



St. Charles Parish

Meeting Agenda

Parish Council

Council Chairman Bob Fisher
Councilmembers Michael A. Mobley, Holly Fonseca,
La Sandra D. Wilson, Heather Skiba, Walter Pilié,
Willie Comardelle, Michelle O'Daniels, Michele deBruler

St. Charles Parish Courthouse
15045 Highway 18
P.O. Box 302
Hahnville, LA 70057
985-783-5000
www.stcharlesparish.gov

Monday, September 9, 2024

6:00 PM

Council Chambers, Courthouse

Final

CALL TO ORDER

PRAYER

*Sabrina Phillips, German Coast Chapter
Daughters of the American Revolution*

PLEDGE

*Sheila Curry, Executive Board
Daughters of the American Revolution*

APPROVAL OF MINUTES

Regular Meeting – August 19, 2024

SPECIAL BUSINESS (PROCLAMATIONS, CANVASS RETURNS, ETC.)

- [2024-0291](#) Proclamation: "Constitution Week"
Sponsors: Mr. Jewell
Attachments: [2024-0291 Constitution Week](#)
- [2024-0292](#) Proclamation: "National Child Passenger Safety Week" and "National Seat Check Saturday"
Sponsors: Mr. Jewell
Attachments: [2024-0292 National Child Passenger Safety Week](#)
- [2024-0293](#) Proclamation: "King Kat Fishing Tournament Weekend"
Sponsors: Ms. Wilson
Attachments: [2024-0293 King Kat Fishing Tournament Weekend](#)

- 4 [2024-0294](#) Proclamation: “National Hunting and Fishing Day”
- Sponsors:** Mr. Comardelle
- Attachments:** [2024-0294 National Hunting and Fishing Day](#)
- 5 [2024-0290](#) Local Board of Review - 2024 Assessment - Regular Meeting,
September 23, 2024, 6PM, Council Chambers, Courthouse
- Sponsors:** Mr. Fisher
- Attachments:** [2024-0290 Board of Review Schedule_Sept2024](#)
[letter setting BOR Form 3101.Exhibit A from Assessor 7.11.2024](#)
[RS 47.1992 7-11-24](#)
[Chapter31 LA Tax Commission 7.12.24](#)
[Form 3103.A&B_Exhibit A_B_Appeal to Tax Commission following BOR](#)
- **Announcement*****
- Legislative History**
- | | | |
|-----------------------------------------------------------|----------|--------------|
| 8/15/24 | Assessor | List Exposed |
| August 15 - 29, 2024 List Exposed for Taxpayer Inspection | | |

REPORTS (FINANCE AND ADMINISTRATIVE ACTIVITIES)

- [2024-0295](#) Department of Finance
- [2024-0296](#) Parish President Remarks/Report
- Sponsors:** Mr. Jewell

ORDINANCES / RESOLUTIONS INTRODUCED FOR PUBLICATION / PUBLIC HEARING

Monday, September 23, 2024, 6:00 p.m., Council Chambers, Courthouse, Hahnville

- 9 [2024-0298](#) An ordinance creating the “Highway 90 Economic Development District No. 1 of the Parish of St. Charles, State of Louisiana” to encourage economic development projects in accordance with and as authorized by Part II of Chapter 27 of Title 33 of the Louisiana Revised Statutes of 1950, as amended; defining the boundaries thereof; and providing for other matters in connection with the foregoing.
- Sponsors:** Mr. Jewell and Department of Economic Development and Tourism
- Attachments:** [2024-0298 Exhibit A](#)

- 12 [2024-0299](#) An ordinance to amend the St. Charles Parish Code of Ordinances, to revise Chapter 3, Alcoholic Beverages, Article I., In General, Sec. 3-1., Location restrictions. (a) to add a procedure allowing the Parish Council to waive the 500 foot distance requirement for the issuance of a retailer (package house) alcohol license.

Sponsors: Mr. Jewell and Department of Planning & Zoning

PLANNING AND ZONING PETITIONS

- 13 [2024-0286](#) An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from R-1A and R-1M to R-1A(M) on Lot C, Block 5, Hahnville Subdivision, between 163 and 147 Hahn Street, Hahnville as requested by Marvin and Enica Singleton.

Sponsors: Mr. Jewell and Department of Planning & Zoning

Attachments: [2024-0286 RECOMMENDATIONS AT A GLANCE](#)

[2024-0286 Minutes](#)

[2024-0286 Staff Report](#)

[2024-0286 Survey](#)

[2024-0286 AERIAL](#)

[2024-0286 ZONING](#)

[2024-0286 FLUM](#)

[2024-0286 Application1](#)

Legislative History

7/2/24	Department of Planning & Zoning	Received/Assigned PH
8/1/24	Department of Planning & Zoning	Recommended Denial to the Planning Commission
8/1/24	Planning Commission	Recommended Approval to the Parish Council
8/19/24	Parish President	Introduced
8/19/24	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

27 [2024-0289](#) An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from R-1A, R-3, and C-3 to O-L and M-1 on approximately 250 acres designated Tract L, Davis Plantation, Luling as requested by Traci L. Johnson for Luling Exchange, LLC.

Sponsors: Mr. Jewell and Department of Planning & Zoning

Attachments: [2024-0289 RECOMMENDATIONS AT A GLANCE](#)

[2024-0289 Minutes](#)

[2024-0289 Staff Report](#)

[2024-0289 Survey \(color\)](#)

[2024-0289 AERIAL](#)

[2024-0289 ZONING](#)

[2024-0289 FLUM](#)

[2024-0289 Application1](#)

Legislative History

7/11/24	Department of Planning & Zoning	Received/Assigned PH
8/1/24	Department of Planning & Zoning	Recommended Approval to the Planning Commission
8/1/24	Planning Commission	Recommended Approval to the Parish Council
8/19/24	Parish President	Introduced
8/19/24	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

ORDINANCES SCHEDULED FOR PUBLIC HEARING (INTRODUCED AT PREVIOUS MEETING)

- 52** [2024-0281](#) An ordinance to levy an assessment on the 2023 ad valorem tax bills of property owners that are delinquent in paying outstanding invoices for removal of weeds, grass, etc. in accordance with the St. Charles Parish Code, Chapter 16, Article III, Weeds, Grass, etc. and to levy an assessment on the ad valorem tax bills of property owners that are delinquent in paying outstanding charges incurred for the removal of unsafe structures, trash and debris in accordance with Chapter 16.

Sponsors: Mr. Jewell and Department of Planning & Zoning

Attachments: [2024-0281 2024 Ad Valorem Report](#)

Legislative History

8/19/24	Parish President	Introduced
8/19/24	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

- 129** [2024-0285](#) An ordinance approving a Special Permit Use for a bingo hall in a C-3 district on a Portion of Lot 31, Ellington Plantation, Luling as requested by Abdel R. Ennabut for Nabut Brothers, LLC.

Sponsors: Mr. Jewell and Department of Planning & Zoning

Attachments: [2024-0285 RECOMMENDATIONS AT A GLANCE](#)

[2024-0285 Minutes](#)

[2024-0285 Staff Report](#)

[2024-0285 Site Plan](#)

[2024-0285 Survey](#)

[2024-0285 AERIAL](#)

[2024-0285 ZONING](#)

[2024-0285 FLUM](#)

[2024-0285 Application](#)

Legislative History

7/2/24	Department of Planning & Zoning	Received/Assigned PH
8/1/24	Department of Planning & Zoning	Recommended Approval to the Planning Commission
8/1/24	Planning Commission	Recommended Approval to the Parish Council
8/19/24	Parish President	Introduced
8/19/24	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

- 142** [2024-0287](#) An ordinance approving and authorizing the execution of Change Order No. 1 for the Willowdale Turn Lane (Project No. P230804), to increase the contract amount by \$87,641.69 and increase the contract time by forty-four (44) days.

Sponsors: Mr. Jewell and Department of Public Works

Attachments: [2024-0287 20240805_P230804_Willowdale_Change Order #1 \(1\)](#)

Legislative History

8/19/24	Parish President	Introduced
8/19/24	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

- 199** [2024-0288](#) An ordinance approving and authorizing the execution of Change Order No. 1 for Engineer's Canal Phase 1 Bank Stabilization (Project No. P190301), to decrease the contract amount by \$52,995.00 and decrease the contract time by forty-four (44) days.

Sponsors: Mr. Jewell and Department of Public Works

Attachments: [2024-0288 Engineers Canal CO1](#)

Legislative History

8/19/24	Parish President	Introduced
8/19/24	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

ORDINANCES/RESOLUTIONS WHICH HAVE BEEN TABLED

- 202** [2024-0269](#) A resolution authorizing the publication of a notice of intention to create Highway 90 Economic Development District No. 1 of the Parish of St. Charles, State of Louisiana, under the authority of Part II, Chapter 27, Title 33 of the Louisiana Revised Statutes of 1950, as amended; providing for the employment of special counsel; and providing for other matters in connection therewith.

Sponsors: Mr. Jewell and Department of Economic Development and Tourism

Attachments: [2024-0269 Exhibits](#)
[2024-0269 Certificate](#)

Legislative History

8/5/24	Parish President	Introduced
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8/5/24	Parish Council	Tabled.
	<p>Reported: Economic Development & Tourism Department Recommended: Approval Economic Development and Tourism Director Corey Faucheux spoke on the matter.</p> <p>Public comment opened; no public comment</p> <p>Council Discussion Legal Services Director Corey Oubre spoke on the matter. Finance Director Grant Dussom spoke on the matter. Mr. Phillip Sherman, Adams and Reese LLP, spoke on the matter. Parish President Matthew Jewell spoke on the matter. Mr. Faucheux spoke on the matter.</p>	
8/5/24	Parish Council	Tabled.
8/19/24	Parish Council	Remained Tabled

PERSONS TO ADDRESS THE COUNCIL

210 [2024-0300](#) Mr. Steven Huffman: Davis Heights rezoning, Luling Land Exchange 15-R

Attachments: [2024-0300 Petition to Address the Council _ Huffman _ 9.9.2024](#)

RESOLUTION OPENED PURSUANT TO LA. R.S. 33:9038.32 TO HEAR ANY OBJECTIONS TO THE CREATION OF AN ECONOMIC DEVELOPMENT DISTRICT TO BE CALLED HIGHWAY 90 ECONOMIC DEVELOPMENT DISTRICT NO. 1 AT THE PUBLIC MEETING ON MONDAY, SEPTEMBER 9, 2024, 6:00 P.M., COUNCIL CHAMBERS, COURTHOUSE, HAHNVILLE:

211 [2024-0283](#) A resolution authorizing the publication of a notice of intention to create Highway 90 Economic Development District No. 1 of the Parish of St. Charles, State of Louisiana, under the authority of Part II, Chapter 27, Title 33 of the Louisiana Revised Statutes of 1950, as amended; providing for the employment of special counsel; and providing for other matters in connection therewith.

Sponsors: Mr. Jewell and Department of Economic Development and Tourism

Attachments: [2024-0283 ExhibitA EDD NOI Resolutn BoundaryDescriptnMap_Rev1](#)

[2024-0283 ExhibitB EDD NOI Resolutn EngagementLtr 8-8-24](#)

[2024-0283 NOI Hwy90 EDD Res 8-9-24 Certification](#)

[Hwy90_EDD_Summary_8.12.24](#)

[2024-0283 Final Reso. 6790 with Notice of Intention](#)

[2024-0283 Executed Engagement letter](#)

[2024-0283 Recordation Documents](#)

Legislative History

8/19/24 Parish President Introduced

8/19/24	Parish Council	Approved
	Reported:	
	Economic Development & Tourism Department Recommended:	Approval
	Economic Development and Tourism Director Corey Faucheux	spoke on the matter.
	Public comment opened; no public comment	
	Council Discussion	
	Mr. Faucheux spoke on the matter.	
	Legal Services Director Corey Oubre spoke on the matter.	
8/21/24	Parish President	Approved by the Par. Pres.

RESOLUTIONS

- 219** [2024-0297](#) A resolution requesting the Louisiana Department of Transportation & Development (DOTD) install climb deterrent barriers on the Hale Boggs Memorial Bridge.

Sponsors: Ms. Wilson, Ms. Fonseca, Ms. Skiba, Mr. Pilié, Ms. O'Daniels, Mr. Fisher and Ms. deBruler

APPOINTMENTS

- 220** [2024-0301](#) A resolution to confirm the appointment of Mr. Brandon Savoie as a representative to the South Central Planning & Development Commission.

Sponsors: Mr. Jewell

Attachments: [2024-0301 Correspondence from PP](#)

To fill the vacancy on the South Central Planning & Development Commission caused by the expiration of the term of Mr. C "Bub" Millet. Term to begin Immediately and expire January 9, 2028. Term is concurrent with the Governing Authority.

Nominee: Mr. Brandon Savoie

Legislative History

8/30/24 Parish Council Correspondence Received

MEETINGS, ANNOUNCEMENTS, NOTICES, ETC.

MEETINGS

COMMUNITY ACTION ADVISORY BOARD: Wednesday, 9/11/24, 5PM, Council Chambers

PONTCHARTRAIN LEVEE DISTRICT: Monday, 9/16/24, 6PM, Pontchartrain Levee District Headquarters Complex, 2069 Railroad Avenue, Litcher

LIBRARY BOARD OF CONTROL: Tuesday, 9/17/24, 6PM, Council Chambers

BOARD OF ADJUSTMENT (ZBA): Thursday, 9/19/24, 6PM, Council Chambers

ST. CHARLES PARISH COUNCIL: Monday, 9/23/24, 6PM, Council Chambers

ANNOUNCEMENTS

Board of Review: Parish Council will be sitting as a Board of Review September 12 – September 26, 2024

2024 Assessment List

Written or Oral Protests must be received by the Parish Council Office by September 16, 2024 – 4:00 pm

Public Hearings to consider the Proposed 2025 Capital and Consolidated Operating Budget:

Tuesday, October 29, 2024, 9AM

Thursday, October 31, 2024, 1PM

Monday, November 4, 2024, 6PM

IMPORTANT DATES FOR THE NOVEMBER 5, 2024 ELECTION:

**Monday, October 7, 2024 - Last Day to Register to Vote in Person or by mail*

**Tuesday, October 15, 2024 - Last Day to Register to Vote Online at geauxvote.com*

**Early Voting:*

Friday, October 18, 2024 and Saturday, October 19, 2024

Monday, October 21 – Saturday, October 26, 2024

Monday, October 28 - Tuesday, October 29, 2024

CLOSED Sunday, October 20, 2024

CLOSED Sunday, October 27, 2024

8:30 am - 6:00 pm - Westbank – Courthouse, 15045 River Rd. Hahnville; Eastbank – Arterbury Building, 14564 River Rd. New Sarpy

**Monday, November 4, 2024 – Last day to request Absentee by Mail Ballots*

**Monday, November 4, 2024 - Last day for Registrar to receive voted Absentee Ballot*

**Tuesday, November 5, 2024 - Election Day – 6:00 am – 8:00 pm*

Accommodations for Disabled

St. Charles Parish will upon request and with three (3) days advanced notice provide reasonable accommodation to any disabled individual wishing to attend the meeting. Anyone requiring reasonable accommodation is requested to contact the Office of the Council Secretary at (985) 783-5000 to discuss the particular accommodations needed.