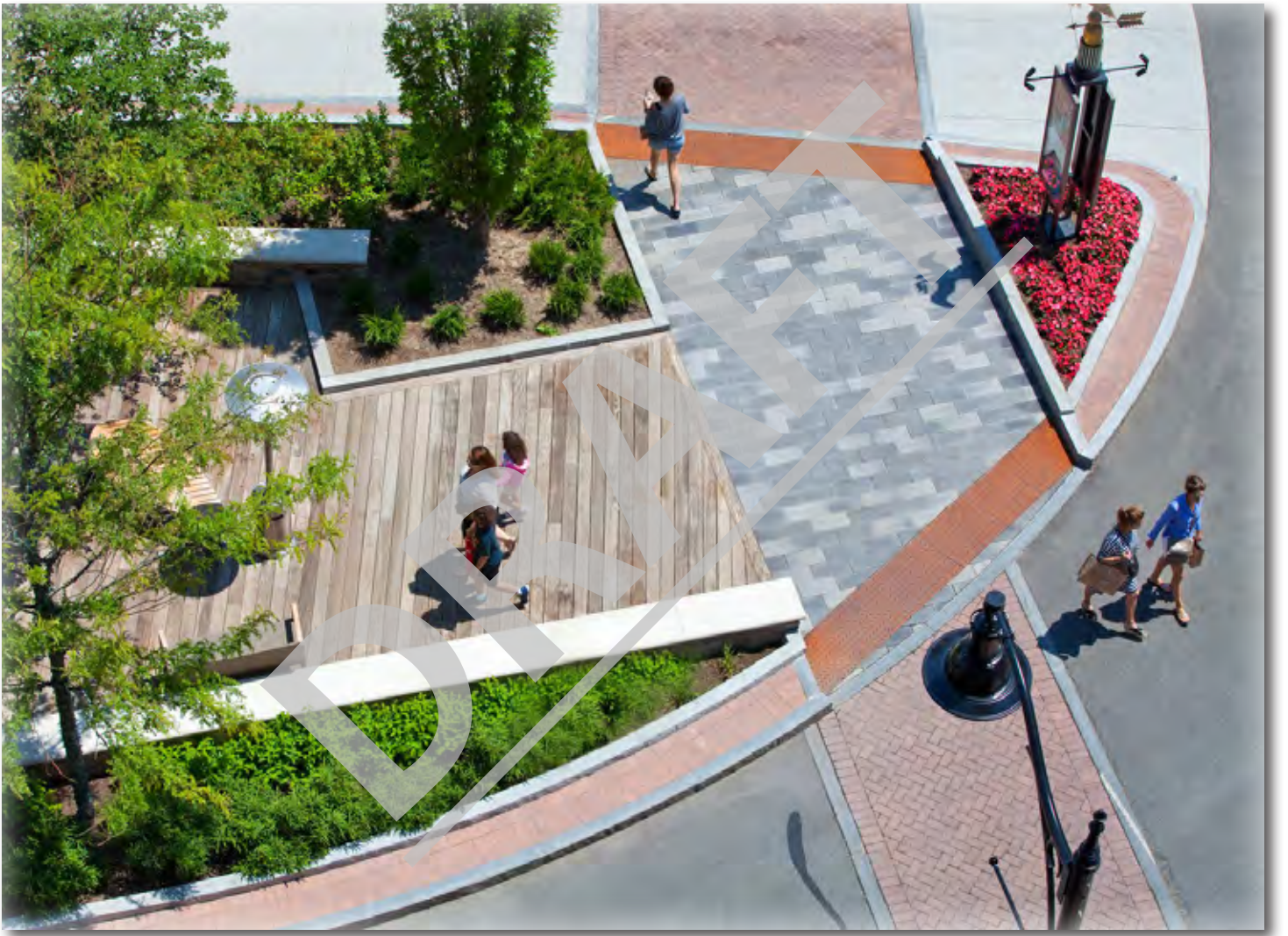
EXERCISE FROM COMPREHENSIVE PLANNING PROCESS ASKING PARTICIPANTS
TO IDENTIFY AREAS WITH ASSETS | Map adapted from TPCG Vision 2030



07.



QUICK WIN PLACEMAKING INTERVENTIONS



Quick Win Placemaking Interventions

LIGHTER, QUICKER, CHEAPER

The program and infrastructure recommendations in the previous pages, while achievable, will take significant time and investment to implement. While these longer-term strategies are getting off the ground, a “lighter, quicker, cheaper” strategy can also be implemented. Lower risk, lower cost projects that capitalize on the creative energy of the community can efficiently generate new uses and revenue for places in transition to produce successful public spaces. Also, implementation of small projects will indicate to the community that change is happening, and garner community support and buy-in as people start to experience a changing downtown. The following are examples of “quick win” initiatives that easily be implemented in downtown Houma:

EXAMPLES OF POP-UP ELEMENTS



IMAGE SOURCE: AARP Pop-Up Placemaking Tool Kit

CREATIVE PLACEMAKING

Creative placemaking means creating spaces that are distinctive, engaging, and that attract people, even on a temporary basis. Placemaking reflects and bolsters the identity of a place, whether it is a block, a district, or a city. It is a multidisciplinary approach that can take many forms, including art, events, streetscape, signage, landscaping, logos, temporary installations in vacant storefront windows, and social media and marketing. Pop-up projects help foster community identity and inspire the type of activities that make a downtown a more inviting place to live, work, and play.

Examples:

- PUBLIC ART INSTALLATIONS
- POP-UP MARKETS IN PARKING LOTS OF VACANT LOTS
- DOWNTOWN BRANDING AND SIGNAGE
- TEMPORARY ART INSTALLATIONS IN VACANT STOREFRONTS

ALLEY ACTIVATION AT PITTSFIELD, MA

Before (left) and after (right) of how an umbrella canopy turned a shabby alleyway into a destination.



IMAGE SOURCE: [AARP Livable Communities](#)

RIGHT-OF-WAY

INFRASTRUCTURE PROJECTS

Many projects can be implemented on a temporary basis, or as “pilot” projects, with lower-cost materials. This allows road users to get used to changes and provide feedback before more fixed and costly changes are made. An example of this type of “quick-build” project is painting and installing temporary bollards around bike lanes at dangerous intersections (See *Chapter 8: Projects and Funding Matrix*).

Activation Programming

Programmed events complement built environments, a method of “continuous placemaking” –can activate vacant parcels and parking lots: outdoor movies, art markets, and other events. Many cultural events already take place in downtown Houma—keep these occurrences consistent and often will nourish a sense of liveliness downtown, and keep people coming back.

PARKING TO PARKLET | *London, UK*



PAVEMENT TO PARKLET | *Groveland, FL*



POP-UP COMMUNITY SPACE FOR PLAYFUL ACTIVITIES

IMAGE SOURCE: participatory.org



COMMUNITY GARDENS AS A PLACEMAKING APPROACH FOR RECLAIMING UNDERUTILIZED PUBLIC SPACES



IMAGE SOURCE: participatory.org

STREET FURNITURE, PLANTER, AND REPAINTED PAVING MAKING STREETS PEOPLE-FRIENDLY | *Barcelona, Spain*



IMAGE SOURCE: barcelona.cat

“PIANO” CROSSWALK AS A TRAFFIC CALMING MEASURE FOR IMPROVING PEDESTRIAN SAFETY | *Rochester, NY*



IMAGE SOURCE: npr.org

08.

FUNDING AND PROJECTS MATRIX



PROJECT CONCEPT	POTENTIAL FUNDING	AWARD RANGE
Conversion of historic structures into Downtown housing	<ul style="list-style-type: none"> • mix of State and Federal Tax Credits 	20% to 25% of construction costs
Upper Story Grant program for housing	<ul style="list-style-type: none"> • Restoration District seed funding 	Ideally, gap financing - \$15,000 to \$30,000
Renovations/Conversion of historic buildings for residential or commercial use	<ul style="list-style-type: none"> • Louisiana Restoration Tax Abatement 	10 years abatement on property taxes based on renovation costs
Reuse of historic structures for commercial uses	<ul style="list-style-type: none"> • Louisiana Main Street Façade Grants/ Supplemented with CDBG-DR funds 	Up to \$10,000 or more if supplemented with CBDG-DR funds
Purchase and packaging of targeted properties for development through an RFP process	<ul style="list-style-type: none"> • CDBG-DR Hometown Revitalization Program • EDA Disaster Supplemental program – Economic Development Administration 	<p>Must be part of TPCG's approved proposal for its \$24.7M CDBG-DR allocation.</p> <p>Competitive grant process – max award is \$30M</p>
Revolving Loan fund- potentially administered by Restoration District to be used for business growth- construction and working capital	<ul style="list-style-type: none"> • CDBG-DR Hometown Revitalization Program • EDA Disaster Supplemental program – Economic Development Administration 	<p>Must be part of TPCG's approved proposal for its \$24.7M CDBG-DR allocation.</p> <p>Competitive grant process – max award is \$30M</p>
Maker Space/Small business Incubator/kitchen incubator	<ul style="list-style-type: none"> • CDBG-DR Hometown Revitalization Program • EDA Disaster Supplemental program – Economic Development Administration 	<p>Must be part of TPCG's approved proposal for its \$24.7M CDBG-DR allocation.</p> <p>Competitive grant process – max award is \$30M</p>
Business Location Incentive Program – including program that offers short term (6-12 month) leases	<ul style="list-style-type: none"> • CDBG-DR Hometown Revitalization Program • EDA Disaster Supplemental program – Economic Development Administration 	<p>Must be part of TPCG's approved proposal for its \$24.7M CDBG-DR allocation.</p> <p>Competitive grant process – max award is \$30M</p>
Complete Streets for Main and Park Streets	<ul style="list-style-type: none"> • Rebuilding American Infrastructure with Sustainability and Equity (RAISE) –IIJA DOT competitive grant program • Safe Streets and Roads for all Grant Program- IIJA DOT competitive grant program • Transportation Alternatives Program (TAP) – LaDOTD Program 	<p>Competitive grant process – max award is \$45M.</p> <p>Competitive grant process – max award is \$25M.</p> <p>Competitive grant process – LA has \$13.5M to distribute.</p>
Extension of Bayou Walk	<ul style="list-style-type: none"> • CDBG-DR Hometown Revitalization Program • EDA Disaster Supplemental program – Economic Development Administration 	<p>Must be part of TPCG's approved proposal for its \$24.7M CDBG-DR allocation.</p> <p>Competitive grant process – max award is \$30M</p>
Bulkhead construction/ New Kayak Launches/Fishing Piers	<ul style="list-style-type: none"> • EDA Disaster Supplemental program – Economic Development Administration 	Competitive grant process – max award is \$30M
Quick win Placemaking Interventions	<ul style="list-style-type: none"> • National Endowment for the Arts- Our Town Grant • Fundraising/Philanthropy/Partnership with Bayou Regional Arts Council 	<p>Competitive grant process – wards range from \$25,000 – to \$150,000.</p> <p>Created dedicated fundraiser/apply for local grants</p>

DESCRIPTION OF FUNDING PROGRAMS

CDBG-DR HOMETOWN REVITALIZATION PROGRAM

funds originate with the Housing and Urban Development (HUD) and are allocated to states based on scope of disaster. Louisiana's Office of Community Development (OCD) administers these funds to eligible parishes based on approved proposals and plans. The amount allocated to Terrebonne Parish based on Hurricane Ida is \$24.7M and all projects must meet the eligibility requirements set by HUD and OCD.

FEDERAL HISTORIC TAX CREDITS are administered through the National Park Service and are eligible only to properties that fall within the boundaries of the National Register of Historic District, which in Houma overlaps with the boundaries of the Houma Downtown Development Corporation (see Map 1).

LOUISIANA HISTORIC TAX CREDITS (State Commercial Tax Credits) are administered by the Louisiana Department of Culture, Recreation, and Tourism. These credits are available for properties that fall within the National Register of Historic Places, and the two Cultural Districts in Downtown Houma (see Map 1).

THE RESTORATION TAX ABATEMENT PROGRAM is administered by the Louisiana Economic Development office and is eligible for use in both National and State Historic districts and Opportunity Zones (see Map 1).

THE ECONOMIC DEVELOPMENT ADMINISTRATION'S DISASTER GRANT PROGRAM (EDA) is a competitive grant program administered by the US Department of Commerce for areas that has been issued

a Presidential declaration of major disaster in the calendar years of 2021 and 2022. Parish, city, federally recognized tribal governments, and non-profits are eligible to apply.

REBUILDING AMERICAN INFRASTRUCTURE WITH SUSTAINABILITY AND EQUITY (RAISE)

grants are administered by the federal Department of Transportation. Parish, city, and federally recognized tribal governments are eligible to apply. This is an annual grant program authorized through the IIJA bill until 2026.

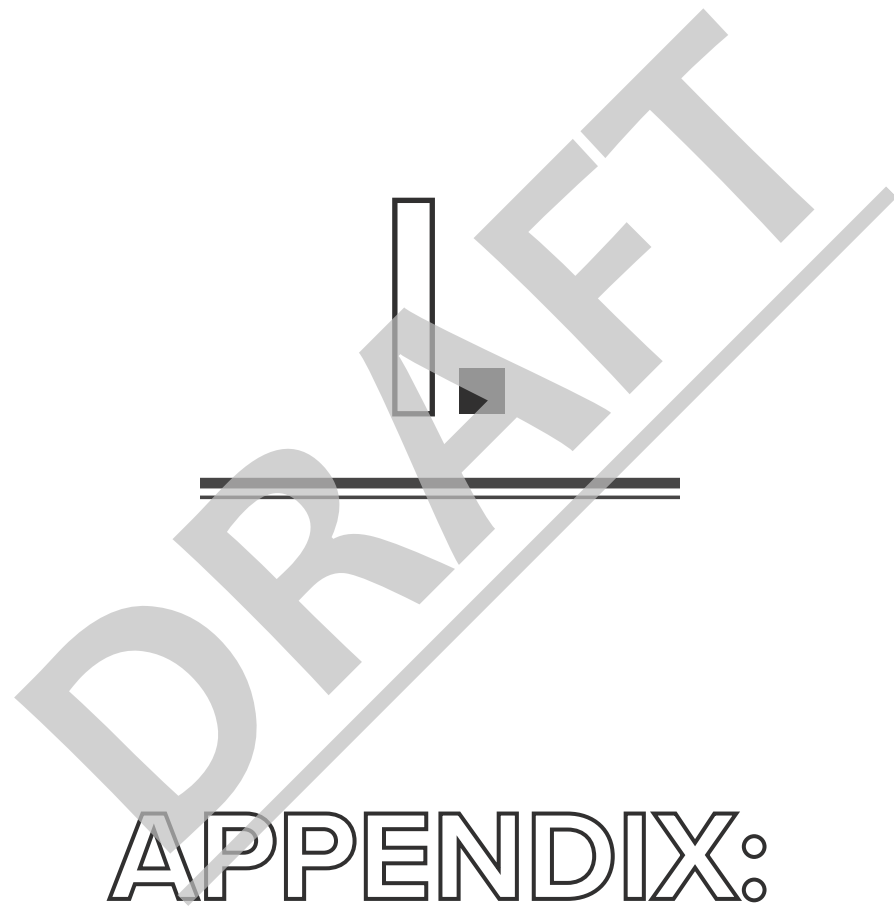
SAFE STREETS AND ROADS FOR ALL

grants are administered by the federal Department of Transportation. Parish, city, and federally recognized tribal governments are eligible to apply. This is an annual grant program authorized through the IIJA bill until 2026.

TRANSPORTATION ALTERNATIVES PROGRAM

(TAP) is a competitive grant program administered by LaDOTD on a bi-annual basis. Parish, city, and federally recognized tribal governments are eligible to apply. Increased funding for this program (in Louisiana, the amount went from \$6M to \$13M) has been authorized through the IIJA bill until 2026.

OUR TOWN grants are administered by the National Endowment for the Arts annually. Parish, city, federally recognized tribal governments, and non-profits are eligible to apply.



APPENDIX:
HOUMA MARKET
ANALYSIS

DRAFT

Houma Market Analysis



Sections

Demographic Analysis

Residential Analysis

Jobs & Industry Analysis

Surplus/Shortfall Analysis

Recommendations



Defining the Houma Metro

- The Houma-Thibodaux Metro includes Terrebonne Parish and Lafourche Parish. The term “Houma Metro” is used throughout this report.



Source: US Census Bureau



Demographic Analysis

Is Houma's population growing? Getting younger or older?

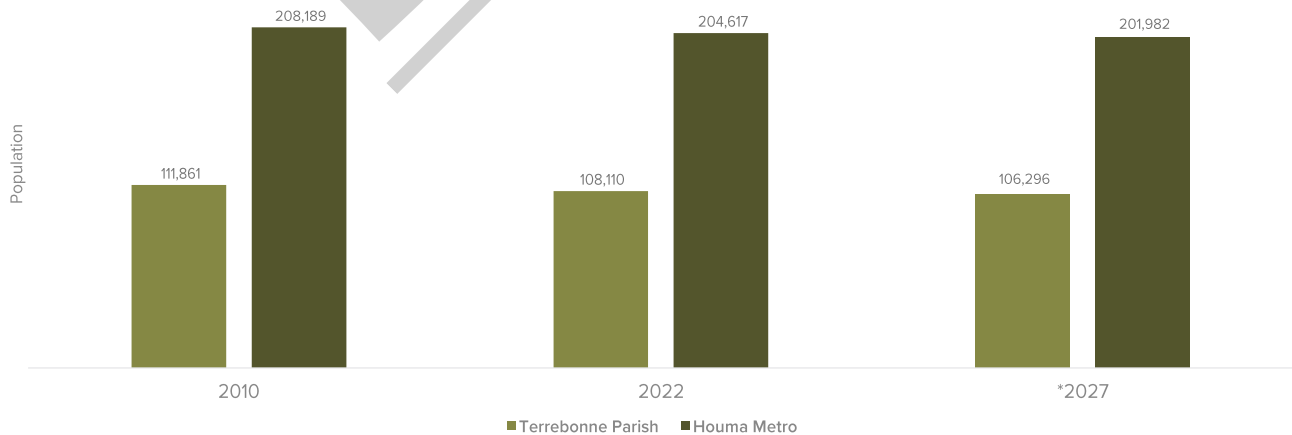
Is the number of households increasing? In which direction are household incomes trending?

Are education levels increasing?



About 3,500 residents have left the Houma Metro since 2010; another 2,600 are projected to leave by 2027

Population for Terrebonne Parish and the Houma Metro

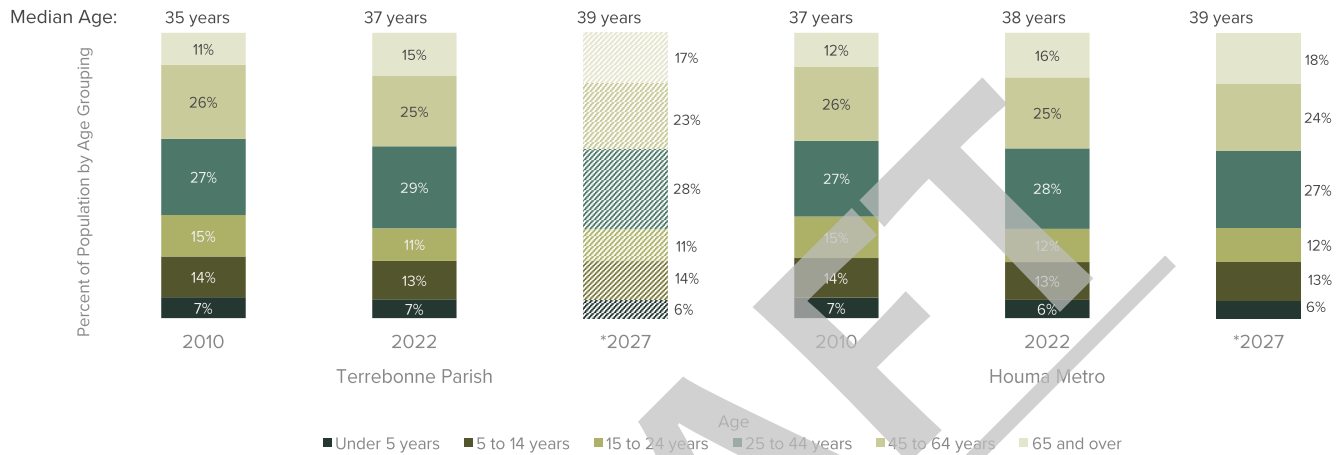


*2027 figures projected by ESRI Site To Do Business
Source: ESRI Site To Do Business, US Census Bureau



Houma is aging: the number of residents age 65+ increased by more than 7,000 in the last 12 years; it's projected to increase by another 4,000 in the next 5 years

Age Distribution for Terrebonne Parish and the Houma Metro

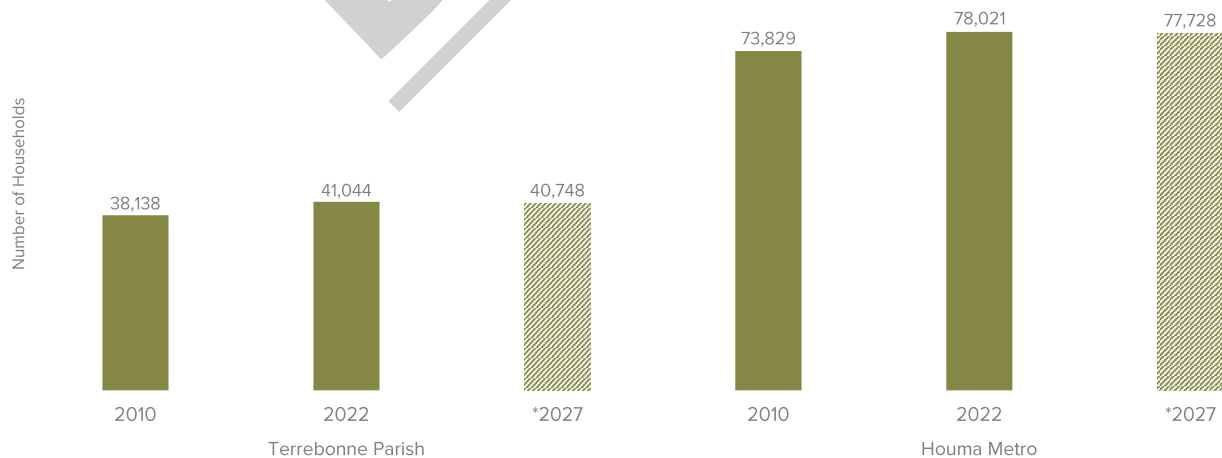


*2027 figures projected by ESRI Site To Do Business
Source: ESRI Site To Do Business, US Census Bureau



There are about 4,200 more households in Houma now than there were in 2010; the number of people in the average household has fallen slightly, from 2.8 in 2010 to 2.6 today

Number of Households in Terrebonne Parish and the Houma Metro

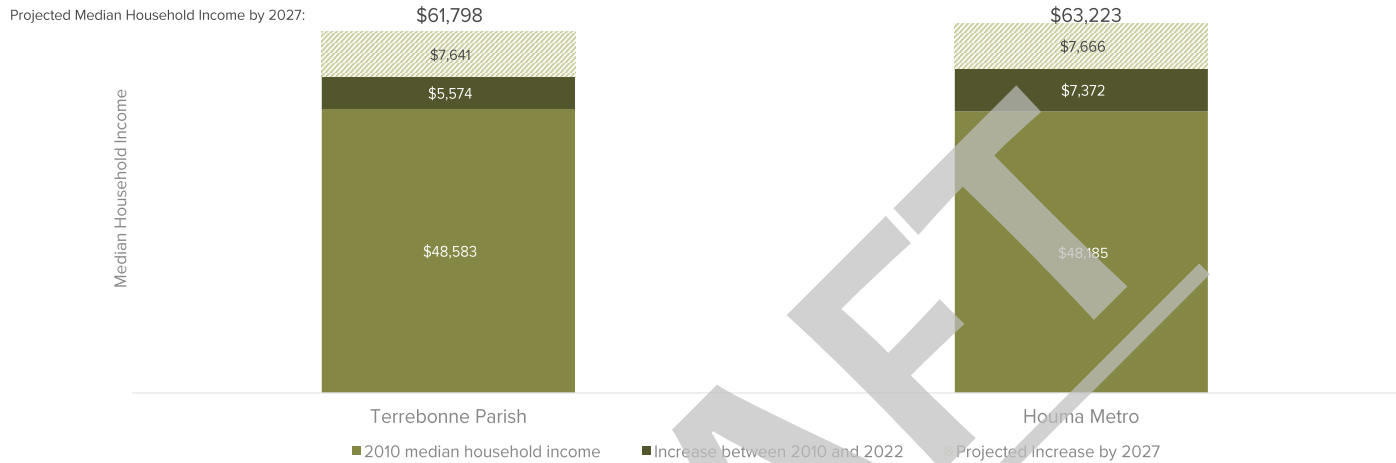


*2027 figures projected by ESRI Site To Do Business
Source: ESRI Site To Do Business, US Census Bureau



The median household income increased 15% in the Houma Metro in the last 12 years, and it's projected to increase another 14% over the next 5 years

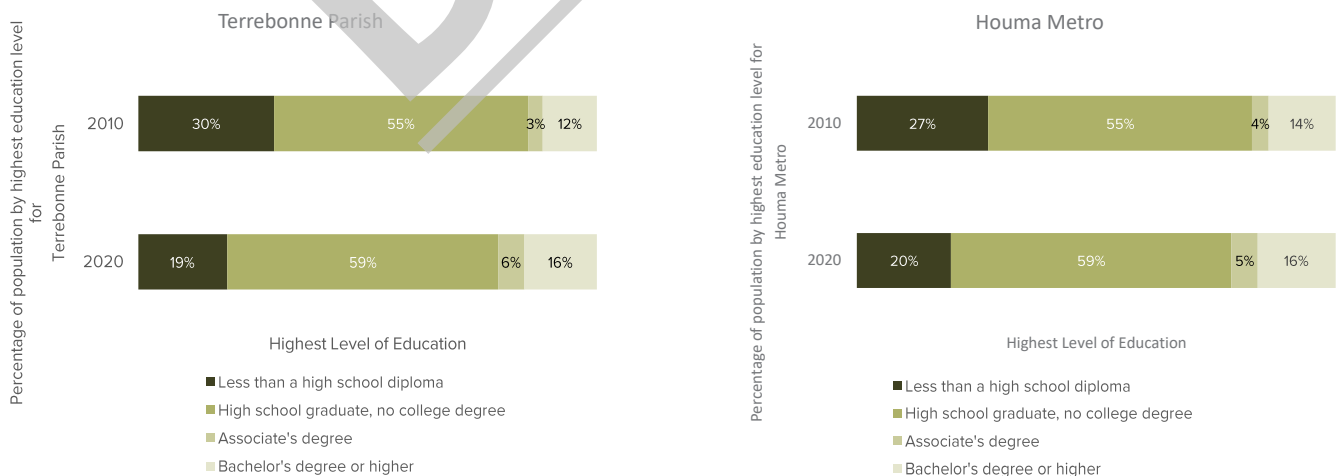
Household Income (Current & Projected) for Terrebonne Parish and the Houma Metro



*2027 figures projected by ESRI Site To Do Business
Source: ESRI Site To Do Business, US Census Bureau



Between 2010 and 2020, the number of Houma Metro residents with a bachelor's degree or higher increased by about 4,500



Source: US Census Bureau – American Community Survey 5-year estimates



Residential Analysis

Are vacancy rates increasing?

Is Houma expanding its housing supply? How does the housing supply differ for homeowners versus renters?

What types of multifamily units are being developed?

Is housing affordable for homeowners and renters?



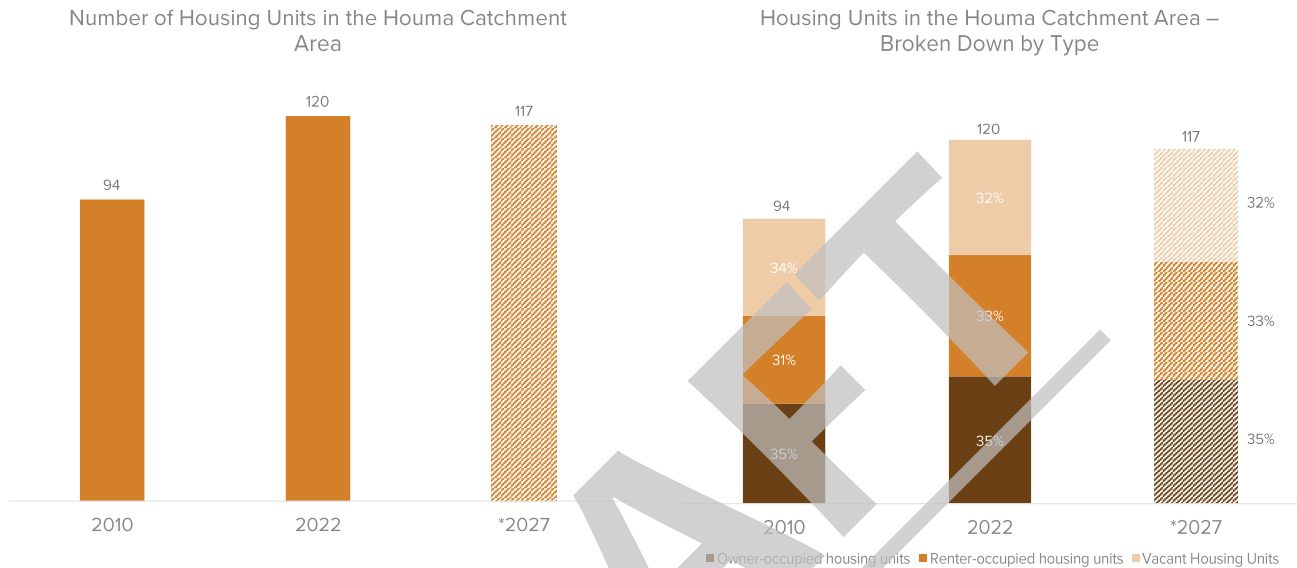
Houma Catchment Area (for next slide)



Source: CSRS



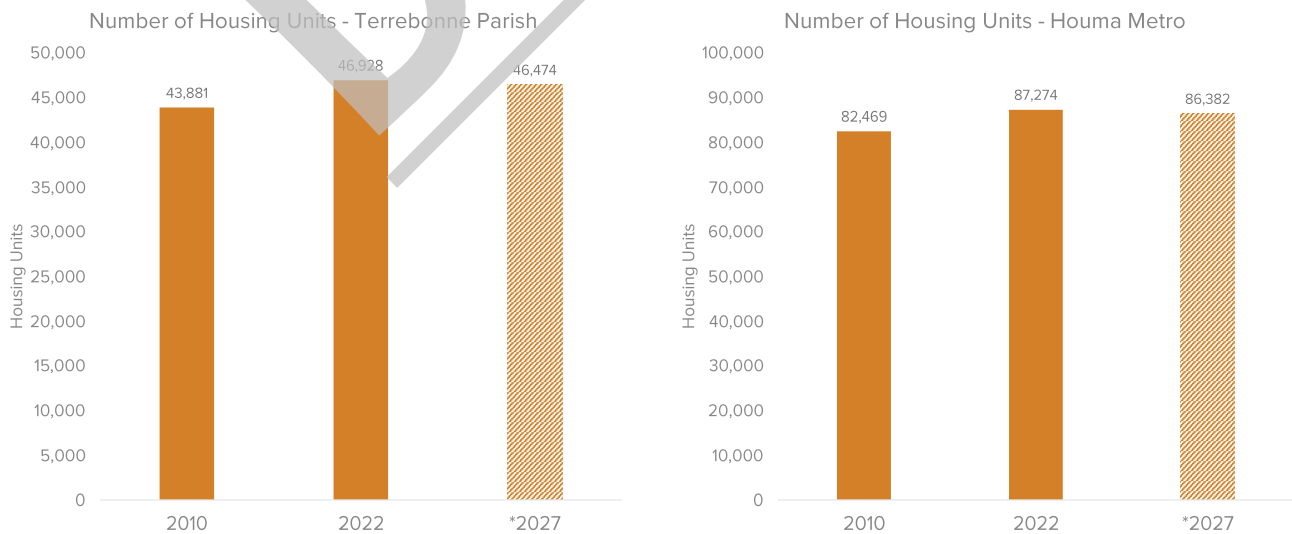
The number of housing units in the Houma Catchment Area increased over the last 12 years; about 1/3 of the 120 units are vacant



*2027 figures projected by ESRI Site To Do Business
Source: ESRI Site To Do Business, US Census Bureau



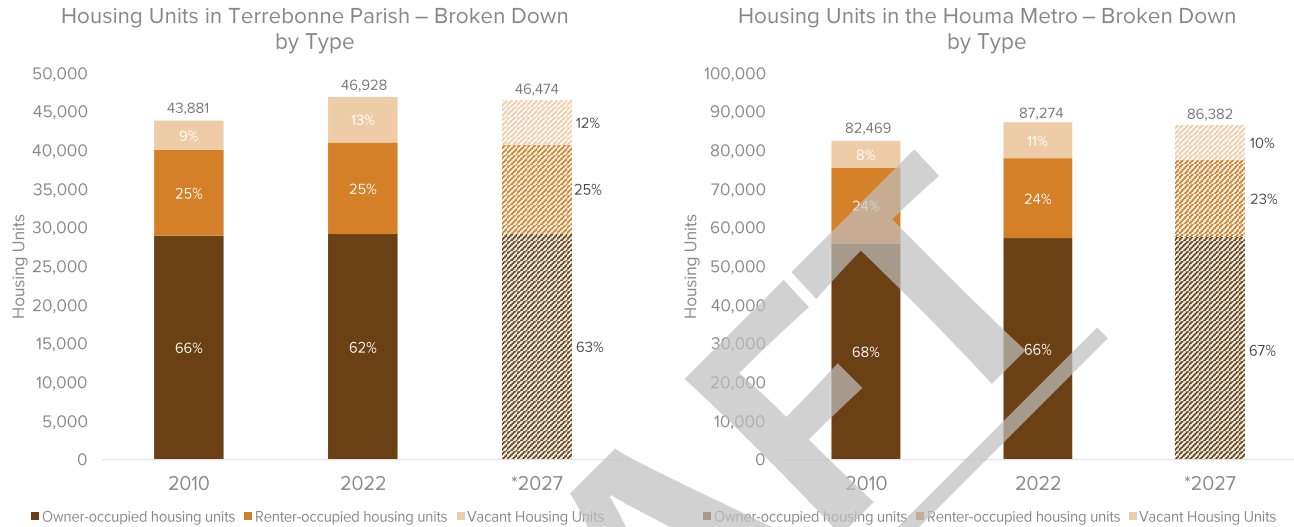
The number of new housing units (4,800) surpassed the growth in households (4,200) over the last 12 years



*2027 figures projected by ESRI Site To Do Business
Source: ESRI Site To Do Business, US Census Bureau



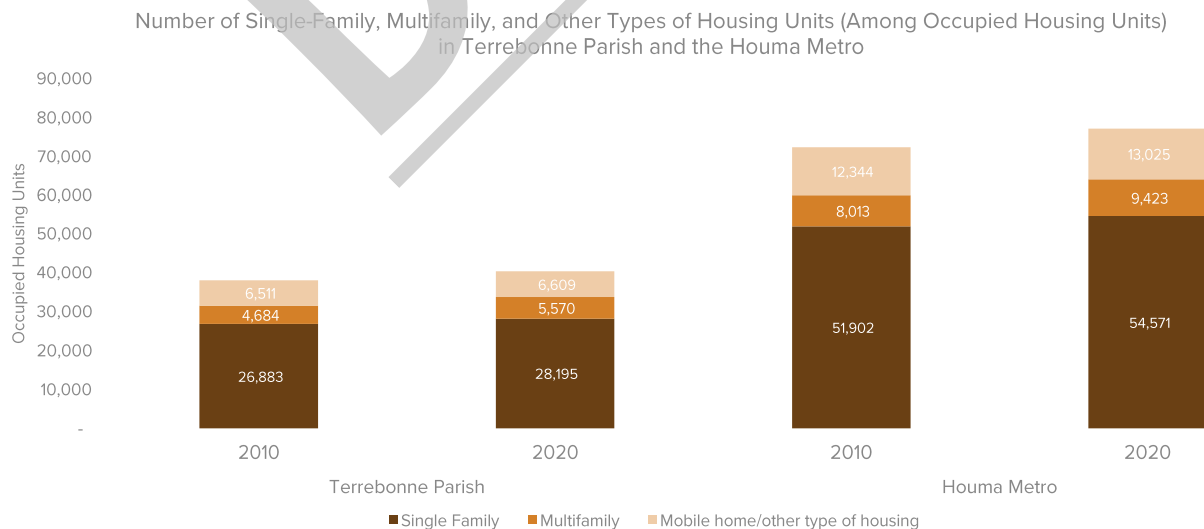
There are 2,400 more vacant units in the Houma Metro today than there were in 2010; about two-thirds of all units are owner-occupied



*2027 figures projected by ESRI Site To Do Business
Source: ESRI Site To Do Business, US Census Bureau



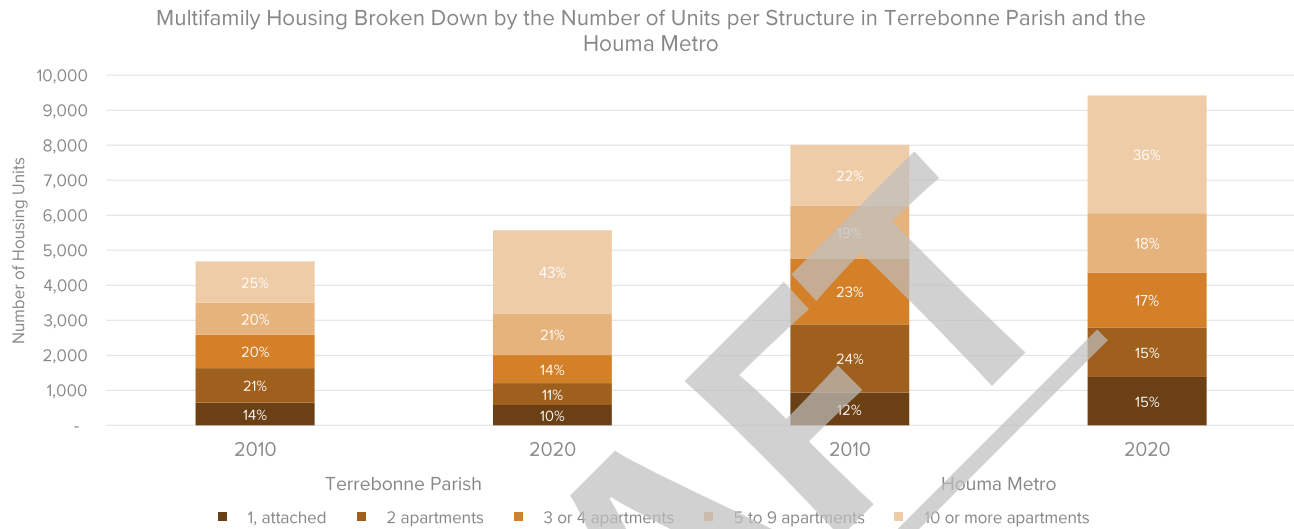
Occupied multifamily housing grew 18% in the last decade, outpacing the 7% growth in single-family homes which continue to dominate the residential market



Source: US Census Bureau – American Community Survey 5-year estimates



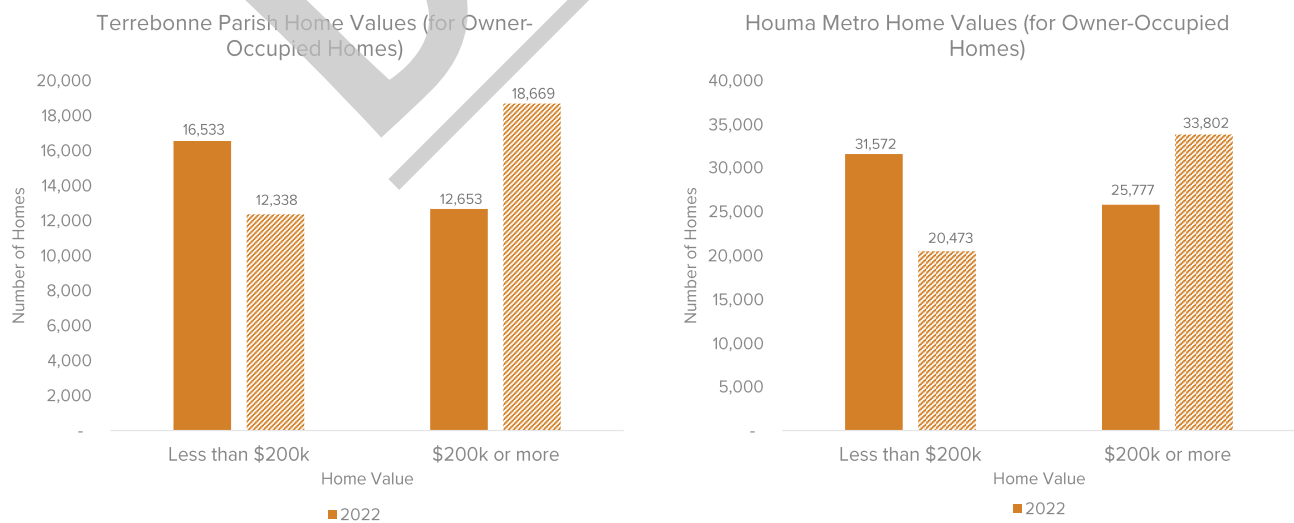
Growth in multifamily-style housing has been driven by larger structures with 10 or more apartments



Source: US Census Bureau – American Community Survey 5-year estimates



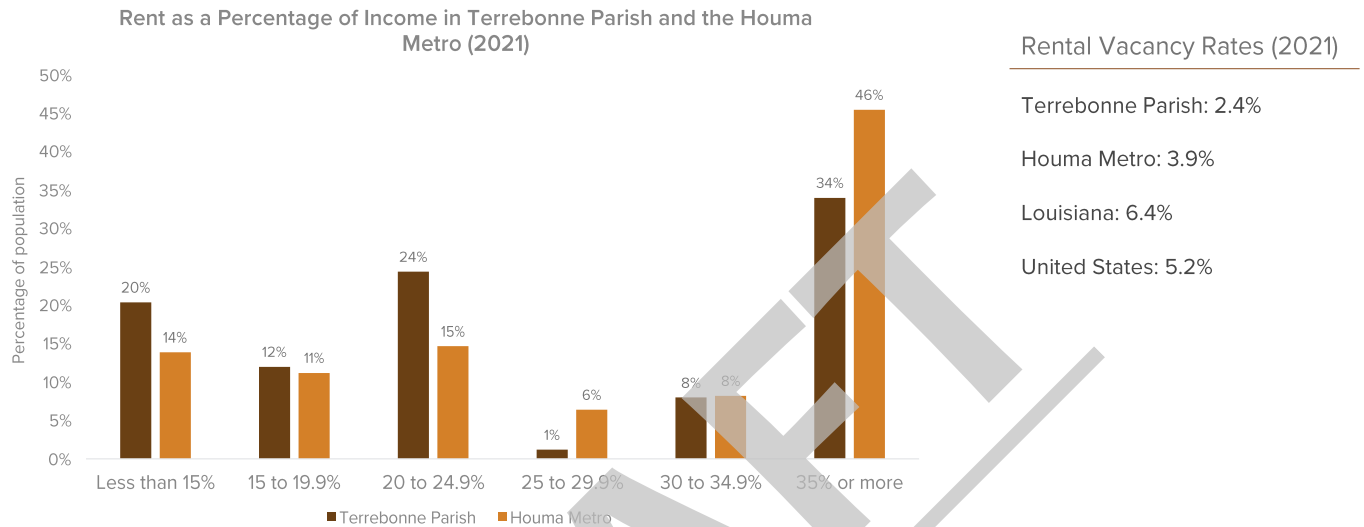
In the next 5 years, the Houma Metro is projected to lose 35% of its housing stock available for purchase at \$200k or less



*2027 figures projected by ESRI Site To Do Business
Source: ESRI Site To Do Business, US Census Bureau



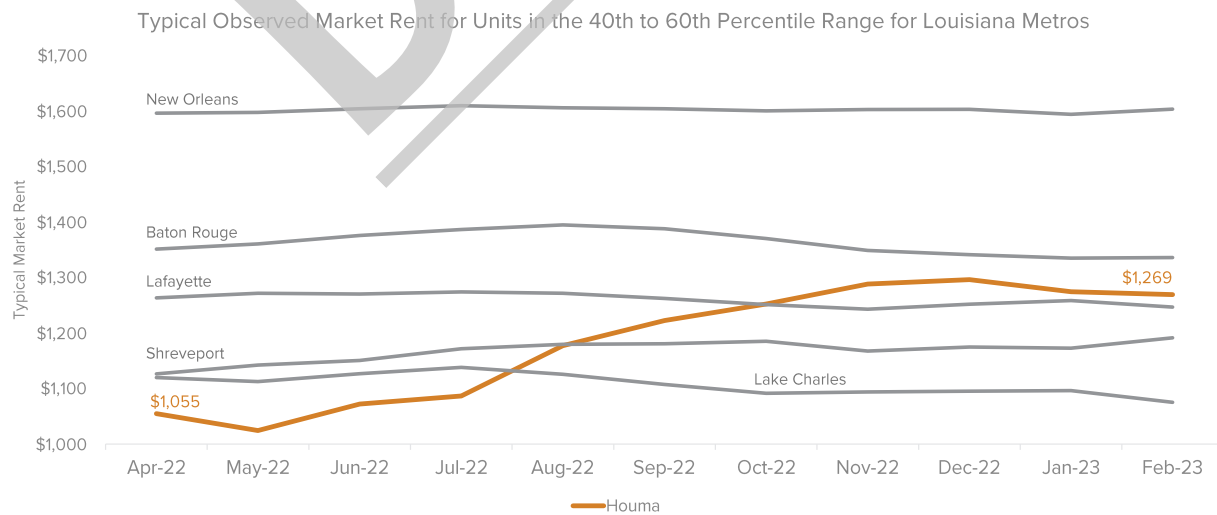
Almost half of renters in the Houma Metro spend more than 35% of their income on housing



Source: US Census Bureau – American Community Survey 1-year estimates



Rents in the Houma Metro have increased about 20% in the last year

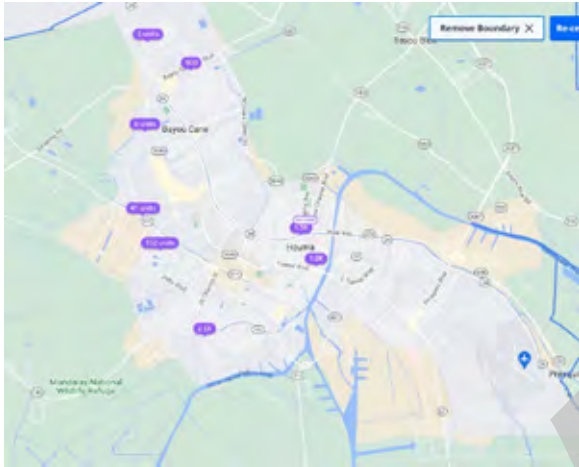


Source: Zillow Observed Rent Index (ZORI)



Homes for sale are abundant in Houma, while options for renting are limited

Units for rent



Units for purchase



Source: Zillow; screenshots taken in January 2023



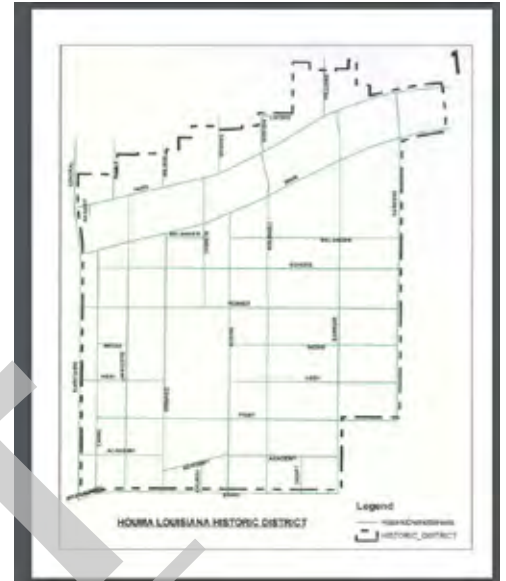
Job and Industry Analysis

How have jobs trended over the past two decades in the Houma Historic District? In the Houma Restoration District?

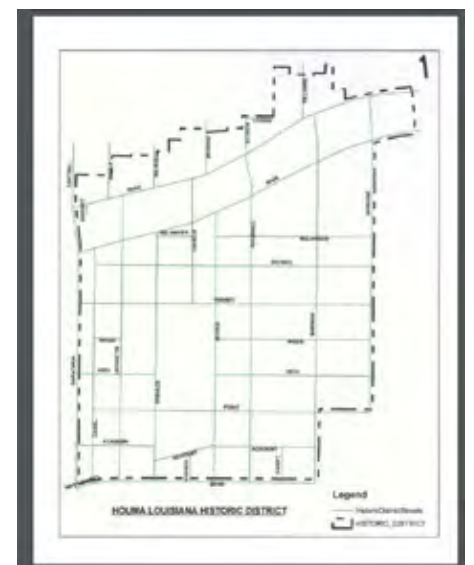
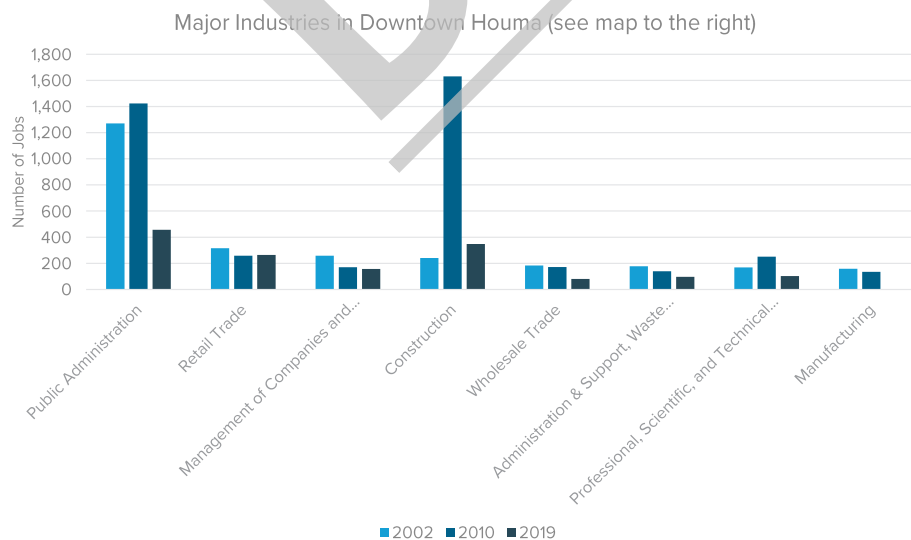
For the Houma Metro - which occupations are growing in numbers? Shrinking?

For the Houma Metro - which types of industries are expanding? Contracting?

Top image: Houma Historic District; Bottom image: Houma Restoration District
Source: CSRS, Louisiana Department of Culture, Recreation, and Tourism



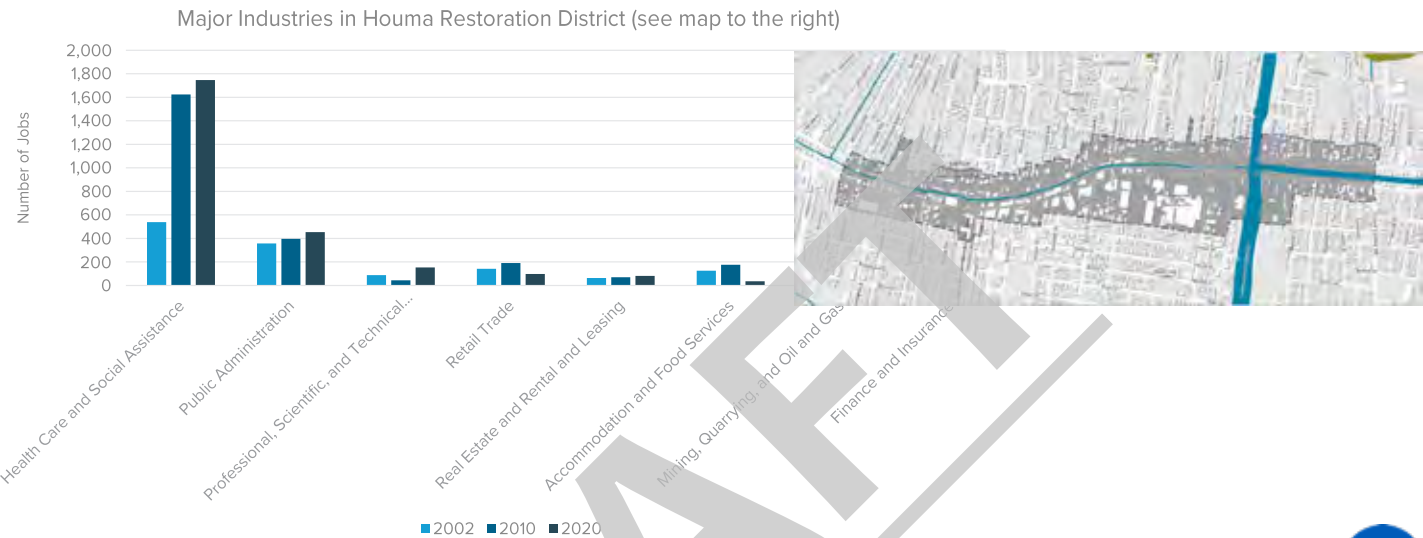
Total jobs in Downtown Houma have fallen from 7,000 in 2002 to 3,400 in 2019



Source: Longitudinal Employer-Household Dynamics (LEHD) OnTheMap

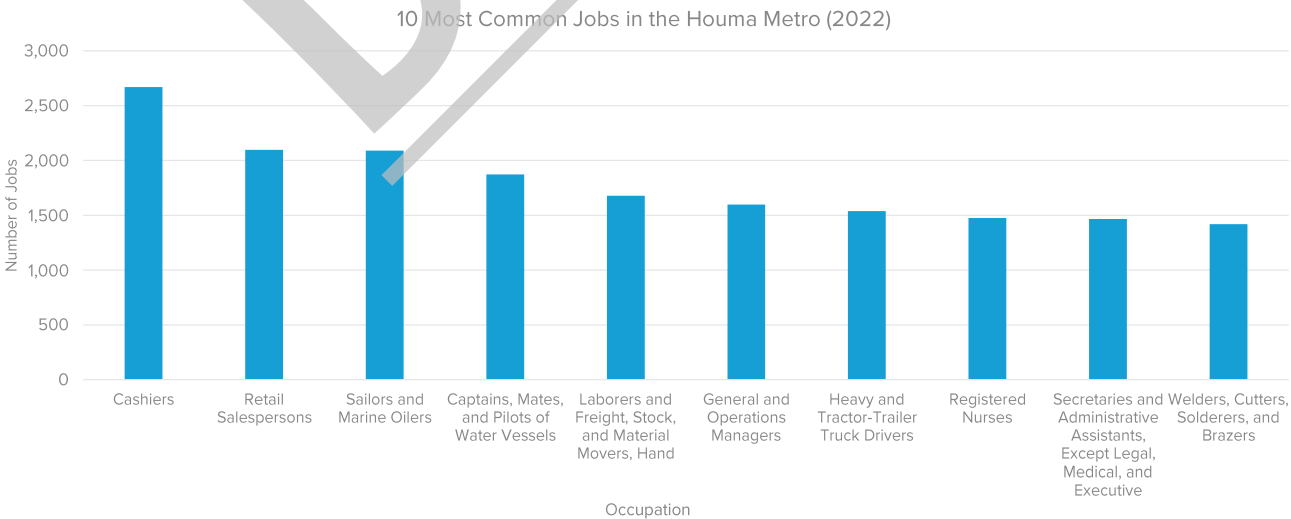


Total jobs are up 1,100 in the Houma Restoration District thanks to 1,200 new health care jobs created over an 18-year span



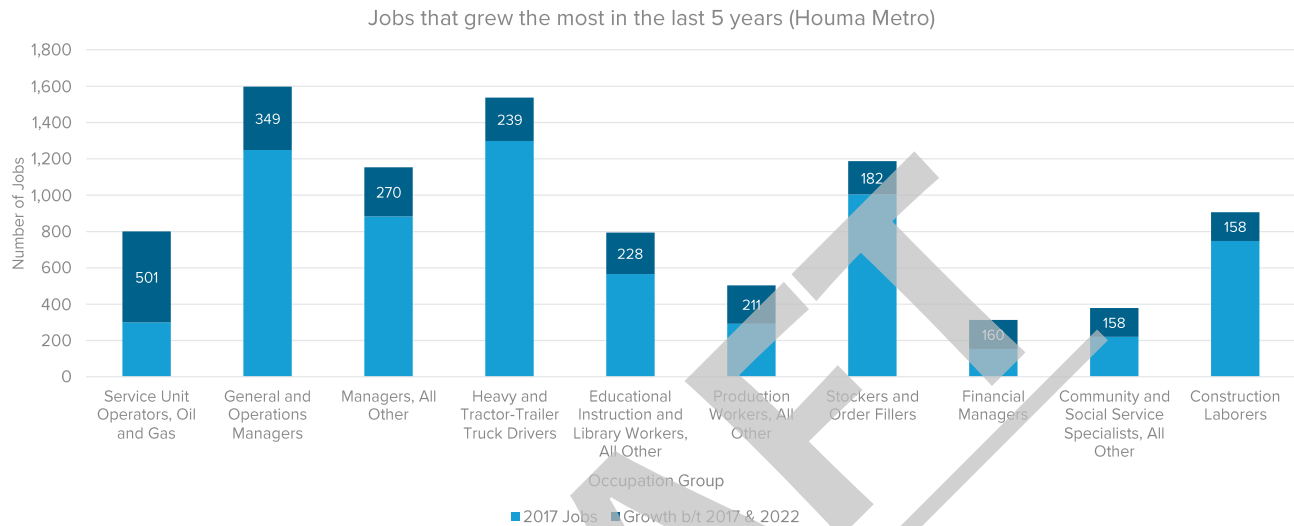
Source: Longitudinal Employer-Household Dynamics (LEHD) OnTheMap

Houma has the highest concentration of both sailors/marine oilers and captains/mates of any metro in the country



Source: Lightcast Economic Modeling

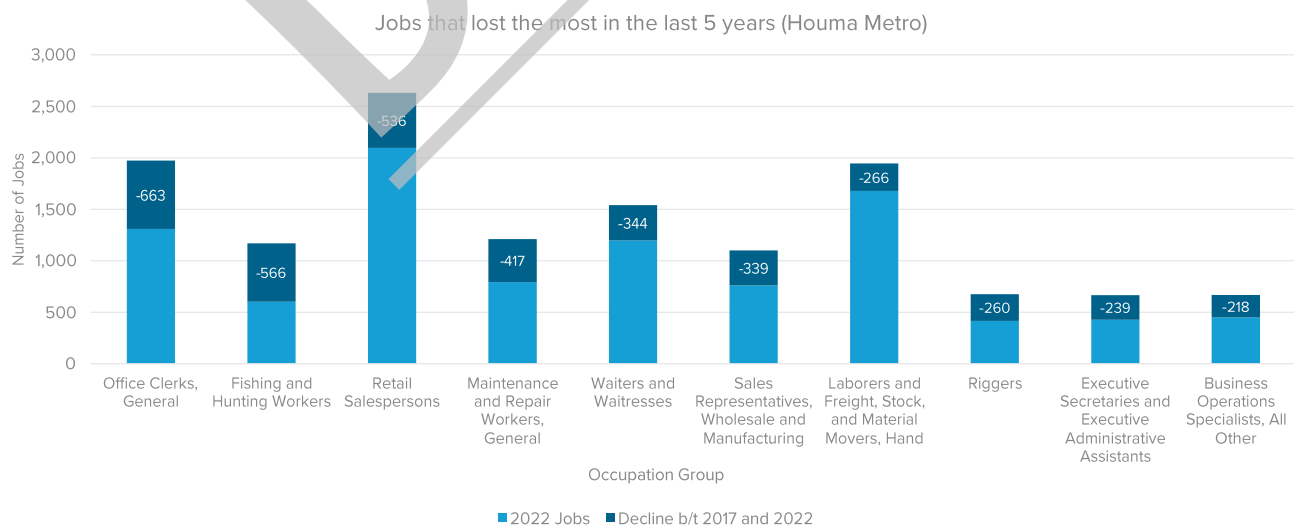
Jobs for service unit operators (oil & gas) grew more than any other occupation over the last 5 years; managers made up the 2nd and 3rd fastest-growing occupations



Source: Lightcast Economic Modeling



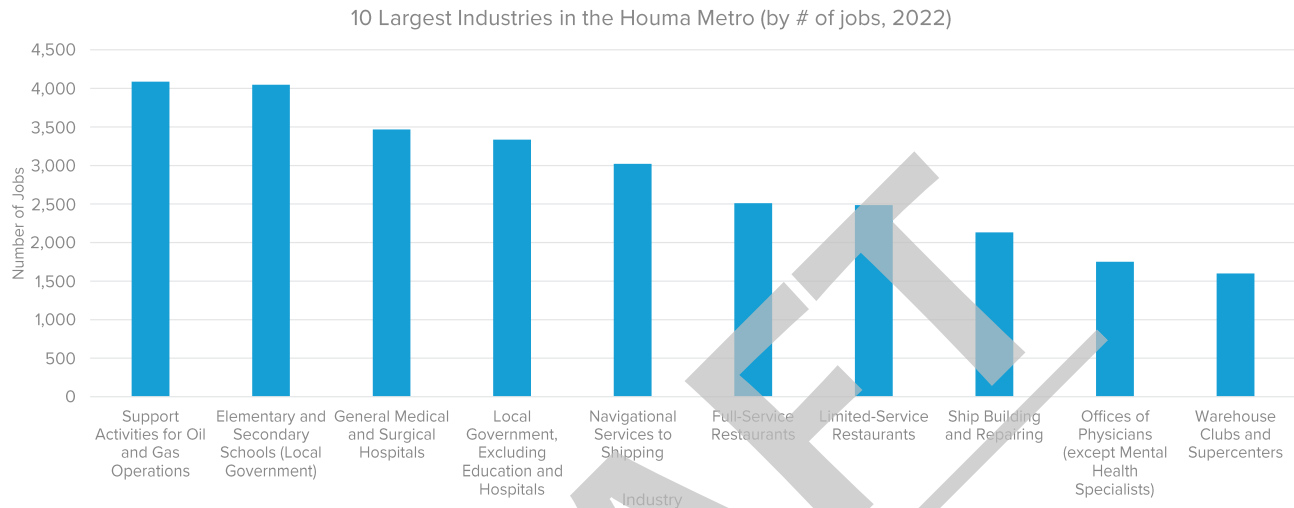
Office workers made up 3 of the top 10 declining occupations; service workers in retail establishments and restaurants also saw their numbers decline



Source: Lightcast Economic Modeling



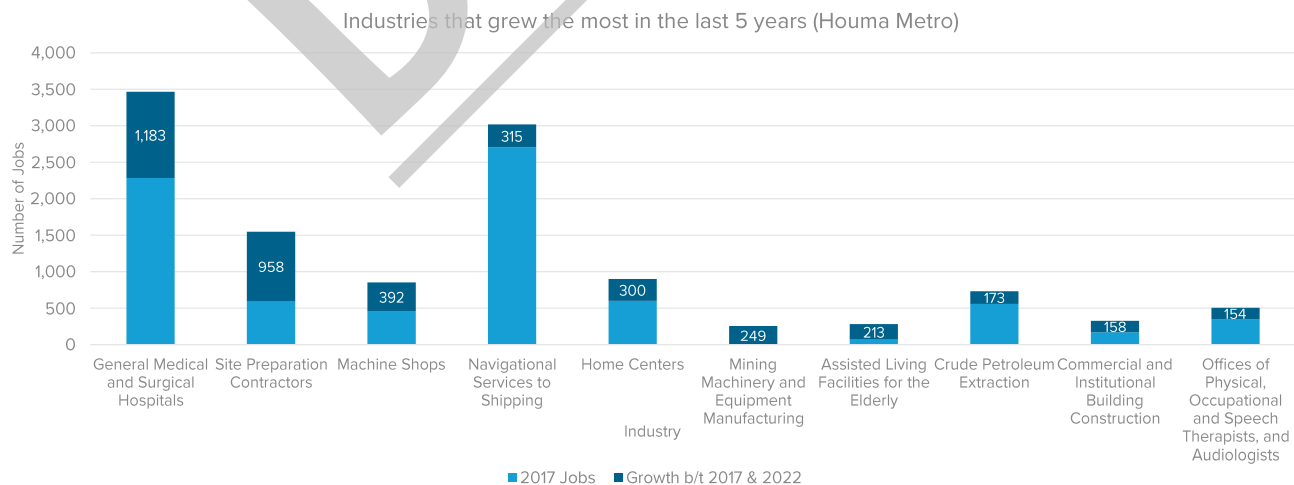
Oil & gas, education, healthcare, and the maritime industry dominate Houma's local economy



Source: Lightcast Economic Modeling



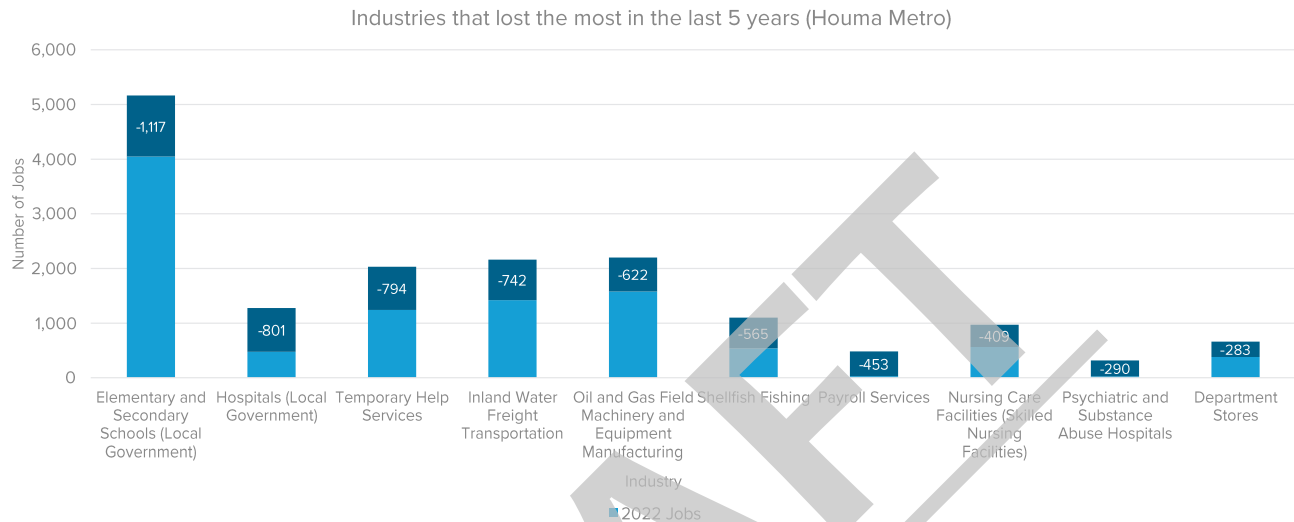
Hospitals, which made up 1.9% of Houma's gross regional product (GRP) in 2017, make up 3.5% of GRP today after seeing explosive job growth over the last 5 years



Source: Lightcast Economic Modeling



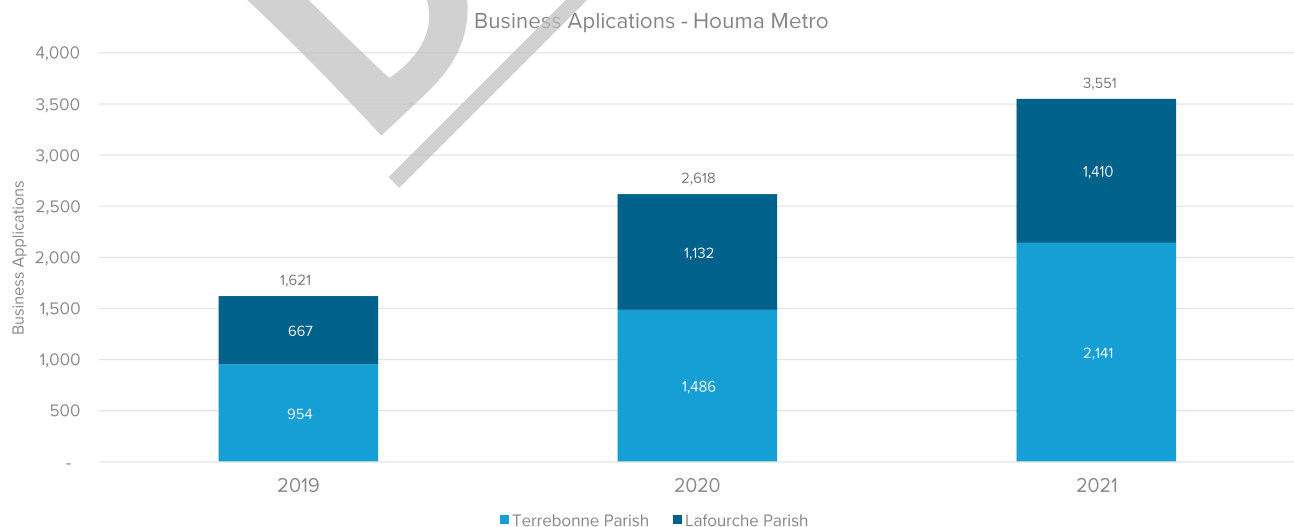
Declining employment in local schools tracks with the region's declining school-age population



Source: Lightcast Economic Modeling



Terrebonne Parish ranked in the top 10% of all US counties for business application growth between 2019 and 2021; Lafourche in the top 12%



Source: Lightcast Economic Modeling

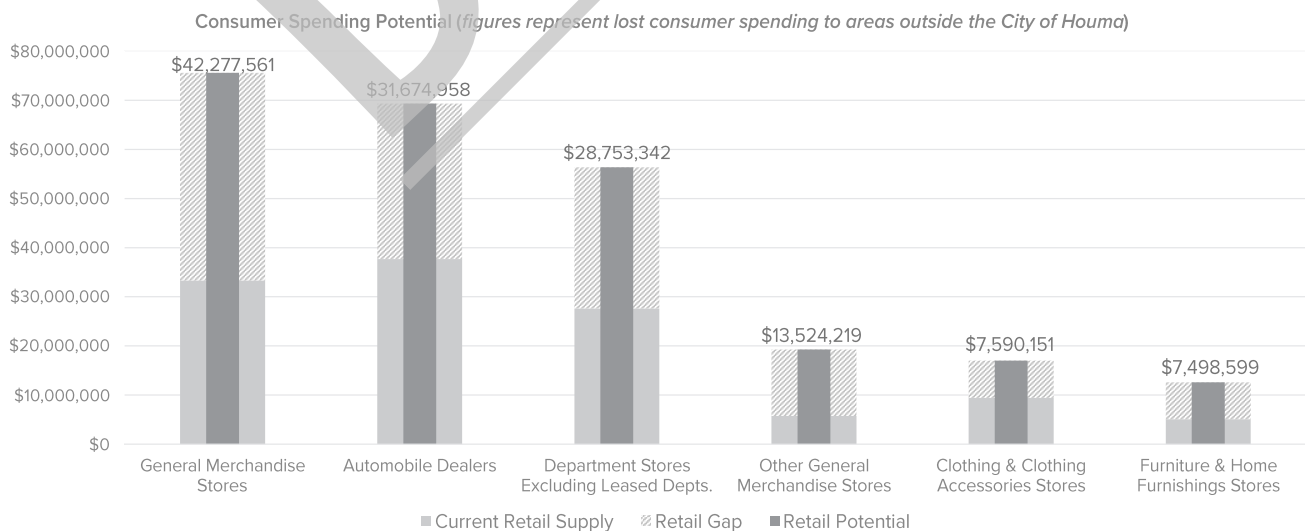




Surplus/Shortfall Analysis

Based on consumer spending patterns, where is there opportunity for Houma to recapture sales that are being lost to retailers outside the region?

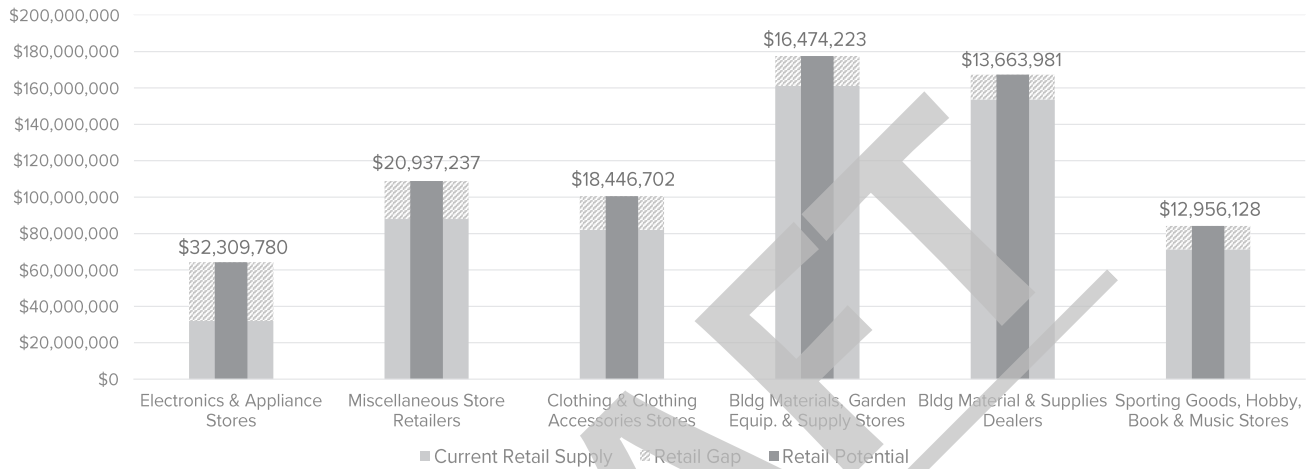
The City of Houma is the metro's primary urban center and, as such, it has the potential to attract additional consumer spending at businesses like general merchandisers, auto dealers, and department stores



Source: ESRI Site To Do Business

Retailers selling a wide range of goods – electronics, clothing, building materials - have the potential to capture millions in potential sales that are currently being lost to retailers outside the region

Consumer Spending Potential (figures represent lost consumer spending to areas outside the Houma Metro)



Source: ESRI Site To Do Business



Recommendations

Encourage residential development
 Lean into the region's growing population of retirees
 Bring jobs back to Downtown Houma
 Utilize the region's entrepreneurial spirit
 Beautify Downtown Houma with a particular focus on the waterfront



Recommendations (1/2)

- Encourage affordable residential development, particularly for renters in the downtown core; missing-middle style housing could appeal to young talent (which is in high demand) and retired populations alike.
 - Houma is growing middle class jobs (managers, oil & gas workers) but a lack of rental affordability and a rapidly declining stock of affordable homes coupled with household incomes that are not keeping pace with income growth nationally could jeopardize Houma residents' ability to find housing that fits their needs.
 - Median income growth in Houma over the last 12 years (up 15%) has not kept up with inflation (up between 30 - 35%).
 - While single-family homes still outnumber apartments, the number of apartments in Houma is growing rapidly – and the low vacancy rate shows that they are popular. Residents may appreciate more diverse options for apartment-living, particularly in areas where walkability to shops, bars, and restaurants is possible.
- Lean into the region's aging population: below-average cost of living, comfortable climate, and expanding healthcare systems could support strong retirement communities.



Recommendations (2/2)

- Bring jobs back to Downtown Houma.
 - The number of jobs in the Houma Historic District boundaries has fallen by half over the last 2 decades.
 - Developing new retail and office space could make Downtown Houma a more desirable place to live and visit.
- Use the region's entrepreneurial spirit to help spur retail development.
 - Houma is among the top areas in the country for business application growth; considering Houma is losing millions in potential retail sales to other regions, residents may enthusiastically embrace programming and policies that encourage local retail development. Examples include:
 - Short-term leases, particularly in downtown areas of the city.
 - Making small business services easily accessible (closest Small Business Development Center is located at Nicholls in Thibodeaux).
- Create a Downtown Houma that residents want to visit.
 - Focus on beautifying Bayou Terrebonne, particularly in Downtown Houma
 - See Greenville, SC, which removed a four-lane bridge in the early 2000s from its downtown waterfront. The initiative helped spur significant downtown revitalization.





PRODUCED BY:

CSRS | BUILDING STRONGER,
SMARTER COMMUNITIES
TOGETHER.

Category Number:
Item Number: 2.



Monday, March 25, 2024

Item Title:

Amending Condemnation Order – 108 Bobtown Circle

Item Summary:

Amend the condemnation order adopted on February 6, 2024, on the residential structure located at 108 Bobtown Circle, Houma, LA, owned by Jonathin Celestin, by changing the deadline to complete demolition and/or removal of the structure from March 11, 2024, to June 8, 2024.

ATTACHMENTS:

Description

Executive Summary

Upload Date

3/21/2024

Type

Executive Summary



EXECUTIVE SUMMARY

(REQUIRED FOR ALL SUBMISSIONS)

PROJECT TITLE
Amending Condemnation Order – 108 Bobtown Circle

PROJECT SUMMARY (200 WORDS OR LESS)
Amend the condemnation order adopted on February 6, 2024, on the residential structure located at 108 Bobtown Circle, Houma, LA, owned by Jonathin Celestin, by changing the deadline to demolish and/or remove the structure from March 11, 2024, to May 13, 2024.

PROJECT PURPOSE & BENEFITS (150 WORDS OR LESS)
N/A

TOTAL EXPENDITURE	
N/A	
AMOUNT SHOWN ABOVE IS: (CIRCLE ONE)	
<u>ACTUAL</u>	ESTIMATED
IS PROJECTALREADY BUDGETED: (CIRCLE ONE)	
<u>N/A</u>	NO
YES	IF YES AMOUNT BUDGETED:

COUNCIL DISTRICT(S) IMPACTED (CIRCLE ONE)									
PARISHWIDE	1	2	3	4	5	6	<u>7</u>	8	9

DANIEL BABIN

Signature

03/15/2024

Date

Category Number:
Item Number: 3.



Monday, March 25, 2024

Item Title:

CO2 Main Library Ida Repairs

Item Summary:

RESOLUTION: Authorizing the execution of Change Order No. 2 for the Construction Agreement for Parish Project TPCG-Hurricane Ida: Main Branch Library Repairs.

ATTACHMENTS:

Description	Upload Date	Type
Executive Summary	3/19/2024	Executive Summary
Backup	3/19/2024	Backup Material
Resolution	3/19/2024	Resolution



EXECUTIVE SUMMARY

(REQUIRED FOR ALL SUBMISSIONS)

PROJECT TITLE
TPCG-Hurricane Ida: Main Branch Library Repairs

PROJECT SUMMARY (200 WORDS OR LESS)
Repairs to Main Branch Library as a result of Hurricane Ida

PROJECT PURPOSE & BENEFITS (150 WORDS OR LESS)
This resolution allows for the approval of Change Order No. 2, which is necessary to cover costs associated with additional carpeting, painting and other repairs as requested by the Library Board. This Change Order No. 2 also increases contract time by forty-two days for the additional work.

TOTAL EXPENDITURE		
Increase of \$399,608.72		
AMOUNT SHOWN ABOVE IS: (CIRCLE ONE)		
<u>ACTUAL</u>	ESTIMATED	
IS PROJECTALREADY BUDGETED: (CIRCLE ONE)		
N/A	NO	<u>YES</u>
IF YES AMOUNT BUDGETED:		\$1,782,752

COUNCIL DISTRICT(S) IMPACTED (CIRCLE ONE)									
<u>PARISHWIDE</u>	1	2	3	4	5	6	7	8	9

Joan E. Schexnayder

3/19/2024

Signature

Date

cheramie+bruce architects
a professional corporation

March 14, 2024

Terrebonne Parish Consolidated Government
P.O. Box 6097
Houma, Louisiana 70361-6097

RECEIVED

MAR 18 2024

ENGINEERING

Attention: Joan Schexnayder, PE, TPCG

RE: TPCG-Hurricane Ida: Main Branch Library Repairs
151 Library Drive
Houma, Louisiana 70360
Architect's Project Number: T667A-0622

Joan:

Enclosed for signature, please find five (5) copies of Change Order # 2 for the above referenced project. Once signed, please retain the "Owner's Copies" and return the remaining copies to our office for distribution and recordation with the Terrebonne Parish Clerk of Court.

Should you have any questions, please do not hesitate to call.

Sincerely,

Cheramie+Bruce Architects,
A Professional Corporation



Daniel M. Bruce, Jr., AIA
Principal

DMB/bdb
Enclosures

#1/T667A
COR-TPCG-008 CHANGE ORDER NO 2



AIA®

Document G701® – 2017

ARCHITECT'S COPY

Change Order

PROJECT: *(Name and address)*

TPCG - Hurricane Ida:
Main Library Repairs
151 Library Drive
Houma, Louisiana 70360

CONTRACT INFORMATION:

Contract For: General Construction

CHANGE ORDER INFORMATION:

Change Order Number: 002

Date: 07/31/2023

Date: 03/04/2024

OWNER: *(Name and address)*

Terrebonne Parish Consolidated
Government
P.O. Box 2768
Houma, Louisiana 70361

ARCHITECT: *(Name and address)*

Cheremie+Bruce Architects,
A Professional Corporation
P.O. Box 1247
Houma, Louisiana 70361

CONTRACTOR: *(Name and address)*

Tasch, LLC
4321 River Road
Bridge City, Louisiana 70094

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

See Exhibit A

The original Contract Sum was

\$ 1,204,000.00

The net change by previously authorized Change Orders

\$ 179,143.00

The Contract Sum prior to this Change Order was

\$ 1,383,143.00

The Contract Sum will be increased by this Change Order in the amount of

\$ 399,608.72

The new Contract Sum including this Change Order will be

\$ 1,782,751.72

The Contract Time will be increased by Forty-Two (42) days.

The new date of Substantial Completion will be June 07, 2024

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Cheremie+Bruce Architects,
A Professional Company

ARCHITECT *(Firm name)*

SIGNATURE

Daniel M. Bruce, Jr., AIA, Principal
PRINTED NAME AND TITLE

03/04/2024

DATE

Tasch, LLC

CONTRACTOR *(Firm name)*

SIGNATURE

Jack R. Allen, Jr., Manager
PRINTED NAME AND TITLE

3/11/24
DATE

Terrebonne Parish Consolidated
Government

OWNER *(Firm name)*

SIGNATURE

Jason W. Bergeron, Parish President
PRINTED NAME AND TITLE

DATE

Exhibit A - TPCG Terrebonne Parish Main Library Repairs - Change Order #2 Summary

Item #:	Description						
1	Flooring Upgrades requested by TPL						\$160,142.47
2	Additional Carpet Removal/Replacement per Unit Pricing						\$166,375.00
3	Original Carpet Unit Price Credit						-\$27,500.00
4	Ardex Patch (Unit Price 150 Bags @ \$56.65/Bag)						\$8,497.50
5	Moving Equipment (Unit Price 42 Days \$883.66)						\$37,113.75
6	Remove/Replace Additional Sound Panels						\$6,950.00
7	Additional Painting (Per Unit Price)						\$43,900.00
8	Additional Gypsum Board Repairs						\$4,130.00
							\$399,608.72

02/28/2023

02/28/2024

Daniel Bruce
Cheramine + Bruce Architects
P.O. Box 1247



RE: Hurricane IDA: Main Library Repairs
Terrebonne Parish Consolidated Government

Attached is our cost proposal #4 for additional flooring on the first and second floor per drawings dated 12/28/23 that are unrelated to unit pricing. We propose to make these changes for the sum of \$299,017.47. See attached cost breakdown and subcontractor pricing.

In addition we propose to remove and replace 3025 SY of carpet tile per unit price.

Flooring upgrades to 1 st & 2 nd floor	\$160,142.47
Carpet tile replacement per unit rate: \$55/SY	\$166,375.00
Deduct unit price from original bid	(\$27,500)
	<hr/>
	\$ 299,017.47

Sincerely,

Josh Hernandez
Project Manager



A & R Floor Center, Inc

278 HWY. 3185 • THIBODAUX, LOUISIANA 70301
(985) 447-4494 • (985) 447-4474

DATE: 01-23-24

PROJECT: Terrebonne Parish
Consolidated Government
Main Branch Library

LOCATION: Houma, LA

CONTACT: Tasch

DISCRIPTION:

Demo existing rubber and carpet, provide and install new carpet tiles, 4" rubber base, walk off carpet tiles, luxury vinyl flooring, and carpet tile with nosings at stairs as follows:

Remove/replace carpet tiles (3025 sqyds)	=	\$142,175.00
Remove/replace rubber base (3,480 LF)	=	\$10,150.00
Ardex Patching (150 bags)	=	\$7,500.00
Broadloom pattern carpet	=	\$55,485.00
Added patterns/cutouts	=	\$4,600.00
Carpet on stairs upcharge	=	\$3,000.00
LVT with patterns (3000 sqft)	=	\$26,000.00
Walk Off Carpet Tiles	=	\$8,990.00
1.5 % Attic Stock	=	\$2,500.00

Added Flooring
Not Related
to Unit Prices

Total \$ 118,225

- 7,500
\$ 110,725

Total = \$260,400.00

Ardex patch will be converted to a unit price 150 bags @ \$50/bag = \$7,500. Contractor shall keep accurate count of material used.

NOTES: Tax Exempt

SIGNATURE: _____

Paula Robichaux

Quote includes normal patching but does not include waxing, special patching, special patterns and colors, or special prep work unless stated above.

Tasch LLC

Houma, LA 70360

Houma, LA

Houma, LA 70361

Project No. T667A-0622

[illegible]

UNIT PRICE FOR EXTRA
EQUIPMENT RENTAL OVER
ORIGINAL SCOPE

OFFERED BY:
SECONDED BY:

RESOLUTION

A resolution authorizing the execution of Change Order No. 2 for the Construction Agreement for Parish Project TPCG-Hurricane Ida: Main Branch Library Repairs, Terrebonne Parish, Louisiana.

WHEREAS, the Terrebonne Parish Consolidated Government entered into a contract dated April 14, 2023, with Tasch, LLC, for Parish Project TPCG-Hurricane Ida: Main Branch Library Repairs, Terrebonne Parish, Louisiana, and

WHEREAS, it is necessary to adjust contract price due to costs associated with additional carpeting, painting and other repairs as requested by the Library Board, and

WHEREAS, the Library Board has agreed to pay for these additional repairs, and

WHEREAS, this change order will increase the overall contract price by Three hundred Ninety-Nine Thousand, Six Hundred Eight Dollars and Seventy-Two Cents (\$399,608.72), and

WHEREAS, this change order will increase contract time due to this additional work for an increase of Forty-Two (42) days in contract time, and

WHEREAS, Change Order No. 2 has been recommended by the Architect, Cheramie+Bruce Architects, for this project.

NOW, THEREFORE BE IT RESOLVED that the Terrebonne Parish Council on behalf of the Terrebonne Parish Consolidated Government, does hereby approve and authorize the execution by Terrebonne Parish President Jason W. Bergeron, of Change Order No. 2 to the construction agreement with Tasch, LLC for Parish Project TPCG-Hurricane Ida: Main Branch Library Repairs, Terrebonne Parish, Louisiana, for an increase to the contract amount in the amount of Three hundred Ninety-Nine Thousand, Six Hundred Eight Dollars and Seventy-Two Cents (\$399,608.72), with an increase of Forty-Two (42) days in construction time and

BE IT FURTHER RESOLVED that a certified copy of the resolution be forwarded to Engineer, Cheramie+Bruce Architects.

THERE WAS RECORDED:
YEAS:
NAYS:
ABSENT & NOT VOTING:

And the Chairman declared the resolution adopted on this _____ day of _____, 2024.

I, Tammy E. Triggs, Clerk of the Terrebonne Parish Council, Houma, Louisiana, do hereby certify that the foregoing is a true and correct copy of the RESOLUTION adopted by the Terrebonne Parish Council on _____, 2023, at which meeting a quorum was present.

GIVEN UNDER MY OFFICIAL SIGNATURE AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

TAMMY E. TRIGGS, CLERK
TERREBONNE PARISH COUNCIL



Monday, March 25, 2024

Item Title:

Resolution informing the LA Dept. of Environmental Quality that the Terrebonne Parish Council, on behalf of the Terrebonne Parish Consolidated Government has reviewed the MWPP Environmental Audit Report for the North Wastewater Treatment Plant, and set forth the following actions necessary to maintain compliance with requirements contained in the LPDES Permit.

Item Summary:

RESOLUTION: Informing the LA Dept. of Environmental Quality that the Terrebonne Parish Council, on behalf of the Terrebonne Parish Consolidated Government, has reviewed the MWPP Environmental Audit Report for the North Wastewater Treatment Plant and set forth the following actions necessary to maintain compliance with requirements contained in the LPDES Permit.

ATTACHMENTS:

Description	Upload Date	Type
Executive Summary	3/20/2024	Executive Summary
Resolution	3/20/2024	Resolution
Backup - NTP MWPP	3/20/2024	Backup Material



EXECUTIVE SUMMARY

(REQUIRED FOR ALL SUBMISSIONS)

PROJECT TITLE
Municipal Water Pollution Prevention (MWPP) for North Wastewater Treatment Plant LPDES Permit No. LA0040207

PROJECT SUMMARY (200 WORDS OR LESS)
The MWPP is basically a report of the facility to inform the governing body of the annual operation; capability and performance.

PROJECT PURPOSE & BENEFITS (150 WORDS OR LESS)
Requirement of the Louisiana Department of Environmental Quality

TOTAL EXPENDITURE
N/A
AMOUNT SHOWN ABOVE IS: (CIRCLE ONE)
ACTUALESTIMATED
IS PROJECTALREADY BUDGETED: (CIRCLE ONE)
N/ANOYESIF YES AMOUNT BUDGETED:

COUNCIL DISTRICT(S) IMPACTED (CIRCLE ONE)	1	2	3	4	5	6	7	8	9
PARISHWIDE									

3/19/24

Signature

Date

OFFERED BY:
SECONDED BY:

RESOLUTION NO. _____

A resolution informing the Louisiana Department of Environmental Quality that the Terrebonne Parish Council, on behalf of the Terrebonne Parish Consolidated Government, reviewed the MWPP Environmental Audit Report and set forth the following actions necessary to maintain compliance with requirement contained in the LPDES permit.

LPDES PERMIT NO. LA0040207 – NORTH WWTP

- a. Continue efforts to ensure that the treatment of plant effluent is in compliance with permit limits.
- b. Continue efforts to locate and correct sources of inflow and infiltration.
- c. Continue efforts to comply with requirements and investigate methods for beneficial use of bio-solids.
- d. Continue efforts to reduce and/or eliminate sources of overflow, bypass, or un-permitted discharge.
- e. Continue to monitor system users for non-compliance with Sewer Use Ordinance and initiate enforcement action, when required.

NOW, THEREFORE BE IT RESOLVED, by the Terrebonne Parish Council (Public Services Committee), on behalf of the Terrebonne Parish Consolidated Government, hereby informs the Louisiana Department of Environmental Quality that it has reviewed the Municipal Water Pollution Prevention Audit Report which is attached to this resolution and set forth actions necessary to maintain compliance with requirements of the LPDES permit.

THERE WAS RECORDED:

YEAS:

NAYS:

NOT VOTING:

ABSENT:

The Chairman declared the resolution adopted this ____ day of _____, 2024.

* * * * *

LOUISIANA

MUNICIPAL WATER POLLUTION PREVENTION

MWPP



Facility Name:

North Treatment Plant

LPDES Permit Number:

LA0040207

Agency Interest (AI) Number:

19176

Address:

2000 St. Louis Canal Rd.
Houma, LA 70360

Parish:

Terrebonne

(Person Completing Form) Name:

Brian Boquet

Title:

Superintendent

Date Completed:

2/16/2024

INSTRUCTIONS

1. Complete only the sections of the Environmental Audit which apply to your wastewater treatment system. Leave sections that do not apply blank and enter a "0" for the point value.
2. Parts 1 through 7 contain questions for which points may be generated. These points are intended to communicate to the department and the governing body or owner what actions will be necessary to prevent effluent violations. Place the point totals from parts 1 through 7 on the Point Calculation page.
3. Add up the point totals.
4. Submit the Environmental Audit to the governing body or owner for review and approval.
5. The governing body must pass a resolution which contains the following items:
 - a. The resolution or letter must acknowledge the governing body or owner has reviewed the Environmental Audit.
 - b. This resolution must indicate specific actions, if any, will be taken to maintain compliance and prevent effluent violations. Proposed actions should address the parts where maximum or close to maximum points were generated in the Environmental Audit.
 - c. The resolution should provide any other information the governing body deems appropriate.

Permit #: LA0040207

PART 1: INFLUENT FLOW/LOADINGS (all plants)

- A. List the average monthly volumetric flows and BOD loadings received at your facility during the last reporting year.

Column 1 Average Monthly Flow (million gallons per day, MGD)		Column 2 Average Monthly BOD5 Concentration (mg/l)		Column 3 Average Monthly BOD5 Loading (pounds per day, lb/day)
6.788	x	81.0	x 8.34 =	4585.56
6.089	x	67.9	x 8.34 =	3448.11
4.968	x	123.2	x 8.34 =	5104.56
5.813	x	78.9	x 8.34 =	3825.11
5.833	x	97.0	x 8.34 =	4718.78
4.525	x	140.4	x 8.34 =	5298.49
4.286	x	168.4	x 8.34 =	6019.50
3.811	x	162.6	x 8.34 =	5168.04
4.485	x	172.0	x 8.34 =	6433.64
2.962	x	162.1	x 8.34 =	4004.37
3.681	x	228.4	x 8.34 =	7011.77
5.216	x	202.7	x 8.34 =	8817.74

BOD loading = Average Monthly Flow (in MGD) x Average Monthly BOD concentration (in mg/l) x 8.34

- B. List the design flow and design BOD loading for your facility in the blanks below. If you are not aware of these design quantities, refer to your Operation and Maintenance (O&M) Manual or contact your consulting engineer.

Design Flow, MGD:

16

x 0.90 =

14.4

Design BOD, lb/day:

26,688

x 0.90 =

24,019

Permit #: LA0040207

- C. How many months did the monthly flow (Column 1) to the wastewater treatment facility (WWTF) exceed 90% of design flow? Circle the number of months and the corresponding point total. Write the point total in the box below at the right.

months	0	1	2	3	4	5	6	7	8	9	10	11	12
points	0	0	0	0	0	5	5	5	5	5	5	5	5

Write 0 or 5 in the C point total box -0- C Point Total

- D. How many months did the monthly flow (Column 1) to the WWTF exceed the design flow? Circle the number of months and corresponding point total. Write the point total in the box below at the right.

months	0	1	2	3	4	5	6	7	8	9	10	11	12
points	0	5	5	10	10	15	15	15	15	15	15	15	15

Write 0, 5, 10 or 15 in the D point total box -0- D Point Total

- E. How many months did the monthly BOD loading (Column 3) to the WWTF exceed 90% of the design loading? Circle the number of months and corresponding point total. Write the point total in the box below at the right.

months	0	1	2	3	4	5	6	7	8	9	10	11	12
points	0	0	5	5	5	10	10	10	10	10	10	10	10

Write 0, 5, or 10 in the E point total box -0- E Point Total

- F. How many months did the monthly BOD loading (Column 3) to the WWTF exceed the design loading? Circle the number of months and corresponding point total. Write the point total in the box below at the right.

months	0	1	2	3	4	5	6	7	8	9	10	11	12
points	0	10	20	30	40	50	50	50	50	50	50	50	50

Write 0, 10, 20, 30, 40 or 50 in the F point total box -0- F Point Total

- G. Add together each point total for C through F and place this sum in the box below at the right.

TOTAL POINT VALUE FOR PART 1: 0 (max = 80)

Also enter this value or 80, whichever is less, on the point calculation table on page 16.

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PART 2: EFFLUENT QUALITY / PLANT PERFORMANCE

- A. List the monthly average effluent BOD and TSS concentrations produced by your facility during the last reporting year.

Month	Column 1 Average Monthly BOD (mg/l)	Column 2 Average Monthly TSS (mg/l)
January	4.3	4.1
February	3.3	4.6
March	3.9	3.4
April	3.2	3.1
May	3.4	3.2
June	2.6	1.9
July	2.9	2.5
August	3.4	3.1
September	2.7	3.0
October	2.7	4.2
November	4.4	5.5
December	4.4	5.6

- B. List the monthly average permit limits for your facility in the blanks below.

	Permit Limit		90% of Permit Limit
BOD, mg/l	10	x 0.90 =	9
TSS, mg/l	15	x 0.90 =	13.5

C. Continuous Discharge to Surface Water.

- i.** How many months did the effluent BOD (Column 1) exceed 90% of the permit limits? Circle the number of months and the corresponding point total. Write the point total in the box below at the right.

<i>months</i>	0	1	2	3	4	5	6	7	8	9	10	11	12
<i>points</i>	0	0	10	20	30	40	40	40	40	40	40	40	40

 Write 0, 10, 20, 30 or 40 in the i point total box -0- i Point Total

- ii.** How many months did the effluent BOD (Column 1) exceed permit limits? Circle the number of months and corresponding point total. Write the point total in the box below at the right.

<i>months</i>	0	1	2	3	4	5	6	7	8	9	10	11	12
<i>points</i>	0	5	5	10	10	10	10	10	10	10	10	10	10

 Write 0, 5, or 10 in the ii point total box -0- ii Point Total

- iii.** How many months did the effluent TSS (Column 2) exceed 90% of the permit limits? Circle the number of months and the corresponding point total. Write the point total in the box below at the right.

<i>months</i>	0	1	2	3	4	5	6	7	8	9	10	11	12
<i>points</i>	0	0	10	20	30	40	40	40	40	40	40	40	40

 Write 0, 10, 20, 30 or 40 in the iii point total box -0- iii Point Total

- iv.** How many months did the effluent TSS (Column 2) exceed permit limits? Circle the number of months and corresponding point total. Write the point total in the box below at the right.

<i>months</i>	0	1	2	3	4	5	6	7	8	9	10	11	12
<i>points</i>	0	5	5	10	10	10	10	10	10	10	10	10	10

 Write 0, 5, or 10 in the iv point total box -0- iv Point Total

- v.** Add together each point total for i through iv and place this sum in the box below at the right.

TOTAL POINT VALUE FOR PART 2: 0 (max = 100)

Also enter this value or 100, whichever is less, on the point calculation table on page 16.

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D. Other Monitoring and Limitations

- i. At any time in the past year was there an exceedance of a permit limit for other pollutants such as: ammonia-nitrogen, phosphorus, pH, total residual chlorine, or fecal coliform?

✓ Check one box.

☐

Yes

☒

No

If Yes, Please describe:

N/A

- ii. At any time in the past year was there a "failure" of a Biomonitoring (Whole Effluent Toxicity) test of the effluent?

✓ Check one box.

☐

Yes

☒

No

If Yes, Please describe:

N/A

- iii. At any time in the past year was there an exceedance of a permit limit for a toxic substance?

✓ Check one box.

☐

Yes

☒

No

If Yes, Please describe:

N/A

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PART 3: AGE OF THE WASTEWATER TREATMENT FACILITY

- A. What year was the wastewater treatment facility constructed or last major expansion/improvements completed?

2012

Current Year - *Answer to A* = *Age in years*

2024

2012

12

Enter Age in Part C below.

- B. ✓ Check the type of treatment facility that is employed.

FACTOR:

☒

Mechanical Treatment Plant
(trickling filter, activated
sludge, etc...)

2.5

Specify Type: Activated Sludge

☐

Aerated Lagoon

2.0

☐

Stabilization Pond

1.5

☐

Other

Specify Type: _____

1.0

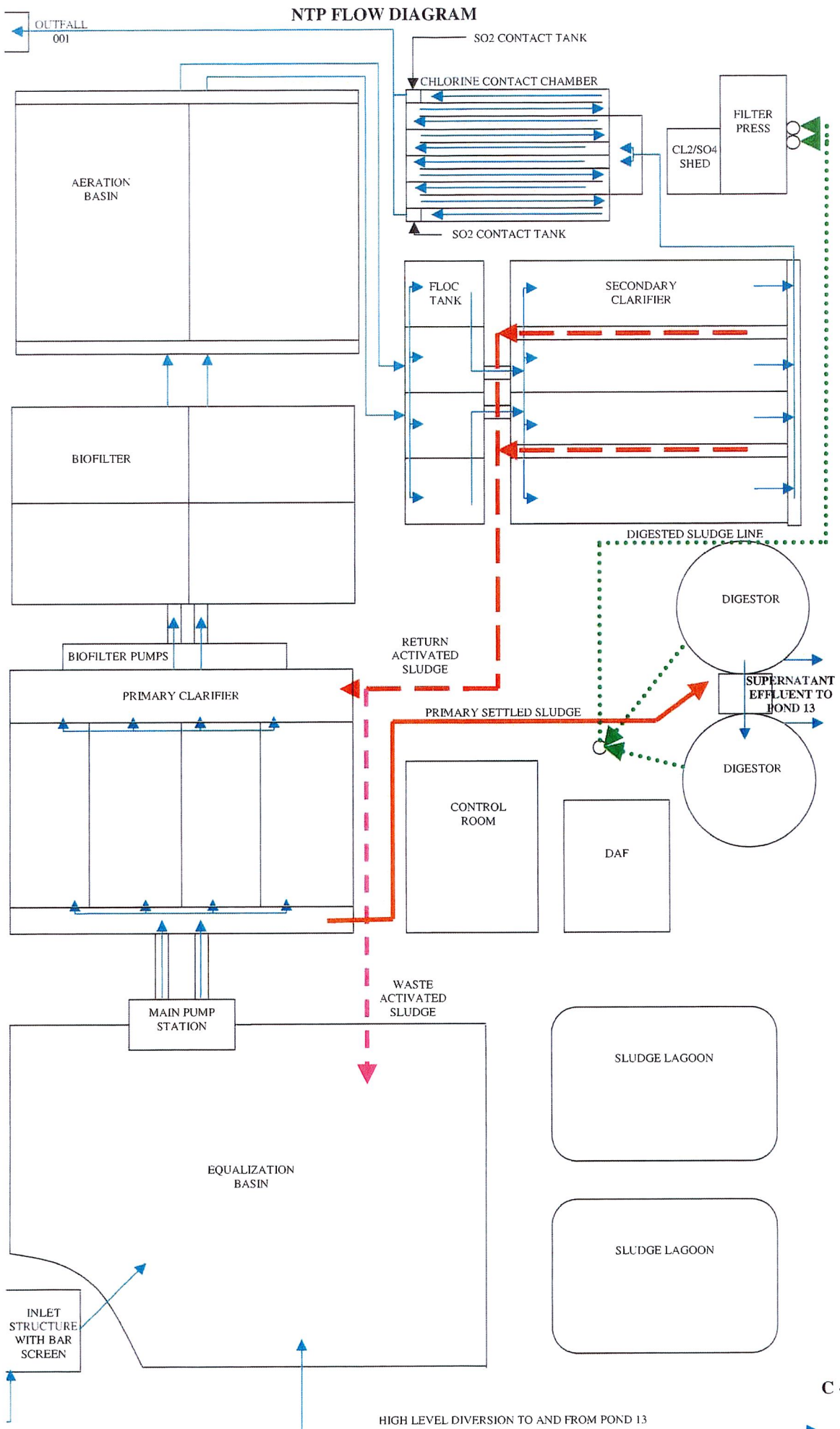
- C. Multiply the factor listed next to the type of facility your community employs by the age of your facility to determine the total point value for Part 3.

TOTAL POINT VALUE FOR PART 3 =

$$\frac{2.5}{\text{Factor}} \times \frac{12}{\text{Age}} = \boxed{30} \text{ (max = 50)}$$

Also enter this value or 50, whichever is less, on the point calculation table on page 16.

- D. Please attach a schematic of the treatment plant.



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PART 4: OVERFLOWS AND BYPASSES

A.

- i. List the number of times in the last year there was an overflow, bypass or unpermitted discharge of untreated or incompletely treated wastewater due to heavy rain:

0

✓ Check one box.

X

0 = 0 points

1 = 5 points

2 = 10 points

3 = 15 points

4 = 30 points

5 or more = 50 points

- ii. List the number of bypasses, overflows or unpermitted discharges shown in A (i) that were within the collection system and the number at the treatment plant

Collection System: N/A

Treatment Plant: N/A

B.

- i. List the number of times in the last year there was an overflow, bypass or unpermitted discharge of untreated or incompletely treated wastewater due to equipment failure, either at the treatment plant or due to pumping problems in the collection system:

3

✓ Check one box.

0 = 0 points

1 = 5 points

2 = 10 points

X

3 = 15 points

4 = 30 points

5 or more = 50 points

- ii. List the number of bypasses, overflows or unpermitted discharges shown in B (i) that were within the collection system and the number at the treatment plant

Collection System: 3

Treatment Plant: 0

- C. Specify whether the bypasses came from the city/village/town sewer system or from contract or tributary communities/sanitary districts, etc...

Municipal sewer system

- D. Add the point values checked for A and B and place the total in the box below.

TOTAL POINT VALUE FOR PART 4:

15

(max = 100)

Also enter this value or 100, whichever is less, on the point calculation table on page 16.

- E. List the person responsible (name and title) for reporting overflows, bypasses or unpermitted discharges to State and Federal authorities:

Brian Boquet, WWTP Superintendent / David Tyler Sewer Collections Superintendent

Describe the procedure for gathering, compiling and reporting:

Confirmation of overflow, bypass or unpermitted discharges. Repairs initiated. Notification of

Regulatory agency (EPA/LADEQ). Confirm repairs. Follow-up report completed if required.

PART 5: SEWAGE SLUDGE STORAGE, USE, AND DISPOSAL

A. Sewage Sludge Storage

How many months of sewage sludge storage capacity does your facility have available, either on-site or off-site?

Circle the number of months and the corresponding point total. Write the point total in the box below at the right.

<i>months</i>	<2	2	3	4-5	6
<i>points</i>	50	30	20	10	0

Write 0, 10, 20, 30 or 50 in the A point total box 30 A Point Total

B. For how many months does your facility have approval to use or dispose of sewage sludge at a properly permitted landfill, land application site, or sewage sludge incinerator?

Circle the number of months and the corresponding point total. Write the point total in the box below at the right.

<i>months</i>	<6	6-11	12-23	24-35	>36
<i>points</i>	50	30	20	10	0

Write 0, 10, 20, 30 or 50 in the B point total box 20 B Point Total

C. Add together the A and B point values and place the sum in the box below at the right:

TOTAL POINT VALUE FOR PART 5: 50 (max = 100)

Also enter this value or 100, whichever is less, on the point calculation table on page 16.

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PART 6: NEW DEVELOPMENT

- A. Please provide the following information for the total of all sewer line extensions which were installed during the last year.

Design Population: 2268
Design Flow: 0.2268 MGD
Design BOD: 203.83 mg/l

- B. Has an industry (or other development) moved into the community or expanded production in the past year, such that either flow or pollutant loadings to the sewerage system were significantly increased (5% or greater)?

✓ Check one box. ☐ Yes = 15 points ☒ No = 0 points

If Yes, Please describe:

List any new pollutants:

- C. Is there any development (industrial, commercial or residential) anticipated in the next 2-3 years, such that either flow or pollutant loadings to the sewerage system could significantly increase?

✓ Check one box. ☐ Yes = 15 points ☒ No = 0 points

If Yes, Please describe:

List any new pollutants you anticipate:

- D. Add together the point value checked in B and C and place the sum in the box below.

TOTAL POINT VALUE FOR PART 6:

-0-

(max = 30)

Also enter this value or 30, whichever is less, on the point calculation table on page 16.

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PART 7: OPERATOR CERTIFICATION AND EDUCATION

- A. What was the name of the operator-in-charge for the reporting year?

Name: Brian Boquet

- B. What is his or her certification number:

Cert. #: 13-1230

- C. What level of certification is the operator-in-charge required to have to operate the wastewater treatment facility?

Level Required: WWT - IV

- D. What is the level of certification of the operator-in-charge?

Level Certified: WWT - IV

- E. Was the operator-in-charge of the report year certified at least at the grade level required in order to operate this plant?

✓ Check one box.

☒

Yes = 0 points

☐

No = 50 points

Write 0 or 50 in the E point total box

E Point Total

- F. Has the operator-in-charge maintained recertification requirements during the reporting year?

✓ Check one box.

☒

Yes

☐

No

- G. How many hours of continuing education has the operator-in-charge completed over the last two calendar years?

✓ Check one box.

☒

> 12 hours = 0 points

☐

< 12 hours = 50 points

Write 0 or 50 in the G point total box

G Point Total

- H. Is there a written policy regarding continuing education and training for wastewater treatment plant employees?

✓ Check one box.

☒

Yes

☐

No

Explain: Continuing education is conducted based on State Certification Guidelines

(LADHH-OPH) and administered by State approved instructor.

- I. What percentage of the continuing education expenses of the operator-in-charge were paid for:

By the permittee?

100%

By the operator?

0%

- J. Add together the E and G point values and place the sum in the box below at the right.

TOTAL POINT VALUE FOR PART 7:

(max = 100)

Also enter this value or 100, whichever is less, on the point calculation table on page 16.

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PART 8: FINANCIAL STATUS

- A. Are User-Charge Revenues sufficient to cover operation and maintenance expenses?

✓ Check one box.

☒

Yes

☐

No If No, How are O&M costs financed?

The last Sewer User Rate increase was in May 2010, by Ordinance No. 7822 (copy attached). As per the Ordinance, these rates were adjusted annually, through 2014. Charges also include a monthly Energy Adjustment Charge calculated each month by means of the "Moving Average Method" using cost of all electrical energy consumed during a three-month period prior to the current billing period and the total water sales during the same period.
A new Sewer Rate Study should be performed and implemented to cover the increased inflation costs, which have grown over the past several years.

- B. What financial resources do you have available to pay for your wastewater improvements and reconstruction needs?

Renewal/Replacement Fund – Derived from surplus revenues and retained earnings.

OFFERED BY: Mr. J. Ceban.
SECONDED BY: Mr. K. Voisin.

ORDINANCE NO. 7822

AN ORDINANCE TO AMEND SECTION 23-31(d) RELATIVE TO SEWER USER CHARGES AND SECTION 23-32(e) and 23-32(g), RELATIVE TO SEPTAGE COLLECTION, TRANSPORTATION AND DISPOSAL, OF THE PARISH CODE OF TERREBONNE PARISH, LOUISIANA.

SECTION I

BE IT ORDAINED, that Terrebonne Parish Council, on behalf of the Terrebonne Parish Consolidated Government, hereby amends Section 23-31(d), of the Parish Code of Terrebonne Parish, Louisiana, relative to Sewer User Charges, as follows:

Section 23-31. User Charges

(d) Fixed Charges

From the effective date of the Ordinance through December 31, 2010, the fixed charge for each customer, other than a hotel or motel, shall be seven dollars (\$7.00) per month. In addition, each customer shall pay a user charge of one dollar and seventy-six cents (\$1.76) per one thousand (1,000) gallons of water used, plus an Energy Adjustment Charge, for the operation, maintenance and replacement of the system. For this section, each occupied apartment and trailer space shall be considered a separate customer and subject to the imposition of the monthly fixed charge.

The fixed charge for hotels and motel shall be three dollars (\$3.00) per month, per room, whether occupied or not. In addition, each hotel or motel shall pay a user charge of one dollar and seventy-six cents (\$1.76) per one thousand (1,000) gallons of water used, plus an Energy Adjustment Charge, for the operation, maintenance and replacement of the system.

The Energy Adjustment charge shall be calculated each month by means of the "Moving Average Method" using the cost of all electrical energy consumed during a three month period prior to the current billing period and the total water sales during the same period. The charge thus determined shall be expressed as a four decimal number per one thousand (1,000) gallons of water sold.

BE IT FURTHER ORDAINED that the sewer user charge shall automatically be adjusted on January 1 of each year through the year 2014 in accordance with the following schedule:

January 1, 2011	Fixed Charge + \$1.82/1,000 gallons + Energy Adjustment Charge
January 1, 2012	Fixed Charge + \$2.18/1,000 gallons + Energy Adjustment Charge
January 1, 2013	Fixed Charge + \$2.23/1,000 gallons + Energy Adjustment Charge
January 1, 2014	Fixed Charge + \$2.28/1,000 gallons + Energy Adjustment Charge

SECTION II

BE IT ORDAINED, that Terrebonne Parish Council, on behalf of the Terrebonne Parish Consolidated Government, hereby amends Section 23-32(e) and 23-32(g) of the Parish Code of Terrebonne Parish, Louisiana, relative to Septage Collection, Transportation and Disposal, as follows:

Section 23-32. Septage Collection, Transportation and Disposal

(e) A septage hauler manifest system is hereby established to comply with requirements of LAC 33:1x2313. Each permitted waste hauler shall complete a sewage sludge manifest form for each load picked up. A copy of the completed, signed and dated manifest form shall be submitted to the wastewater operator, upon discharge of wastes into the treatment system. A form will be provided with issuance of approved permit.

(g) The licensee will be billed for services monthly at a rate of three (0.03) cents per gallon of septage and shall be billed at the load rated capacity of the vehicle for each load of septage hauled to and disposed at the Parish's authorized disposal facility.

SECTION III

If any word, clause, phrase, section or other portion of this ordinance shall be declared null, void, invalid, illegal, or unconstitutional, the remaining words, clauses, phrases, sections and other portions of this ordinance shall remain in full force and effect, the provisions of this ordinance hereby being declared to be severable.

SECTION IV

This ordinance shall become effective upon approval by the Parish President or as otherwise provided in Section 2-13(b) of the Home Rule Charter for a Consolidated Government for Terrebonne Parish, whichever occurs sooner.

This ordinance, having been introduced and laid on the table for at least two weeks, was voted upon as follows:

THERE WAS RECORDED:

YEAS: A. Tillman, A. Williams, B. Hebert, J. Pizzolatto, K. Voisin, C. Voisin, J. Cehan, and P. Lambert.

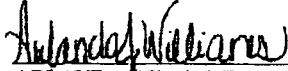
NAYS: T. Cavalier.

ABSTAINING: None.

ABSENT: None.


The Chairwoman declared the ordinance adopted on this, the 26th day of May, 2010.


PAUL A. LABAT, COUNCIL CLERK
TERREBONNE PARISH COUNCIL


ARLANDA WILLIAMS, CHAIRWOMAN
TERREBONNE PARISH COUNCIL

Date and Time Delivered to Parish President:

5-27-10 2:30 PM PR

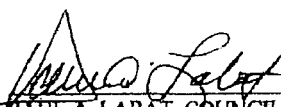

Approved _____ Vetoed _____
Michel H. Claudet, Parish President
Terrebonne Parish Consolidated Government

Date and Time Returned to Council Clerk:

5-28-10 3:00 PM PR

I, PAUL A. LABAT, Council Clerk for the Terrebonne Parish Council, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Assembled Council in Regular Session on May 26, 2010, at which meeting a quorum was present.

GIVEN UNDER MY OFFICIAL SIGNATURE AND SEAL OF OFFICE THIS 28th
DAY OF May, 2010.


PAUL A. LABAT, COUNCIL CLERK
TERREBONNE PARISH COUNCIL

PART 9: SUBJECTIVE EVALUATION

A. Collection System Maintenance

- i. Describe what sewer system maintenance work has been done in the last year.

Jet Washing & Vacuum debris removal, smoke & dye testing and internal video inspection of manholes, gravity mains & service laterals with repair or replacement, as needed. Force main repair, replacement & relocation. Blockage removal from gravity mains & service laterals. Cut grass & maintain servitudes.

- ii. Describe what lift station work has been done in the last year.

Continuous monitoring with telemetry of 95% of total lift stations. Pump maintenance, repair, Rebuilding & upgrades. Grounds maintenance, valve exercising, building maintenance, Alternating pump control installation, etc.

- iii. What collection system improvements does the community have under construction for the next 5 years?

Expansion of public sewers into unsewered areas, continued identification of I/I sources, Expansion of GIS system, upgrades to the existing Telemetry system, chemical control program Chemical control program for odor/corrosion & root infiltration & replacement of defective Mains & service laterals. CIPP gravity main rehabilitation. Pump Station, manhole & wetwell Rehabilitation.

B. If you have ponds please answer the following questions:

✓ Check one box.

- | | | |
|--|---|--|
| i. Do you have duckweed buildup in the ponds? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| ii. Do you mow the dikes regularly (at least monthly), to the water edge? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| iii. Do you have excess sludge buildup (> 1foot) on the bottom of any of your ponds? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| v. Do you exercise all of your valves? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| vi. Are your control manholes in good structural shape? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| vii. Do you maintain at least 3 feet of freeboard in all of your ponds? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| viii. Do you visit your pond system at least weekly? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

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C. Treatment Plants

- i.** Have the influent and effluent flow meters been calibrated in the last year?

☒

Yes

☐

No(✓ Check one box.)

3/7/2023

Influent flow meter calibration date(s)

3/7/2023

Effluent flow meter calibration date(s)

- ii.** What problems, if any, have been experienced over the last year that have threatened treatment?

N/A

- iii.** Is your community presently involved in formal planning for treatment facility upgrade?

✓ Check one box.

☒

Yes

☐

No

If Yes, Please describe:

TPCG is under an engineering agreement with Greenpoint Engineering to upgrade the chemical disinfection system for North Treatment to Ultraviolet Disinfection.

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D. Preventive Maintenance

- i. Does your plant have a written plan for preventive maintenance on major equipment items?

√ Check one box.

☒

Yes

☐

No

If Yes, Please describe:

We presently have Standard Operational Procedures (SOP); Technical Instruction/Information (TI) and Preventive Maintenance Plan (PMP) in accordance with manufacturer's recommendations.

- ii. Does this preventive maintenance program depict frequency of intervals, types of lubrication and other preventive maintenance tasks necessary for each piece of equipment?

☒

Yes

☐

No

- iii. Are these preventive maintenance tasks, as well as equipment problems, being recorded and filed so future maintenance problems can be assured properly?

☒

Yes

☐

No

E. Sewer Use Ordinance

- i. Does your community have a sewer use ordinance that limits or prohibits the discharge of excessive conventional pollutants (BOD, TSS or pH) or toxic substances to the sewer system from industries, commercial users and residences?

√ Check one box.

☒

Yes

☐

No

If Yes, Please describe:

Section 23-27 of the Terrebonne Parish Code. (Copy Attached)

- ii. Has it been necessary to enforce?

√ Check one box.

☐

Yes

☒

No

If Yes, Please describe:

N/A

- iii. Any additional comments about your treatment plant or collection system? (Attach additional sheets if necessary.)

N/A

Sec. 23-27. - Use of public sewers.

- (a) *Unpolluted water—Where prohibited.* It is unlawful for any person to discharge or cause to be discharged any stormwater, surface water, or unpolluted industrial process water to any sanitary sewer.
- (b) *Same—Where discharged.* Stormwater and all other unpolluted drainage shall be discharged to such sewers as are specifically designated as storm sewers, or to a natural outlet approved by the parish government. Industrial cooling water or unpolluted process water may be discharged, upon approval of the parish government, to a storm sewer or natural outlet, with the approval of the state department of natural resources, office of environmental affairs, or other agencies of competent jurisdiction.
- (c) *Prohibited discharges—Described.* No person shall discharge or cause to be discharged objectionable items or any of the following described waters or wastes to any public sewers:
- (1) Any gasoline, benzene, naphtha, fuel oil, or other flammable or explosive liquid, solid or gas.
 - (2) Any wastes or waters containing toxic or poisonous solids by interaction with other wastes, to injure or interfere with any sewage treatment process, constitute a hazard to humans or animals, create a public nuisance, or cause any hazard in the receiving water of the sewage treatment plant, including but not limited to cyanides in excess 1.0 mg/l as CN in the wastes as discharged to the public sewer.
 - (3) Any waters or wastes having a pH lower than five (5.0) or higher than nine (9.0), or having other corrosive property capable of causing damage or hazard to structures, equipment, and personnel of the sewage works.
 - (4) Solid or viscous substances in quantities or of size capable of causing obstruction to the flow in the sewer, or other interference with the proper operation of the sewage works such as but not limited to ashes, cinder, sand, mud, straw, shavings, metal, glass, rags, feathers, tar, plastics, wood, unground garbage, whole blood, paunch manure, hair, fleshings and entrails ground by garbage grinders.
 - (5) Any liquid or vapor having a temperature higher than one hundred twenty-five (125) degrees Fahrenheit (fifty-two (52) degrees Celsius).
 - (6) Any waters or wastes containing fats, waste, grease, or oils, whether emulsified or not, in excess of fifty (50) mg/l or containing substances which may solidify or become viscous at temperatures between thirty-two (32) and one hundred twenty-five (125) degrees Fahrenheit (zero to fifty-two (52) degrees Celsius).
 - (7) Any garbage that has not been properly shredded.
 - (8) Any waters or wastes containing strong acid, iron, pickling wastes, or concentrated plating solutions if not neutralized.

- (9) Any waters or wastes containing iron, chromium, copper, zinc, and similar objectionable or toxic substances, or wastes exerting an excessive chlorine requirement, to such degree that such material received in the composite sewage at the sewage treatment works exceeds the limits established by the parish government for such materials.
- (10) Any waters or wastes containing phenols or other waste- or odor-producing substances, in such concentrations exceeding limits which may be established by the parish government as necessary, after treatment of the composite sewage, to meet the requirements of the health department or the Environmental Protection Agency.
- (11) Any radioactive wastes or isotopes.
- (12) Materials which exert or cause:
- Unusual concentrations or inert suspended solids (such as, but not limited to, fuller's earth, lime slurries and lime residues) or of dissolved solids (such as, but not limited to, sodium chloride and sodium sulfate).
 - Excessive discoloration (such as, but not limited to, dye wastes and vegetable tanning solutions).
 - Unusual biochemical oxygen demand, chemical oxygen demand, or chlorine requirements in such quantities as to constitute a significant load on the sewage treatment works.
 - Unusual volume of flow concentration or wastes constituting "slugs" as defined in this article.
- (13) Waters or wastes containing substances which are not amenable to treatment or reduction by the treatment process, or are amenable to treatment only to such degree that the sewage treatment plant effluent cannot meet the requirements of the health department, or the environmental protection agency.
- (14) Discharge of objectionable items in excess of the quantities listed as follows and discharge of prohibited material are prohibited:
- Objectionable items shall include, but not be limited to, waters or wastes containing any of the following concentrations in excess of the quantities shown:

Copper	1 mg/l
Lead	0.1 mg/l
Boron	1.0 mg/l
Arsenic	0.05 mg/l

Chromium	2.0 mg/l
Tin	1.0 mg/l
Barium	5.0 mg/l
Manganese	1.0 mg/l
Nickel	1.0 mg/l
Zinc	5.0 mg/l

- b. Prohibited heavy metal and toxic material shall include but not be limited to the following materials:

Antimony	Strontium
Beryllium	Tellurium
Bismuth	Herbicides
Cobalt	Fungicides
Molybdenum	Pesticides
Rhenium	Uranyllion

- c. Maximum limits for discharge of heavy metals shall include but not be limited to the following materials:

Cadmium	0.02 mg/l
Mercury	0.005 mg/l
Selenium	0.02 mg/l

Silver	0.1 mg/l
--------	----------

(d) *Same—Power of parish.* In the event of discharge of prohibited material as listed above or discharge to the public sewers, which waters contain the substances or possess the characteristics enumerated in subsection (c), and which in the judgment of the parish government may have a deleterious effect upon the sewerage works, processes, equipment, or receiving waters, or which otherwise create a hazard to life, or constitute a public nuisance, the parish government may, subject to the limitations of paragraph (c)(14):

- (1) Reject the waste;
- (2) Require pretreatment to an acceptable condition for discharge to the public sewers;
- (3) Require control over the quantities and rates of discharge; and/or
- (4) Require payment to cover the added cost of handling and treatment of the wastes not covered by existing taxes and user charges under the provisions of this article.

If the parish government permits the pretreatment or equalization of waste flows, the design and installation of the plants and equipment shall be subject to this review and approval and to the requirements of all applicable codes, ordinances and laws. The owner shall obtain an industrial waste permit.

(e) *Interceptors—Required.* Grease, oil and sand interceptors shall be provided when in the opinion of the parish government they are necessary for the proper handling of liquid wastes containing grease in excessive amounts, or any flammable wastes, sand and other harmful ingredients; except that such interceptors may not be required for private single-family dwellings. All interceptors shall be of a type and capacity approved by the parish government and shall be located so as to be readily and easily accessible for cleaning and inspection. Grease and oil interceptors shall be constructed of impervious material capable of withstanding abrupt and extreme changes in temperature. They shall be of substantial construction, properly vented, watertight and equipped with easily removable covers which when bolted in place shall be watertight and gastight.

(f) *Same—Maintenance.* All grease, oil and sand interceptors shall be maintained by the owner, at his expense, in continuously efficient operation at all times.

(g) *Treatment facilities for sewage.* Where preliminary treatment or flow-equalizing facilities are provided for any waters or wastes, these facilities shall be maintained continuously in satisfactory and effective operation by the owner at his expense. Should such pretreatment or equalizing facilities fail, the owner shall immediately notify the parish government of the failure.

(h)

Control manhole. When required by the parish government, the owner of any property serviced by a building sewer carrying industrial waste shall install a suitable control manhole or other acceptable facility, together with such necessary meter, sampling equipment, and other appurtenances in the building sewer to facilitate observation, sampling and measurement of the wastes. Such manhole or facility and equipment shall be accessible and safely located, and shall be constructed in accordance with plans approved by the parish government. The manhole or facility shall be installed by the owner at his expense and shall be maintained by him so as to be safe and accessible at all times. The parish government shall have a right of access to the control manhole of the facility at all times. The control manhole shall have the capability to stop all flows of wastes into the public sewer system.

- (i) *Tests.* All measurements, tests, and analyses of the characteristics of waters and wastes to which reference is made in this article shall be determined in accordance with the latest edition of Standard Methods and shall be determined at the control manhole provided, or upon suitable samples taken at the control manhole or facility. In the event that no special manhole has been required, the control manhole shall be considered to be the nearest downstream manhole in the public sewer to the point at which the building sewer is connected. Sampling shall be carried out by customarily accepted methods to reflect the existence of hazards to life, limb and property. The particular analysis involved shall determine whether a grab sample or samples should be taken. Normally, B.O.D. and suspended solids and analysis are obtained from twenty-four-hour composites whereas pH's are determined from periodic grab samples. The parish government shall determine the frequency and the specific tests required.
- (j) *When pretreatment required.* Pretreatment is required prior to the discharge into the public sewers of any waters or wastes having any or all of the following characteristics:
 - (1) A five-day biochemical oxygen demand greater than two hundred (200) parts per million (1,000,000) by weight;
 - (2) More than two hundred (200) parts per million (1,000,000) by weight of suspended solids;
 - (3) Any quantity of substances having the characteristics described in subsection (c); or
 - (4) An average daily flow greater than two-tenths percent of the average daily sewage flow of the parish government.
- (k) *Result of pretreatment.* Any person desiring to discharge any of the water or waste described herein into the public sewers shall provide at his own expense such preliminary treatment as may be necessary to:
 - (1) Reduce the biochemical oxygen demand to less than two hundred (200) parts per million (1,000,000) and the suspended solids to less than two hundred (200) parts per million (1,000,000) by weight;
 - (2) Reduce the objectionable characteristics or constituents to within the maximum limits provided for in subsection (c); or

(3) Control the quantities and rates of discharge of such waters or wastes.

Plans and specifications or other pertinent information relating to proposed preliminary treatment facilities shall be submitted for the approval of the parish government and the health department and no construction of such facilities shall be commenced until such approvals are obtained by official notice.

- (l) *Permit application.* Within three (3) months after the passage of Ordinance No. 2363, all users of the sewage system who discharge industrial wastes into the public sewers shall file with the parish government an industrial waste permit application which shall furnish pertinent data, inclusive of quantity flow, and an analysis of the water discharged into the sewage works. Similarly, any persons desiring to make a new connection to the sewage works for the purposes of discharging industrial wastes into public sewage shall fill in and file with the parish government an industrial waste permit application which shall furnish pertinent data inclusive of quantity flow and an analysis of the industrial waste to be discharged into the sewage works. The data furnished shall be subject to the review of the state department of health and hospitals, office of public health. An industrial waste permit shall be required.
- (m) *Special agreements.* No statement contained in this section shall be construed as preventing any special agreement or arrangement between the parish government and any industrial concern whereby an industrial waste of unusual strength or character may be accepted by the parish government subject to payment therefore by the industrial concern. Section 23-30 provides the basic method and rate structure for computation of industrial waste service charge.
- (n) *New connections.* New connections shall be properly designed and constructed in such a manner that sources of inflow will be prevented from entering the sewer system.
- (o) *Approval by state.* Any significant proposed industrial waste discharged into the parish government public sewer shall be reported to and approved by the state department of health and hospitals, office of public health.
- (p) *Dilution of discharge.* No user shall in any way dilute a discharge as a partial or complete substitute for adequate treatment or pretreatment to achieve compliance with the limitations contained in this section.
- (q) *Accidental discharges.* Each user shall provide safeguards against accidental discharges of prohibited materials or other substances regulated by this article. Should an accidental discharge occur, the user shall immediately notify the parish government of the location, nature and volume of the discharge. The user shall be liable for all damages caused by any accidental discharge, including fines, civil penalties, or other liability which may be imposed by this article or other applicable laws.

(Parish Code 1979, § 19-226)

State Law reference— Louisiana Environmental Quality Act, R.S. 30:1051 et seq.

Permit #:

LA0040207

POINT CALCULATION TABLE

	Actual Values	Maximum
Part 1: <i>Influent Flow/Loadings</i>	<u>0</u>	80 points
Part 2: <i>Effluent Quality / Plant Performance</i>	<u>0</u>	100 points
Part 3: <i>Age of WWTF</i>	<u>30</u>	50 points
Part 4: <i>Overflows and Bypasses</i>	<u>15</u>	100 points
Part 5: <i>Ultimate Disposition of Sludge</i>	<u>50</u>	100 points
Part 6: <i>New Development</i>	<u>0</u>	30 points
Part 7: <i>Operator Certification Training</i>	<u>0</u>	100 points

95



Monday, March 25, 2024

Item Title:

Resolution informing the LA Dept. of Environmental Quality that the Terrebonne Parish Council, on behalf of the Terrebonne Parish Consolidated Government has reviewed the MWPP Environmental Audit Report for the South Wastewater Treatment Plant, and set forth the following actions necessary to maintain compliance with requirements contained in the LPDES Permit.

Item Summary:

RESOLUTION: Informing the LA Dept. of Environmental Quality that the Terrebonne Parish Council, on behalf of the Terrebonne Parish Consolidated Government, has reviewed the MWPP Environmental Audit Report for the South Wastewater Treatment Plant and set forth the following actions necessary to maintain compliance with requirements contained in the LPDES Permit.

ATTACHMENTS:

Description	Upload Date	Type
Executive Summary	3/20/2024	Executive Summary
Resolution	3/20/2024	Resolution
Backup	3/20/2024	Backup Material



EXECUTIVE SUMMARY

(REQUIRED FOR ALL SUBMISSIONS)

PROJECT TITLE
Municipal Water Pollution Prevention (MWPP) for South Wastewater Treatment Plant LPDES Permit No. LA0040274

PROJECT SUMMARY (200 WORDS OR LESS)
The MWPP is basically a report of the facility to inform the governing body of the annual operation; capability and performance.

PROJECT PURPOSE & BENEFITS (150 WORDS OR LESS)
Requirement of the Louisiana Department of Environmental Quality

TOTAL EXPENDITURE
N/A
AMOUNT SHOWN ABOVE IS: (CIRCLE ONE)
ACTUAL ESTIMATED
IS PROJECT ALREADY BUDGETED: (CIRCLE ONE)
N/A NO YES IF YES AMOUNT BUDGETED:

COUNCIL DISTRICT(S) IMPACTED (CIRCLE ONE)
PARISHWIDE 1 2 3 4 5 6 7 8 9

Signature

Date

3/19/24

OFFERED BY:
SECONDED BY:

RESOLUTION NO. _____

A resolution informing the Louisiana Department of Environmental Quality that the Terrebonne Parish Council, on behalf of the Terrebonne Parish Consolidated Government, reviewed the MWPP Environmental Audit Report for the South Wastewater Treatment Plant and set forth the following actions necessary to maintain compliance with requirements contained in the LPDES permit.

LPDES PERMIT NO. LA0040274 - SOUTH WWTP

- a. Continue efforts to ensure that the treatment plant effluent is in compliance with permit limits.
- b. Continue efforts to locate and correct sources of inflow and infiltration.
- c. Continue efforts to reduce and/or eliminate sources of overflow, bypass or unpermitted discharge.
- d. Continue to monitor system users for non-compliance with Sewer Use Ordinance and initiate enforcement action, when required.

NOW, THEREFORE BE IT RESOLVED, by the Terrebonne Parish Council (Public Services Committee), on behalf of the Terrebonne Parish Consolidated Government, hereby informs the Louisiana Department of Environmental Quality that it has reviewed the Municipal Water Pollution Prevention Audit Report, which is attached to this resolution and set forth actions necessary to maintain compliance with requirements of the LPDES permit.

THERE WAS RECORDED:

YEAS:

NAYS:

NOT VOTING:

ABSENT:

The Chairman declared the resolution adopted this ____ day of _____, 2024.

* * * * *

LOUISIANA

MUNICIPAL WATER POLLUTION PREVENTION

MWPP



Facility Name:

South Treatment Plant

LPDES Permit Number:

LA0040274

Agency Interest (AI) Number:

19562

Address:

539 Ashland Landfill Rd.
Houma, La 70363

Parish:

Terrebonne

(Person Completing Form) Name:

Brian Boquet

Title:

Superintendent

Date Completed:

2/16/2024

INSTRUCTIONS

1. Complete only the sections of the Environmental Audit which apply to your wastewater treatment system. Leave sections that do not apply blank and enter a "0" for the point value.
2. Parts 1 through 7 contain questions for which points may be generated. These points are intended to communicate to the department and the governing body or owner what actions will be necessary to prevent effluent violations. Place the point totals from parts 1 through 7 on the Point Calculation page.
3. Add up the point totals.
4. Submit the Environmental Audit to the governing body or owner for review and approval.
5. The governing body must pass a resolution which contains the following items:
 - a. The resolution or letter must acknowledge the governing body or owner has reviewed the Environmental Audit.
 - b. This resolution must indicate specific actions, if any, will be taken to maintain compliance and prevent effluent violations. Proposed actions should address the parts where maximum or close to maximum points were generated in the Environmental Audit.
 - c. The resolution should provide any other information the governing body deems appropriate.

Permit #: LA0040274

PART 1: INFLUENT FLOW/LOADINGS (all plants)

- A.** List the average monthly volumetric flows and BOD loadings received at your facility during the last reporting year.

Column 1 Average Monthly Flow (million gallons per day, MGD)		Column 2 Average Monthly BOD5 Concentration (mg/l)		Column 3 Average Monthly BOD5 Loading (pounds per day, lb/day)
2.324	x	61.7	x 8.34 =	1195.88
2.641	x	95.5	x 8.34 =	2103.48
1.857	x	94.8	x 8.34 =	1468.20
2.624	x	119.3	x 8.34 =	2610.78
2.618	x	132.0	x 8.34 =	2882.10
2.344	x	94.5	x 8.34 =	1847.38
1.513	x	113.5	x 8.34 =	1432.19
1.186	x	110.0	x 8.34 =	1088.04
1.343	x	78.1	x 8.34 =	874.76
1.357	x	136.3	x 8.34 =	1542.56
1.235	x	108.8	x 8.34 =	1120.63
2.258	x	160.7	x 8.34 =	3026.26

BOD loading = Average Monthly Flow (in MGD) x Average Monthly BOD concentration (in mg/l) x 8.34

- B.** List the design flow and design BOD loading for your facility in the blanks below. If you are not aware of these design quantities, refer to your Operation and Maintenance (O&M) Manual or contact your consulting engineer.

Design Flow, MGD:

8

x 0.90 =

7.2

Design BOD, lb/day:

13,344

x 0.90 =

12,010

Permit #:

LA0040274

- C. How many months did the monthly flow (Column 1) to the wastewater treatment facility (WWTF) exceed 90% of design flow? Circle the number of months and the corresponding point total. Write the point total in the box below at the right.

months	0	1	2	3	4	5	6	7	8	9	10	11	12
points	0	0	0	0	0	5	5	5	5	5	5	5	5

Write 0 or 5 in the C point total box C Point Total

- D. How many months did the monthly flow (Column 1) to the WWTF exceed the design flow? Circle the number of months and corresponding point total. Write the point total in the box below at the right.

months	0	1	2	3	4	5	6	7	8	9	10	11	12
points	0	5	5	10	10	15	15	15	15	15	15	15	15

Write 0, 5, 10 or 15 in the D point total box D Point Total

- E. How many months did the monthly BOD loading (Column 3) to the WWTF exceed 90% of the design loading? Circle the number of months and corresponding point total. Write the point total in the box below at the right.

months	0	1	2	3	4	5	6	7	8	9	10	11	12
points	0	0	5	5	5	10	10	10	10	10	10	10	10

Write 0, 5, or 10 in the E point total box E Point Total

- F. How many months did the monthly BOD loading (Column 3) to the WWTF exceed the design loading? Circle the number of months and corresponding point total. Write the point total in the box below at the right.

months	0	1	2	3	4	5	6	7	8	9	10	11	12
points	0	10	20	30	40	50	50	50	50	50	50	50	50

Write 0, 10, 20, 30, 40 or 50 in the F point total box F Point Total

- G. Add together each point total for C through F and place this sum in the box below at the right.

TOTAL POINT VALUE FOR PART 1: (max = 80)

Also enter this value or 80, whichever is less, on the point calculation table on page 16.

Permit #: LA0040274

PART 2: EFFLUENT QUALITY / PLANT PERFORMANCE

- A. List the monthly average effluent BOD and TSS concentrations produced by your facility during the last reporting year.

Month	Column 1 Average Monthly BOD (mg/l)	Column 2 Average Monthly TSS (mg/l)
January	13.8	27
February	13.4	45
March	12.3	39
April	9.0	37
May	11.7	57
June	8.9	38
July	7.2	38
August	5.6	20
September	5.0	14
October	7.6	20
November	8.4	26
December	12.6	38

- B. List the monthly average permit limits for your facility in the blanks below.

	Permit Limit		90% of Permit Limit
BOD, mg/l	30	x 0.90 =	27
TSS, mg/l	90	x 0.90 =	81

Permit #:

LA0040274

C. Continuous Discharge to Surface Water.

- i. How many months did the effluent BOD (Column 1) exceed 90% of the permit limits? Circle the number of months and the corresponding point total. Write the point total in the box below at the right.

months	0	1	2	3	4	5	6	7	8	9	10	11	12
points	0	0	10	20	30	40	40	40	40	40	40	40	40

Write 0, 10, 20, 30 or 40 in the i point total box i Point Total

- ii. How many months did the effluent BOD (Column 1) exceed permit limits? Circle the number of months and corresponding point total. Write the point total in the box below at the right.

months	0	1	2	3	4	5	6	7	8	9	10	11	12
points	0	5	5	10	10	10	10	10	10	10	10	10	10

Write 0, 5, or 10 in the ii point total box ii Point Total

- iii. How many months did the effluent TSS (Column 2) exceed 90% of the permit limits? Circle the number of months and the corresponding point total. Write the point total in the box below at the right.

months	0	1	2	3	4	5	6	7	8	9	10	11	12
points	0	0	10	20	30	40	40	40	40	40	40	40	40

Write 0, 10, 20, 30 or 40 in the iii point total box iii Point Total

- iv. How many months did the effluent TSS (Column 2) exceed permit limits? Circle the number of months and corresponding point total. Write the point total in the box below at the right.

months	0	1	2	3	4	5	6	7	8	9	10	11	12
points	0	5	5	10	10	10	10	10	10	10	10	10	10

Write 0, 5, or 10 in the iv point total box iv Point Total

- v. Add together each point total for i through iv and place this sum in the box below at the right.

TOTAL POINT VALUE FOR PART 2: (max = 100)

Also enter this value or 100, whichever is less, on the point calculation table on page 16.

Permit #: LA0040274

D. Other Monitoring and Limitations

- i.** At any time in the past year was there an exceedance of a permit limit for other pollutants such as: ammonia-nitrogen, phosphorus, pH, total residual chlorine, or fecal coliform?

✓ Check one box.

☐

Yes

☒

No

If Yes, Please describe:

N/A

- ii.** At any time in the past year was there a "failure" of a Biomonitoring (Whole Effluent Toxicity) test of the effluent?

✓ Check one box.

☐

Yes

☒

No

If Yes, Please describe:

N/A

- iii.** At any time in the past year was there an exceedance of a permit limit for a toxic substance?

✓ Check one box.

☐

Yes

☒

No

If Yes, Please describe:

N/A

Permit #:

LA0040274

PART 3: AGE OF THE WASTEWATER TREATMENT FACILITY

- A. What year was the wastewater treatment facility constructed or last major expansion/improvements completed?

2020

$$\begin{array}{rcccl} \text{Current Year} & - & \text{Answer to A} & = & \text{Age in years} \\ 2024 & & 2020 & & 4 \end{array}$$

Enter Age in Part C below.

- B. ☒ Check the type of treatment facility that is employed.

		FACTOR:
<input type="checkbox"/>	Mechanical Treatment Plant (trickling filter, activated sludge, etc...) Specify Type: _____	2.5
<input checked="" type="checkbox"/>	Aerated Lagoon	2.0
<input type="checkbox"/>	Stabilization Pond	1.5
<input type="checkbox"/>	Other Specify Type: _____	1.0

- C. Multiply the factor listed next to the type of facility your community employs by the age of your facility to determine the total point value for Part 3.

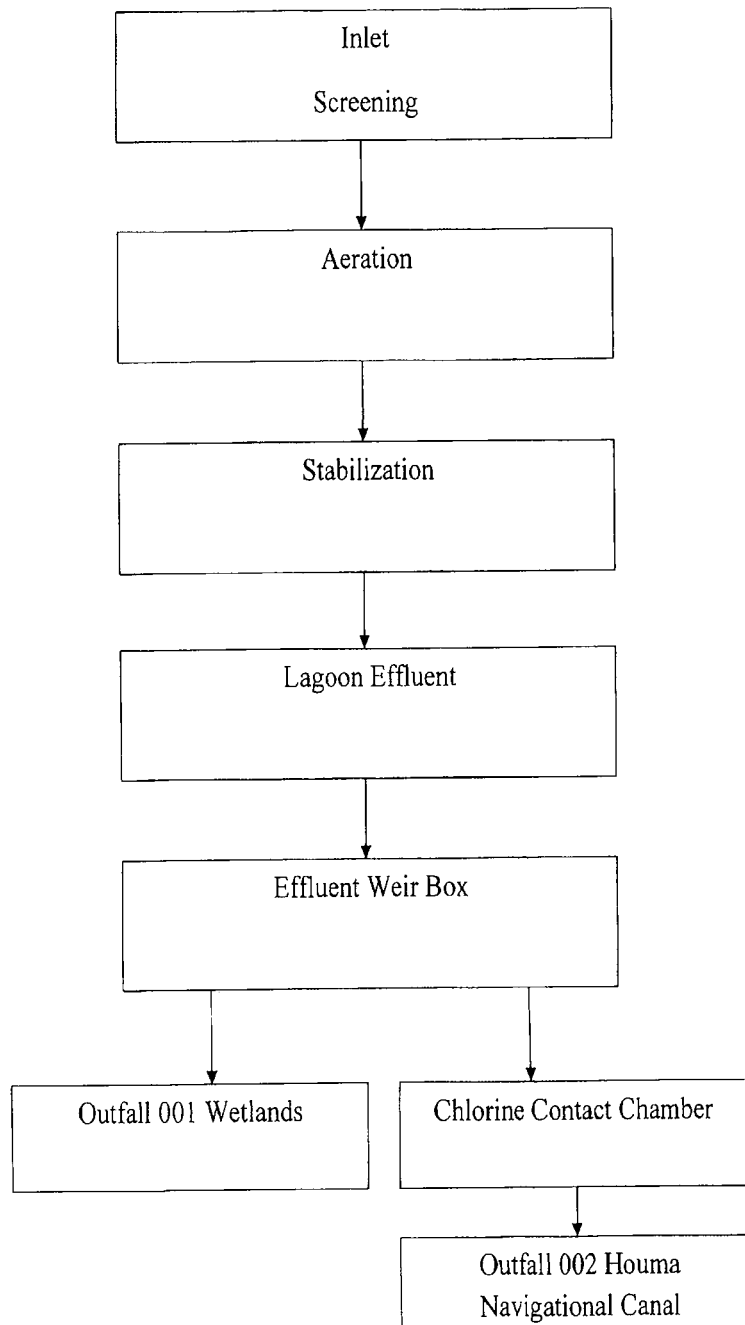
TOTAL POINT VALUE FOR PART 3 =

$$\frac{2.0}{\text{Factor}} \times \frac{4}{\text{Age}} = \boxed{8} \text{ (max = 50)}$$

Also enter this value or 50, whichever is less, on the point calculation table on page 16.

- D. Please attach a schematic of the treatment plant.

South Terrebonne Treatment Plant



Permit #:

LA0040274

PART 4: OVERFLOWS AND BYPASSES

A.

- i. List the number of times in the last year there was an overflow, bypass or unpermitted discharge of untreated or incompletely treated wastewater due to heavy rain:

0 ✓ Check one box.

☒

0 = 0 points

☐

1 = 5 points

☐

2 = 10 points

☐

3 = 15 points

☐

4 = 30 points

☐

5 or more = 50 points

- ii. List the number of bypasses, overflows or unpermitted discharges shown in A (i) that were within the collection system and the number at the treatment plant

Collection System: 0

Treatment Plant: 0

B.

- i. List the number of times in the last year there was an overflow, bypass or unpermitted discharge of untreated or incompletely treated wastewater due to equipment failure, either at the treatment plant or due to pumping problems in the collection system:

2 ✓ Check one box.

☐

0 = 0 points

☐

1 = 5 points

☒

2 = 10 points

☐

3 = 15 points

☐

4 = 30 points

☐

5 or more = 50 points

- ii. List the number of bypasses, overflows or unpermitted discharges shown in B (i) that were within the collection system and the number at the treatment plant

Collection System: 2

Treatment Plant: 0

- C. Specify whether the bypasses came from the city/village/town sewer system or from contract or tributary communities/sanitary districts, etc...

Municipal sewer system

- D. Add the point values checked for A and B and place the total in the box below.

TOTAL POINT VALUE FOR PART 4:

10

(max = 100)

Also enter this value or 100, whichever is less, on the point calculation table on page 16.

- E. List the person responsible (name and title) for reporting overflows, bypasses or unpermitted discharges to State and Federal authorities:

Brian Boquet, WWTP Superintendent / David Tyler Sewer Collections Superintendent

Describe the procedure for gathering, compiling and reporting:

Confirmation of overflow, bypass or unpermitted discharges. Repairs initiated. Notification of

Regulatory agency (EPA/LADEQ). Confirm repairs. Follow-up report completed if required.

Permit #: LA0040274

PART 5: SEWAGE SLUDGE STORAGE, USE, AND DISPOSAL

A. Sewage Sludge Storage

How many months of sewage sludge storage capacity does your facility have available, either on-site or off-site?

Circle the number of months and the corresponding point total. Write the point total in the box below at the right.

<i>months</i>	<2	2	3	4-5	6
<i>points</i>	50	30	20	10	0

Write 0, 10, 20, 30 or 50 in the A point total box A Point Total

B. For how many months does your facility have approval to use or dispose of sewage sludge at a properly permitted landfill, land application site, or sewage sludge incinerator?

Circle the number of months and the corresponding point total. Write the point total in the box below at the right.

<i>months</i>	<6	6-11	12-23	24-35	>36
<i>points</i>	50	30	20	10	0

Write 0, 10, 20, 30 or 50 in the B point total box B Point Total

C. Add together the A and B point values and place the sum in the box below at the right:

TOTAL POINT VALUE FOR PART 5: (max = 100)

Also enter this value or 100, whichever is less, on the point calculation table on page 16.

Permit #:

LA0040274

PART 6: NEW DEVELOPMENT

- A. Please provide the following information for the total of all sewer line extensions which were installed during the last year.

Design Population: 160
Design Flow: 0.016 MGD
Design BOD: 203.8 mg/l

- B. Has an industry (or other development) moved into the community or expanded production in the past year, such that either flow or pollutant loadings to the sewerage system were significantly increased (5% or greater)?

✓ Check one box. ☐ Yes = 15 points ☒ No = 0 points

If Yes, Please describe:

List any new pollutants:

- C. Is there any development (industrial, commercial or residential) anticipated in the next 2-3 years, such that either flow or pollutant loadings to the sewerage system could significantly increase?

✓ Check one box. ☐ Yes = 15 points ☒ No = 0 points

If Yes, Please describe:

List any new pollutants you anticipate:

- D. Add together the point value checked in B and C and place the sum in the box below.

TOTAL POINT VALUE FOR PART 6:

0

(max = 30)

Also enter this value or 30, whichever is less, on the point calculation table on page 16.

Permit #: LA0040274

PART 7: OPERATOR CERTIFICATION AND EDUCATION

- A. What was the name of the operator-in-charge for the reporting year?

Name: Brian Boquet

- B. What is his or her certification number:

Cert. #: 13-1230

- C. What level of certification is the operator-in-charge required to have to operate the wastewater treatment facility?

Level Required: WWT - IV

- D. What is the level of certification of the operator-in-charge?

Level Certified: WWT - IV

- E. Was the operator-in-charge of the report year certified at least at the grade level required in order to operate this plant?

✓ Check one box.

☒

Yes = 0 points

☐

No = 50 points

Write 0 or 50 in the E point total box

E Point Total

- F. Has the operator-in-charge maintained recertification requirements during the reporting year?

✓ Check one box.

☒

Yes

☐

No

- G. How many hours of continuing education has the operator-in-charge completed over the last two calendar years?

✓ Check one box.

☒

> 12 hours = 0 points

☐

< 12 hours = 50 points

Write 0 or 50 in the G point total box

G Point Total

- H. Is there a written policy regarding continuing education an training for wastewater treatment plant employees?

✓ Check one box.

☒

Yes

☐

No

Explain: Continuing education is conducted based on State Certification Guidelines

(LADHH-OPH) and administered by State approved instructor.

- I. What percentage of the continuing education expenses of the operator-in-charge were paid for:

By the permittee?

100%

By the operator?

0%

- J. Add together the E and G point values and place the sum in the box below at the right.

TOTAL POINT VALUE FOR PART 7:

(max = 100)

Also enter this value or 100, whichever is less, on the point calculation table on page 16.

Permit #:

LA0040274

PART 8: FINANCIAL STATUS

- A. Are User-Charge Revenues sufficient to cover operation and maintenance expenses?

✓ Check one box.

☒

Yes

☐

No If No, How are O&M costs financed?

The last Sewer User Rate increase was in May 2010, by Ordinance No. 7822 (copy attached). As per the Ordinance, these rates were adjusted annually, through 2014. Charges also include a monthly Energy Adjustment Charge calculated each month by means of the "Moving Average Method" using cost of all electrical energy consumed during a three-month period prior to the current billing period and the total water sales during the same period.
A new Sewer Rate Study should be performed and implemented to cover the increased inflation costs, which have grown over the past several years.

- B. What financial resources do you have available to pay for your wastewater improvements and reconstruction needs?

Renewal/Replacement Fund – Derived from surplus revenues and retained earnings.

OFFERED BY: Mr. J. Ceban.
SECONDED BY: Mr. K. Voisin.

ORDINANCE NO. 7822

AN ORDINANCE TO AMEND SECTION 23-31(d) RELATIVE TO SEWER USER CHARGES AND SECTION 23-32(e) and 23-32(g), RELATIVE TO SEPTAGE COLLECTION, TRANSPORTATION AND DISPOSAL, OF THE PARISH CODE OF TERREBONNE PARISH, LOUISIANA.

SECTION I

BE IT ORDAINED, that Terrebonne Parish Council, on behalf of the Terrebonne Parish Consolidated Government, hereby amends Section 23-31(d), of the Parish Code of Terrebonne Parish, Louisiana, relative to Sewer User Charges, as follows:

Section 23-31. User Charges

(d) Fixed Charges

From the effective date of the Ordinance through December 31, 2010, the fixed charge for each customer, other than a hotel or motel, shall be seven dollars (\$7.00) per month. In addition, each customer shall pay a user charge of one dollar and seventy-six cents (\$1.76) per one thousand (1,000) gallons of water used, plus an Energy Adjustment Charge, for the operation, maintenance and replacement of the system. For this section, each occupied apartment and trailer space shall be considered a separate customer and subject to the imposition of the monthly fixed charge.

The fixed charge for hotels and motel shall be three dollars (\$3.00) per month, per room, whether occupied or not. In addition, each hotel or motel shall pay a user charge of one dollar and seventy-six cents (\$1.76) per one thousand (1,000) gallons of water used, plus an Energy Adjustment Charge, for the operation, maintenance and replacement of the system.

The Energy Adjustment charge shall be calculated each month by means of the "Moving Average Method" using the cost of all electrical energy consumed during a three month period prior to the current billing period and the total water sales during the same period. The charge thus determined shall be expressed as a four decimal number per one thousand (1,000) gallons of water sold.

BE IT FURTHER ORDAINED that the sewer user charge shall automatically be adjusted on January 1 of each year through the year 2014 in accordance with the following schedule:

January 1, 2011	Fixed Charge + \$1.82/1,000 gallons + Energy Adjustment Charge
January 1, 2012	Fixed Charge + \$2.18/1,000 gallons + Energy Adjustment Charge
January 1, 2013	Fixed Charge + \$2.23/1,000 gallons + Energy Adjustment Charge
January 1, 2014	Fixed Charge + \$2.28/1,000 gallons + Energy Adjustment Charge

SECTION II

BE IT ORDAINED, that Terrebonne Parish Council, on behalf of the Terrebonne Parish Consolidated Government, hereby amends Section 23-32(e) and 23-32(g) of the Parish Code of Terrebonne Parish, Louisiana, relative to Septage Collection, Transportation and Disposal, as follows:

Section 23-32. Septage Collection, Transportation and Disposal

(e) A septage hauler manifest system is hereby established to comply with requirements of LAC 33:1x2313. Each permitted waste hauler shall complete a sewage sludge manifest form for each load picked up. A copy of the completed, signed and dated manifest form shall be submitted to the wastewater operator, upon discharge of wastes into the treatment system. A form will be provided with issuance of approved permit.

(g) The licensee will be billed for services monthly at a rate of three (0.03) cents per gallon of septage and shall be billed at the load rated capacity of the vehicle for each load of septage hauled to and disposed at the Parish's authorized disposal facility.

SECTION III

If any word, clause, phrase, section or other portion of this ordinance shall be declared null, void, invalid, illegal, or unconstitutional, the remaining words, clauses, phrases, sections and other portions of this ordinance shall remain in full force and effect, the provisions of this ordinance hereby being declared to be severable.

SECTION IV

This ordinance shall become effective upon approval by the Parish President or as otherwise provided in Section 2-13(b) of the Home Rule Charter for a Consolidated Government for Terrebonne Parish, whichever occurs sooner.

This ordinance, having been introduced and laid on the table for at least two weeks, was voted upon as follows:

THERE WAS RECORDED:

YEAS: A. Tillman, A. Williams, B. Hebert, J. Pizzolatto, K. Voisin, C. Voisin, J. Cehan, and P. Lambert.


NAYS: T. Cavalier.

ABSTAINING: None.

ABSENT: None.

The Chairwoman declared the ordinance adopted on this, the 26th day of May, 2010.


PAUL A. LABAT, COUNCIL CLERK
TERREBONNE PARISH COUNCIL


ARLANDA WILLIAMS, CHAIRWOMAN
TERREBONNE PARISH COUNCIL

Date and Time Delivered to Parish President:

5-27-10 2:30 PM PR

Approved



Vetoed

Michel H. Claudet, Parish President
Terrebonne Parish Consolidated Government

Date and Time Returned to Council Clerk:

5-28-10 3:00 PM LR

I, PAUL A. LABAT, Council Clerk for the Terrebonne Parish Council, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Assembled Council in Regular Session on May 26, 2010, at which meeting a quorum was present.

GIVEN UNDER MY OFFICIAL SIGNATURE AND SEAL OF OFFICE THIS 28th
DAY OF May, 2010.


PAUL A. LABAT, COUNCIL CLERK
TERREBONNE PARISH COUNCIL

PART 9: SUBJECTIVE EVALUATION

A. Collection System Maintenance

- i. Describe what sewer system maintenance work has been done in the last year.

Jet Washing & Vacuum debris removal, smoke & dye testing and internal video inspection of manholes, gravity mains & service laterals with repair or replacement, as needed. Force main repair, replacement & relocation. Blockage removal from gravity mains & service laterals. Cut grass & maintain servitudes.

- ii. Describe what lift station work has been done in the last year.

Continuous monitoring with telemetry of 95% of total lift stations. Pump maintenance, repair, Rebuilding & upgrades. Grounds maintenance, valve exercising, building maintenance, Alternating pump control installation, etc.

- iii. What collection system improvements does the community have under construction for the next 5 years?

Expansion of public sewers into unsewered areas, continued identification of I/I sources, Expansion of GIS system, upgrades to the existing Telemetry system, chemical control program Chemical control program for odor/corrosion & root infiltration & replacement of defective Mains & service laterals. CIPP gravity main rehabilitation. Pump Station, manhole & wetwell Rehabilitation.

B. If you have ponds please answer the following questions:

✓ Check one box.

- | | | |
|---|---|--|
| i. Do you have duckweed buildup in the ponds? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| ii. Do you mow the dikes regularly (at least monthly), to the water edge? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| iii. Do you have excess sludge buildup (> 1 foot) on the bottom of any of your ponds? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| v. Do you exercise all of your valves? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| vi. Are your control manholes in good structural shape? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| vii. Do you maintain at least 3 feet of freeboard in all of your ponds? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| viii. Do you visit your pond system at least weekly? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

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C. Treatment Plants

- i. Have the influent and effluent flow meters been calibrated in the last year?

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Yes

☐

No(✓ Check one box.)

3/7/2023

Influent flow meter calibration date(s)

3/7/2023

Effluent flow meter calibration date(s)

- ii. What problems, if any, have been experienced over the last year that have threatened treatment?

N/A

- iii. Is your community presently involved in formal planning for treatment facility upgrade?

✓ Check one box.

☒

Yes

☐

No

If Yes, Please describe:

TPCG has an engineering agreement with Greenpoint Engineering to construct a Ultraviolet Disinfection structure to replace chemical disinfection.

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D. Preventive Maintenance

- i. Does your plant have a written plan for preventive maintenance on major equipment items?

✓ Check one box.

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Yes

☐

No

If Yes, Please describe:

We presently have Standard Operational Procedures (SOP); Technical Instruction/Information (TI) and Preventive Maintenance Plan (PMP) in accordance with manufacturer's recommendations.

- ii. Does this preventive maintenance program depict frequency of intervals, types of lubrication and other preventive maintenance tasks necessary for each piece of equipment?

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Yes

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No

- iii. Are these preventive maintenance tasks, as well as equipment problems, being recorded and filed so future maintenance problems can be assured properly?

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Yes

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No

E. Sewer Use Ordinance

- i. Does your community have a sewer use ordinance that limits or prohibits the discharge of excessive conventional pollutants (BOD, TSS or pH) or toxic substances to the sewer system from industries, commercial users and residences?

✓ Check one box.

☒

Yes

☐

No

If Yes, Please describe:

Section 23-27 of the Terrebonne Parish Code. (Copy Attached)

- ii. Has it been necessary to enforce?

✓ Check one box.

☐

Yes

☒

No

If Yes, Please describe:

N/A

- iii. Any additional comments about your treatment plant or collection system? (Attach additional sheets if necessary.)

N/A

Sec. 23-27. - Use of public sewers.

- (a) *Unpolluted water—Where prohibited.* It is unlawful for any person to discharge or cause to be discharged any stormwater, surface water, or unpolluted industrial process water to any sanitary sewer.
- (b) *Same—Where discharged.* Stormwater and all other unpolluted drainage shall be discharged to such sewers as are specifically designated as storm sewers, or to a natural outlet approved by the parish government. Industrial cooling water or unpolluted process water may be discharged, upon approval of the parish government, to a storm sewer or natural outlet, with the approval of the state department of natural resources, office of environmental affairs, or other agencies of competent jurisdiction.
- (c) *Prohibited discharges—Described.* No person shall discharge or cause to be discharged objectionable items or any of the following described waters or wastes to any public sewers:
 - (1) Any gasoline, benzene, naphtha, fuel oil, or other flammable or explosive liquid, solid or gas.
 - (2) Any wastes or waters containing toxic or poisonous solids by interaction with other wastes, to injure or interfere with any sewage treatment process, constitute a hazard to humans or animals, create a public nuisance, or cause any hazard in the receiving water of the sewage treatment plant, including but not limited to cyanides in excess 1.0 mg/l as CN in the wastes as discharged to the public sewer.
 - (3) Any waters or wastes having a pH lower than five (5.0) or higher than nine (9.0), or having other corrosive property capable of causing damage or hazard to structures, equipment, and personnel of the sewage works.
 - (4) Solid or viscous substances in quantities or of size capable of causing obstruction to the flow in the sewer, or other interference with the proper operation of the sewage works such as but not limited to ashes, cinder, sand, mud, straw, shavings, metal, glass, rags, feathers, tar, plastics, wood, unground garbage, whole blood, paunch manure, hair, fleshings and entrails ground by garbage grinders.
 - (5) Any liquid or vapor having a temperature higher than one hundred twenty-five (125) degrees Fahrenheit (fifty-two (52) degrees Celsius).
 - (6) Any waters or wastes containing fats, waste, grease, or oils, whether emulsified or not, in excess of fifty (50) mg/l or containing substances which may solidify or become viscous at temperatures between thirty-two (32) and one hundred twenty-five (125) degrees Fahrenheit (zero to fifty-two (52) degrees Celsius).
 - (7) Any garbage that has not been properly shredded.
 - (8) Any waters or wastes containing strong acid, iron, pickling wastes, or concentrated plating solutions if not neutralized.

- (9) Any waters or wastes containing iron, chromium, copper, zinc, and similar objectionable or toxic substances, or wastes exerting an excessive chlorine requirement, to such degree that such material received in the composite sewage at the sewage treatment works exceeds the limits established by the parish government for such materials.
- (10) Any waters or wastes containing phenols or other waste- or odor-producing substances, in such concentrations exceeding limits which may be established by the parish government as necessary, after treatment of the composite sewage, to meet the requirements of the health department or the Environmental Protection Agency.
- (11) Any radioactive wastes or isotopes.
- (12) Materials which exert or cause:
- Unusual concentrations or inert suspended solids (such as, but not limited to, fuller's earth, lime slurries and lime residues) or of dissolved solids (such as, but not limited to, sodium chloride and sodium sulfate).
 - Excessive discoloration (such as, but not limited to, dye wastes and vegetable tanning solutions).
 - Unusual biochemical oxygen demand, chemical oxygen demand, or chlorine requirements in such quantities as to constitute a significant load on the sewage treatment works.
 - Unusual volume of flow concentration or wastes constituting "slugs" as defined in this article.
- (13) Waters or wastes containing substances which are not amenable to treatment or reduction by the treatment process, or are amenable to treatment only to such degree that the sewage treatment plant effluent cannot meet the requirements of the health department, or the environmental protection agency.
- (14) Discharge of objectionable items in excess of the quantities listed as follows and discharge of prohibited material are prohibited:
- Objectionable items shall include, but not be limited to, waters or wastes containing any of the following concentrations in excess of the quantities shown:

Copper	1 mg/l
Lead	0.1 mg/l
Boron	1.0 mg/l
Arsenic	0.05 mg/l

Chromium	2.0 mg/l
Tin	1.0 mg/l
Barium	5.0 mg/l
Manganese	1.0 mg/l
Nickel	1.0 mg/l
Zinc	5.0 mg/l

- b. Prohibited heavy metal and toxic material shall include but not be limited to the following materials:

Antimony	Strontium
Beryllium	Tellurium
Bismuth	Herbicides
Cobalt	Fungicides
Molybdenum	Pesticides
Rhenium	Uranyllion

- c. Maximum limits for discharge of heavy metals shall include but not be limited to the following materials:

Cadmium	0.02 mg/l
Mercury	0.005 mg/l
Selenium	0.02 mg/l

Silver	0.1 mg/l
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(d) *Same—Power of parish.* In the event of discharge of prohibited material as listed above or discharge to the public sewers, which waters contain the substances or possess the characteristics enumerated in subsection (c), and which in the judgment of the parish government may have a deleterious effect upon the sewerage works, processes, equipment, or receiving waters, or which otherwise create a hazard to life, or constitute a public nuisance, the parish government may, subject to the limitations of paragraph (c)(14):

- (1) Reject the waste;
- (2) Require pretreatment to an acceptable condition for discharge to the public sewers;
- (3) Require control over the quantities and rates of discharge; and/or
- (4) Require payment to cover the added cost of handling and treatment of the wastes not covered by existing taxes and user charges under the provisions of this article.

If the parish government permits the pretreatment or equalization of waste flows, the design and installation of the plants and equipment shall be subject to this review and approval and to the requirements of all applicable codes, ordinances and laws. The owner shall obtain an industrial waste permit.

(e) *Interceptors—Required.* Grease, oil and sand interceptors shall be provided when in the opinion of the parish government they are necessary for the proper handling of liquid wastes containing grease in excessive amounts, or any flammable wastes, sand and other harmful ingredients; except that such interceptors may not be required for private single-family dwellings. All interceptors shall be of a type and capacity approved by the parish government and shall be located so as to be readily and easily accessible for cleaning and inspection. Grease and oil interceptors shall be constructed of impervious material capable of withstanding abrupt and extreme changes in temperature. They shall be of substantial construction, properly vented, watertight and equipped with easily removable covers which when bolted in place shall be watertight and gastight.

(f) *Same—Maintenance.* All grease, oil and sand interceptors shall be maintained by the owner, at his expense, in continuously efficient operation at all times.

(g) *Treatment facilities for sewage.* Where preliminary treatment or flow-equalizing facilities are provided for any waters or wastes, these facilities shall be maintained continuously in satisfactory and effective operation by the owner at his expense. Should such pretreatment or equalizing facilities fail, the owner shall immediately notify the parish government of the failure.

(h)

Control manhole. When required by the parish government, the owner of any property serviced by a building sewer carrying industrial waste shall install a suitable control manhole or other acceptable facility, together with such necessary meter, sampling equipment, and other appurtenances in the building sewer to facilitate observation, sampling and measurement of the wastes. Such manhole or facility and equipment shall be accessible and safely located, and shall be constructed in accordance with plans approved by the parish government. The manhole or facility shall be installed by the owner at his expense and shall be maintained by him so as to be safe and accessible at all times. The parish government shall have a right of access to the control manhole of the facility at all times. The control manhole shall have the capability to stop all flows of wastes into the public sewer system.

- (i) *Tests.* All measurements, tests, and analyses of the characteristics of waters and wastes to which reference is made in this article shall be determined in accordance with the latest edition of Standard Methods and shall be determined at the control manhole provided, or upon suitable samples taken at the control manhole or facility. In the event that no special manhole has been required, the control manhole shall be considered to be the nearest downstream manhole in the public sewer to the point at which the building sewer is connected. Sampling shall be carried out by customarily accepted methods to reflect the existence of hazards to life, limb and property. The particular analysis involved shall determine whether a grab sample or samples should be taken. Normally, B.O.D. and suspended solids and analysis are obtained from twenty-four-hour composites whereas pH's are determined from periodic grab samples. The parish government shall determine the frequency and the specific tests required.
- (j) *When pretreatment required.* Pretreatment is required prior to the discharge into the public sewers of any waters or wastes having any or all of the following characteristics:
 - (1) A five-day biochemical oxygen demand greater than two hundred (200) parts per million (1,000,000) by weight;
 - (2) More than two hundred (200) parts per million (1,000,000) by weight of suspended solids;
 - (3) Any quantity of substances having the characteristics described in subsection (c); or
 - (4) An average daily flow greater than two-tenths percent of the average daily sewage flow of the parish government.
- (k) *Result of pretreatment.* Any person desiring to discharge any of the water or waste described herein into the public sewers shall provide at his own expense such preliminary treatment as may be necessary to:
 - (1) Reduce the biochemical oxygen demand to less than two hundred (200) parts per million (1,000,000) and the suspended solids to less than two hundred (200) parts per million (1,000,000) by weight;
 - (2) Reduce the objectionable characteristics or constituents to within the maximum limits provided for in subsection (c); or

(3) Control the quantities and rates of discharge of such waters or wastes.

Plans and specifications or other pertinent information relating to proposed preliminary treatment facilities shall be submitted for the approval of the parish government and the health department and no construction of such facilities shall be commenced until such approvals are obtained by official notice.

- (l) *Permit application.* Within three (3) months after the passage of Ordinance No. 2363, all users of the sewage system who discharge industrial wastes into the public sewers shall file with the parish government an industrial waste permit application which shall furnish pertinent data, inclusive of quantity flow, and an analysis of the water discharged into the sewage works. Similarly, any persons desiring to make a new connection to the sewage works for the purposes of discharging industrial wastes into public sewage shall fill in and file with the parish government an industrial waste permit application which shall furnish pertinent data inclusive of quantity flow and an analysis of the industrial waste to be discharged into the sewage works. The data furnished shall be subject to the review of the state department of health and hospitals, office of public health. An industrial waste permit shall be required.
- (m) *Special agreements.* No statement contained in this section shall be construed as preventing any special agreement or arrangement between the parish government and any industrial concern whereby an industrial waste of unusual strength or character may be accepted by the parish government subject to payment therefore by the industrial concern. Section 23-30 provides the basic method and rate structure for computation of industrial waste service charge.
- (n) *New connections.* New connections shall be properly designed and constructed in such a manner that sources of inflow will be prevented from entering the sewer system.
- (o) *Approval by state.* Any significant proposed industrial waste discharged into the parish government public sewer shall be reported to and approved by the state department of health and hospitals, office of public health.
- (p) *Dilution of discharge.* No user shall in any way dilute a discharge as a partial or complete substitute for adequate treatment or pretreatment to achieve compliance with the limitations contained in this section.
- (q) *Accidental discharges.* Each user shall provide safeguards against accidental discharges of prohibited materials or other substances regulated by this article. Should an accidental discharge occur, the user shall immediately notify the parish government of the location, nature and volume of the discharge. The user shall be liable for all damages caused by any accidental discharge, including fines, civil penalties, or other liability which may be imposed by this article or other applicable laws.

(Parish Code 1979, § 19-226)

State Law reference— Louisiana Environmental Quality Act, R.S. 30:1051 et seq.

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POINT CALCULATION TABLE

	Actual Values	Maximum
Part 1: <i>Influent Flow/Loadings</i>	0	80 points
Part 2: <i>Effluent Quality / Plant Performance</i>	0	100 points
Part 3: <i>Age of WWTF</i>	8	50 points
Part 4: <i>Overflows and Bypasses</i>	10	100 points
Part 5: <i>Ultimate Disposition of Sludge</i>	70	100 points
Part 6: <i>New Development</i>	0	30 points
Part 7: <i>Operator Certification</i>	0	
<i>Training</i>		100 points

TOTAL POINTS:

88