

TOWN OF ELTON

COMPREHENSIVE MASTER PLAN

ADOPTED JUNE 7, 2023



INTRODUCTION

The purpose of a local/regional public master plan is to provide a comprehensive, coordinated, continuous, cooperative and consensus developed vision (sometimes referred to as the “5-C Process”). The plan objective is to leverage strategies for implementation and maximum efficiency in the use of public dollars. Information and clarity on identified programs and projects in the Plan elements facilitate an understanding in both public and private operations and investments.

State law, in addition to local practice, generally identifies common elements that comprise the plan: Drainage, Transportation, Housing, Utilities, Economic Development, Parks and Recreation, Land Use, Public Buildings, Community Services, Education, and Public Safety. Other plan elements have emerged over the past thirty years to identify Environmental, Human Health, and Resiliency needs in response to contamination and weather disasters.

Critical to the purpose of a master plan is providing consistent implementation and continuity timelines to protect the integrity of money, time, and energy needed to deliver identified programs and projects.

LOUISIANA REVISED STATUTES: 33: 109 THRU 119 AND 140.61 AND 140.62

Where a planning commission does not exist, the legislative body (council/police jury/board) adopt and authorize amendments to the local plan. Master plans may comprise one page or three hundred plus pages. The following listed plan elements, programs and projects may comprise the entirety of the local plan or identify select short and long-term needs and wants as currently adopted.

MOST RECENT ADOPTED MASTER PLAN ELEMENTS AS AMENDED:

Town of Elton Council Resolution No. 6-07-23

Dated: 6/7/2023

The Town of Elton does not currently have a planning commission; therefore, the Town Council is the final authority managing the municipal comprehensive master plan. The Council encourages and supports citizen involvement and participation in the community development process.

ECONOMIC DEVELOPMENT ELEMENT

The Economic Development Element of the Elton Comprehensive Master Plan is a priority need and implementation focus for the municipality:

1) DIVERSIFYING BASE INDUSTRY

The Town of Elton economy has centered around a long standing and productive agricultural base. Science and technology over the past several decades prompted major changes in all aspects of the local agricultural industry. The purpose of this industry diversity project is to engage the best agricultural science and experts available and develop new opportunities and alternative enterprises to facilitate local economic growth in and around the community. The strategy is to establish a professional agricultural task force to advise and recommend on direct and indirect agricultural oriented business and industry prospects.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

2) ELTON SIGNATURE ATTRACTION PROJECT

The Town of Elton Signature Attraction Project is designed to engage visitors to come see and participate in something not readily available anywhere else in the region. For example: the Town of Elton has the tiniest historic jail in the United States that is freestanding next to city hall. The Town proposes to capitalize on this interesting historic asset. The strategy for this project is to establish a group of citizens interested in developing the unique attraction to draw tourism and associated activities. Private fundraising is centered around incarceration. Preparing lists of does and don'ts to avoid "jailbait" status and identifying prominent "jail birds" who seek donations for their bail are essential functions of the "Tiniest Jail in America". Marketing related products (jail grub, jail clothing, jail crafts, jail photos, etc.) and activities would be the primary focus of this Signature Attraction.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

3) PUBLIC FIBER INFRASTRUCTURE

The economic viability and sustainability of existing business and industry in the Town of Elton, and prospective business and industry will increasingly be centered on speed and capacity of internet service in the municipality. The key fundamental to excellent economic internet service is affordability. Recognizing the importance of fiber optics and costs for this infrastructure, it is critically important the Town of Elton place emphasis on this public utility network. Small business and large business recognize growing needs in internet viability and the next ten and twenty years will generate critical demands. Public fiber is an economic essential and vital necessity. There is an indirect benefit to the community in anticipated expansion of E-medicine and E-education access that contribute and are indispensable to economic development. This project proposes to secure public fiber throughout the municipality as a public utility.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

RECREATION ELEMENT

All citizens, regardless of age or gender, need to recreate. Park and playground amenities are community anchors for quality of life and social and healthful development. Limited recreation facilities, both indoor and outdoor, in the Town of Elton are to be remedied by this Element of the Plan.

1) MUNICIPAL PARK IMPROVEMENTS

This project secures and enhances a municipal park to include a baseball field, tennis court, basketball court and walking path with rest stops and exercise stops along the pathway. Outdoor activities are essential to good health. This project is a primary objective of the Town of Elton and incorporates both public and private funding support mechanisms.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

2) ELTON MUNICIPAL COMMUNITY CENTER

Indoor recreation is as important as outdoor recreation, particularly in South Louisiana where summer rain showers can pop up at any time. Recreation for all age groups and community activities must have an indoor component protected from the weather. This project effort is to acquire or build a multipurpose community facility for indoor activities and recreational options.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

3) SPECIALIZED SPORT FACILITY

The Town of Elton seeks to identify select indoor and outdoor tournament standard sport activities suitable for all gender and age levels for tournaments in Elton. Historic competitive infrastructure for tournaments such as archery, horseshoe, sling shot, chess, kite, pickle ball, bicycle, pétanque, dart, miniature golf, etc. are selected for tournaments in the municipality. Specialized competition draws specialized competitors and spectators beyond the region with the appropriate set-up.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

TRANSPORTATION ELEMENT

Transportation is a fundamental part of community development. Well built streets and roads, sidewalks and their maintenance are priorities. People need transportation. Freight must be delivered. Students must get to school. Workers need to get to jobs. Patients need to get to health care. And safety applies to all.

1) STREET AND ROAD PAVEMENT PROGRAM

U.S. Highway 190 bisects the Town of Elton (East/West) and is managed and maintained by the Louisiana Department of Transportation and Development. La. Highway 1130 enters the Town of Elton from the east and is named Yoakum Street. La. Highway 395 bisects the Town of Elton (North/South) and is owned and maintained by the Louisiana Department of Transportation and Development. All remaining streets and roads in the Town of Elton are owned and maintained by the municipality. The purpose and objective of this project is implementation of an annual street by street overlay program. The Town Council evaluates the condition of all streets and roads and ranks overlay improvements based on need.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

2) PUBLIC TRANSIT ACCESS

There are citizens of the Town of Elton who for a variety of reasons do not drive. Transit is needed on a regular basis for multiple reasons (health care, education, social, employment, etc). This project seeks to secure a minimum public transit service access for the citizens of the Town of Elton that utilizes both public and private resources. A survey of requested transit needs will be maintained to monitor demand and support in coordination with parish, regional, state, and federal agencies.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

HOUSING ELEMENT

Housing is literally a building block for the Town of Elton. The municipality has experienced a housing shortage over the past ten years with few practical options for lease, purchase or building affordably. Housing availability is highly dependent on private resources and limited governmental assistance.

1) HOUSING PUBLIC/PRIVATE INVESTMENT INCENTIVE PROGRAM

The Town of Elton will establish a citizen housing task force to research and develop a housing incentive program for the municipality. Alternatives for housing will be analyzed in consultation with regional builders, planners, investors, and financial institutions.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

2) ADJUDICATED PROPERTY MANAGEMENT PROGRAM

The Town of Elton has identified several adjudicated properties that are detrimental to the neighborhoods in which they are located. Maintenance of adjudicated properties, and their ultimate return to commerce is the primary objective of this project. The Town will cooperate with parish and regional agencies to facilitate solutions for short term and long-term disposition of identified adjudicated properties within the corporate limits.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

COMMUNITY HEALTH CARE ELEMENT

Citizen health care services are vital to the Town of Elton. All ages and genders must have adequate, if not easy, access to health care. Wellness is essential for all human activities. The challenge is how to facilitate and expand availability of health care for town residents but also in the area.

1) MUNICIPAL HEALTH CARE FACILITY

This project proposes to secure a public building for the purpose of providing professional health services for a range of needs. Health care providers (both public and private) are to be contracted on a weekly or monthly basis for specific health and wellness services.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD

2) ASSISTED LIVING/NURSING HOME

Humans age. It is inevitable. It happens. For most the desire is to age in place – in the community or neighborhood they know and where friends and family are nearby. The Town of

Elton seeks to have an Assisted Living/Nursing Home located in the municipality that would allow elderly residents to remain in the community with care and dignity. Private incentives will be developed to encourage operators to locate and build an Assisted Living/Nursing Home in the Town of Elton.

- a. TBD
- b. TBD

PUBLIC BUILDING ELEMENT

The Town of Elton has several public buildings for citizen public services including fire and police protection, utilities, and city administration. The maintenance of public buildings is a regular annual expense in the budget. Periodically these public service buildings need to be expanded and/or updated. This project identifies specific improvements required or recommended for public buildings within the municipality.

1) CITY HALL EXPANSION

The expansion of city hall to include a drive-thru window, additional meeting rooms and office space is planned to upgrade existing services for citizens and their engagement with elected officials. City Hall is the principal administrative center of the Town of Elton. Convenience for citizens to access utilities service and community support activities is important. This project reviews several specific needs for the city hall building and determines the most pragmatic funding mechanism to accomplish proposed improvements.

IMPLEMENTATION STATUS

- a. TBD.
- b. TBD

2) SHOVEL READY PROJECT

The “5 Page Comprehensive Plan” for the Town of Elton recognizes several significant objectives to be achieved in the short term and in the long term as monies are available. A particular project is recommended to be selected and ready for implementation at any given time or “shovel ready” meaning no additional design work or planning is necessary except funds to implement. For this project purpose the Town of Elton seeks to acquire the “Old Dollar General Store” for public purposes noted in the Plan.

IMPLEMENTATION STATUS

- a. TBD
- b. TBD