



St. Charles Parish

Meeting Agenda

Parish Council

Council Chairman Dick Gibbs
Councilmembers Holly Fonseca,
La Sandra Darensbourg Gordon, Mary K. Clulee, Nicky Dufrene,
Marilyn B. Bellock, Bob Fisher, Julia Fisher-Perrier

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

Tuesday, September 8, 2020

6:00 PM

Council Chambers, Courthouse

Final

CALL TO ORDER

PRAYER

Kathleen Collins, Executive Board
Daughters of the American Revolution

PLEDGE

Sheila Curry, Executive Board
Daughters of the American Revolution

APPROVAL OF MINUTES

Regular Meeting – July 27, 2020
Regular Meeting – August 10, 2020

SPECIAL BUSINESS (PROCLAMATIONS, CANVASS RETURNS, ETC.)

- 1 [2020-0251](#) Tribute: Honorable Wendy Benedetto, Councilwoman-At-Large, Division A

Sponsors: Ms. Fisher-Perrier, Ms. Fonseca, Ms. Darensbourg Gordon, Ms. Clulee, Mr. Gibbs, Mr. Dufrene, Ms. Bellock and Mr. Fisher

Attachments: [2020-0251 Wendy Benedetto Tribute](#)

Legislative History

8/24/20 Parish Council Meeting Cancelled
The regular St. Charles Parish Council Meeting scheduled for Monday, August 24, 2020 at 6:00 pm - cancelled due to inclement weather.

- 2 [2020-0261](#) A resolution to appoint a member to the St. Charles Parish Council to fill the vacancy created by the resignation of At-Large, Division A Councilwoman Wendy Benedetto.

Sponsors: Ms. Fonseca, Ms. Darenbourg Gordon, Ms. Clulee, Mr. Gibbs, Mr. Dufrene, Ms. Bellock, Mr. Fisher and Ms. Fisher-Perrier

Attachments: [2020-0261 Letter from State_accept resignation_Benedetto.pdf](#)
[2020-0261 Resignation to State_Wendy Benedetto_St. Charles Parish_8-25-20](#)

Legislative History

8/17/20	Council Member(s)	Correspondence Sent
	to Honorable R. Kyle Ardoin, Secretary of State, from Councilwoman Wendy Benedetto, formally notifying him of her resignation from the office of Councilwoman At-Large, Division A and to allow the vacancy to be filled pursuant to Article III Section A, 6, of the St. Charles Parish Home Rule Charter.	
8/25/20	Council Secretary	Correspondence Received
	from Secretary of State R. Kyle Ardoin's Office enclosing copy of the notice of resignation received from Councilwoman Wendy Benedetto as Councilwoman At-Large, Division A, and informing the governing authority to call a special election, and make an appointment to fill the vacancy until the person elected assumes the office.	

- 5 [2020-0256](#) Proclamation: "Constitution Week"

Sponsors: Mr. Jewell

Attachments: [2020-0256 Constitution Week](#)

- 6 [2020-0257](#) Proclamation: "National Child Passenger Safety Week" and "National Seat Check Saturday"

Sponsors: Ms. Darenbourg Gordon

Attachments: [2020-0257 Child Passenger Week and Seat Check Saturday](#)

- 7 [2020-0262](#) Proclamation: "Need to Feed Month in St. Charles Parish"

Sponsors: Mr. Gibbs

Attachments: [2020-0262 Need to Feed](#)

- 8 [2020-0263](#) A resolution providing for canvassing the returns and declaring the results of the special election held in the Parish of St. Charles, State of Louisiana, on Saturday, August 15, 2020, to authorize the renewal of special taxes (911 renewal, Road Lighting renewal, Library continuation) therein.

Sponsors: Mr. Jewell and Bond Counsel

Attachments: [2020-0263 PROCÈS VERBAL, EXHIBIT A, PUBLICATION OF NOTICE OF ELI](#)

- 17 [2020-0254](#) Local Board of Review - 2020 Assessment - Regular Meeting,
September 21, 2020, 6PM, Council Chambers, Courthouse

Sponsors: Mr. Gibbs

Attachments: [Board of Review Schedule2020.pdf](#)
[Assessor Letter - 2020 Board of Review.pdf](#)
[Appeal Form 3101 revised.pdf](#)
[Form 3103.A, RS, Chapter 31.pdf](#)

*****Announcement*****

Legislative History

8/17/20	Assessor	List Exposed
	August 17 - 31, 2020 List Exposed for Tax Payer Inspection	

REPORTS (FINANCE AND ADMINISTRATIVE ACTIVITIES)

[2020-0255](#) Department of Finance

[2020-0246](#) Library Board of Control

Legislative History

8/24/20	Parish Council	Meeting Cancelled
	The regular St. Charles Parish Council Meeting scheduled for Monday, August 24, 2020 at 6:00 pm - cancelled due to inclement weather.	

[2020-0260](#) German Coast Farmers' Market

[2020-0248](#) Parish President Remarks/Report

Sponsors: Mr. Jewell

Legislative History

8/24/20	Parish Council	Meeting Cancelled
	The regular St. Charles Parish Council Meeting scheduled for Monday, August 24, 2020 at 6:00 pm - cancelled due to inclement weather.	

ORDINANCES / RESOLUTIONS INTRODUCED FOR PUBLICATION / PUBLIC HEARING

Monday, September 21, 2020, 6:00 pm, Council Chambers, Courthouse, Hahnville

- 21 [2020-0240](#) An ordinance to amend the Code of Ordinances to revise Chapter 15 Motor Vehicles and Traffic, Section 15-9. Speed Limits (a) (61) to include First Street, Second Street, Fourth Street, and Short Street in St. Rose to lower the speed limit to Fifteen (15) miles per hour.

Sponsors: Ms. Bellock

Attachments: [2020-0240 6-3-20 MB letter to residents](#)
[2020-0240 7-28-20 MB email outcome](#)

[This proposed ordinance was introduced, published, and scheduled for public hearing on August 24, 2020. The regular meeting scheduled for August 24th was cancelled-Courthouse closed due to inclement weather; therefore it must be re-introduced and re advertised for public hearing prior to consideration by the Parish Council.]

Legislative History

6/3/20	Council Member(s)	Correspondence Sent to the Residents of First Street, Second Street, Third Street, Fourth Street, and Short Street in St. Rose, from Councilwoman, District V, Marilyn B. Bellock, seeking feedback to determine the majority opinion of the residents, whether in favor or not in favor of reducing the speed limit from 25 miles per hour to 15 miles per hour on First Street, Second Street, Third Street, Fourth Street, and Short Street.
7/28/20	Council Member(s)	Correspondence Sent to Council Secretary Michelle Impastato, from Councilwoman, District V, Marilyn B. Bellock (email), with approval to move forward with the speed limit reduction on First Street, Second Street, Third Street, Fourth Street, and Short Street in St. Rose from 25 miles per hour to 15 miles per hour.
8/10/20	Council Member(s)	Introduced The regular parish council meeting scheduled for Monday, August 24, 2020 at 6:00 pm was cancelled on August 23, 2020. (Hurricane Storm Marco and Tropical Storm Laura) File No. 2020-0240 placed on the September 8, 2020 agenda for introduction.
8/10/20	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council
8/24/20	Parish Council	Meeting Cancelled The regular St. Charles Parish Council Meeting scheduled for Monday, August 24, 2020 at 6:00 pm - cancelled due to inclement weather.

- 22** [2020-0242](#) An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from O-L to R-1A and C-2 on approximately 83 acres in New Sarpy, as requested by Victoria Estates, LLC for Gore-St. Charles, LLC.

Sponsors: Mr. Jewell and Department of Planning & Zoning

Attachments: [2020-0242 Minutes_08.06.20_Gore-StCharles](#)
[2020-0242 LUR_2020-13-R Victoria Estates LLC](#)
[2020-0242 Survey_2020-13-R](#)
[2020-0242 EX-1_Zoning Exhibit_DDG_2020-13-R](#)
[2020-0242 AERIAL_2020-13-R](#)
[2020-0242 ZONING_2020-13-R](#)
[2020-0242 FLUM_2020-13-R](#)
[2020-0242 ApplicationP1_2020-13-R](#)

[This proposed ordinance was introduced, published, and scheduled for public hearing on August 24, 2020. The regular meeting scheduled for August 24th was cancelled-Courthouse closed due to inclement weather; therefore it must be re-introduced and re advertised for public hearing prior to consideration by the Parish Council.]

Legislative History

7/7/20	Department of Planning & Zoning	Received/Assigned PH
8/6/20	Department of Planning & Zoning	Recommended Approval to the Planning Commission
8/6/20	Planning Commission	Recommended Approval to the Parish Council
8/10/20	Parish President	Introduced
	The regular parish council meeting scheduled for Monday, August 24, 2020 at 6:00 pm was cancelled on August 23, 2020. (Hurricane Storm Marco and Tropical Storm Laura)	
	File No. 2020-0242 placed on the September 8, 2020 agenda for introduction.	
8/10/20	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council
8/24/20	Parish Council	Meeting Cancelled
	The regular St. Charles Parish Council Meeting scheduled for Monday, August 24, 2020 at 6:00 pm - cancelled due to inclement weather.	

- 36** [2020-0243](#) An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, as amended, Sections III. and VI.A.[I].1.a., to add Historic Home Site Bed and Breakfast to permitted uses in the Open Land zoning district.

Sponsors: Mr. Jewell and Department of Planning & Zoning

Attachments: [2020-0243 Minutes 08.06.20 AddHistHomeBB](#)
[2020-0243 LUR 2020-07-ORD Historic BnB](#)

[This proposed ordinance was introduced, published, and scheduled for public hearing on August 24, 2020. The regular meeting scheduled for August 24th was cancelled-Courthouse closed due to inclement weather; therefore it must be re-introduced and re advertised for public hearing prior to consideration by the Parish Council.]

Legislative History

8/10/20	Parish President	Introduced
	The regular parish council meeting scheduled for Monday, August 24, 2020 at 6:00 pm was cancelled on August 23, 2020. (Hurricane Storm Marco and Tropical Storm Laura)	
	File No. 2020-0243 placed on the September 8, 2020 agenda for introduction.	
8/10/20	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council
8/24/20	Parish Council	Meeting Cancelled
	The regular St. Charles Parish Council Meeting scheduled for Monday, August 24, 2020 at 6:00 pm - cancelled due to inclement weather.	

- 39** [2020-0244](#) An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, as amended, Section XV.D to rezoning requests to meet a minimum of two (2) rezoning guidelines and criteria in order to receive a recommendation for approval from Planning Staff.

Sponsors: Mr. Jewell and Department of Planning & Zoning

Attachments: [2020-0244 Minutes 08.06.20 PZRmeet2Cri](#)
[2020-0244 LUR 2020-08 Rezoning Criteria](#)

[This proposed ordinance was introduced, published, and scheduled for public hearing on August 24, 2020. The regular meeting scheduled for August 24th was cancelled-Courthouse closed due to inclement weather; therefore it must be re-introduced and re advertised for public hearing prior to consideration by the Parish Council.]

Legislative History

8/10/20	Parish President	Introduced
	The regular parish council meeting scheduled for Monday, August 24, 2020 at 6:00 pm was cancelled on August 23, 2020. (Hurricane Storm Marco and Tropical Storm Laura)	
	File No. 2020-0244 placed on the September 8, 2020 agenda for introduction.	

8/10/20 Parish Council Publish/Scheduled for Public Hearing to the Parish Council

8/24/20 Parish Council Meeting Cancelled
The regular St. Charles Parish Council Meeting scheduled for Monday, August 24, 2020 at 6:00 pm - cancelled due to inclement weather.

- 43** [2020-0250](#) An ordinance to approve and authorize the execution of a contract with BLD Services, LLC, for Parish Project No. S170601 Luling Oxidation Pond Rehabilitation and Upgrades, with a Bid in the amount of \$6,646,555.00.

Sponsors: Mr. Jewell and Department of Wastewater

Attachments: [2020-0250 Section 00500 Contract.pdf](#)
[2020-0250 2020_07_28 Bid Tabulation.pdf](#)
[2020-0250 Recommendation Letter.pdf](#)
[2020-0250 Notice of Intent to Award.pdf](#)

Legislative History

8/24/20 Parish President Introduced
The regular parish council meeting scheduled for Monday, August 24, 2020 at 6:00 pm was cancelled on August 23, 2020. (Hurricane Storm Marco and Tropical Storm Laura)

File No. 2020-0250 placed on the September 8, 2020 agenda for introduction.

8/24/20 Parish Council Meeting Cancelled
The regular St. Charles Parish Council Meeting scheduled for Monday, August 24, 2020 at 6:00 pm - cancelled due to inclement weather.

- 54** [2020-0252](#) An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from R-1A to R-3 on a 8,644 square foot area consisting of Lots 1 and 2, Square M, Good Hope Subdivision, municipal address 400 Apple Street, Norco, as requested by C & J Re Investors, LLC.

Sponsors: Mr. Jewell and Department of Planning & Zoning

Attachments: [2020-0252 Recommendation At a C J RE 2020-12-R](#)
[2020-0252 Minutes 08.06.20 CJReInvestors](#)
[2020-0252 LUR 2020-12-R CJ Re Investors LLC](#)
[2020-0252 2020-12-R AERIAL](#)
[2020-0252 2020-12-R ZONING](#)
[2020-0252 FLUM](#)
[2020-0252 ApplicantStatements](#)

Legislative History

6/18/20 Department of Planning & Zoning Received/Assigned PH

8/6/20 Department of Planning & Zoning Recommended Denial to the Planning Commission

8/6/20 Planning Commission Recommended Denial to the Parish Council
 8/24/20 Parish President Introduced
 The regular parish council meeting scheduled for Monday, August 24, 2020 at 6:00 pm was cancelled on August 23, 2020. (Hurricane Storm Marco and Tropical Storm Laura)

File No. 2020-0252 placed on the September 8, 2020 agenda for introduction.

8/24/20 Parish Council Meeting Cancelled
 The regular St. Charles Parish Council Meeting scheduled for Monday, August 24, 2020 at 6:00 pm - cancelled due to inclement weather.

- 65** [2020-0253](#) An ordinance to approve and authorize the execution of Amendment No. 1 to the Cooperative Endeavor Agreement by and between St. Charles Parish and St. Charles Community Health Center, Inc., Ordinance No. 10-11-17, to extend the Agreement for the term of the Millage for Public Health Unit facilities.

Sponsors: Mr. Jewell

Attachments: [2020-0253 Amended.Agreement.Community Health Center - Amend](#)

Legislative History

8/24/20 Parish President Introduced
 The regular parish council meeting scheduled for Monday, August 24, 2020 at 6:00 pm was cancelled on August 23, 2020. (Hurricane Storm Marco and Tropical Storm Laura)

File No. 2020-0253 placed on the September 8, 2020 agenda for introduction.

8/24/20 Parish Council Meeting Cancelled
 The regular St. Charles Parish Council Meeting scheduled for Monday, August 24, 2020 at 6:00 pm - cancelled due to inclement weather.

- 67** [2020-0258](#) An ordinance to approve and authorize the execution of an engineering services agreement with Barowka and Bonura Engineers & Consultants (BBEC), LLC for providing all necessary services for the Ormond Railroad Culverts Project (P200801).

Sponsors: Mr. Jewell and Department of Public Works

Attachments: [2020-0258 Engineering Services Agreement Ormond Railroad Culverts \(002\).pc](#)
 [2020-0258 Proposal](#)

ORDINANCES/RESOLUTIONS WHICH HAVE BEEN TABLED

- 88** [2020-0182](#) An ordinance to amend the St. Charles Parish Code of Ordinances, Chapter 6 Buildings and Building Regulations, Article II, Section 6-14 Permit Application to establish a process for analyzing the impact of traffic generated by new development by adding part (n) Traffic Impact Analysis.

Sponsors: Mr. Jewell and Department of Planning & Zoning

Attachments: [2020-0182 TIA Policy \(Rev 1\)](#)
[2020-0182 Minutes 08.06.2020 TIAofrCh6](#)
[2020-0182 LUR 2020-04 ORD-Adopt TIA.pdf](#)

[This proposed ordinance was tabled on August 10, 2020, the regular meeting scheduled for August 24th was cancelled-Courthouse closed due to inclement weather; Public Hearing requirements were previously satisfied.]

Legislative History

6/15/20	Parish President	Introduced
	The regular parish council meeting scheduled for Monday, August 24, 2020 at 6:00 pm was cancelled on August 23, 2020. (Hurricane Storm Marco and Tropical Storm Laura)	
	File No. 2020-0182 placed on the September 8, 2020 agenda.	
6/15/20	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council
7/6/20	Legislative Committee	Discussed.
	Speakers: Parish President Matthew Jewell Mr. Mike Palamone, Chief Administrative Officer Mr. Michael Albert, Planning & Zoning Director	
7/6/20	Parish Council	Public Hearing Requirements Satisfied
	Reported: P & Z Department Recommended: Approval	
7/6/20	Parish Council	Tabled.
	Council Discussion	
7/6/20	Parish Council	Tabled.
7/27/20	Parish Council	Remained Tabled
8/10/20	Parish Council	Removed from the Table
8/10/20	Parish Council	Removed from the Table

8/10/20	Parish Council	Amended
	Councilwoman Fonseca questioned the proposed revision to File No. 2020-0182. Parish President Matthew Jewell discussed the proposed revision received by the Planning & Zoning Department. Councilwoman Fisher-Perrier spoke on the matter. Chairman Gibbs spoke on the matter.	
	Amendment: to amend the proposed ordinance in "SECTION I. (n) Traffic Impact Analysis." to change "... <u>currently adopted Traffic Impact Analysis Policy (File No. 2020-0182).</u> " to read "... <u>currently adopted Traffic Impact Analysis Policy (Resolution No. _____).</u> "	
8/10/20	Parish Council	Amended
8/10/20	Parish Council	Tabled.
	Public Hearing was previously satisfied	
	A motion was made by Councilmember Darensbourg Gordon, seconded by Councilmember Fisher-Perrier, to re-open Public Hearing on File No. 2020-0182. No vote taken to re-open File No. 2020-0182 for Public Hearing.	
	Councilwoman Fonseca requested to speak to obtain further clarification on the revision. Mr. Jewell spoke on the matter. Chief Administrative Officer Mike Palamone spoke on the matter. Legal Services Director Corey Oubre spoke on the matter. Further Discussion	
8/10/20	Parish Council	Tabled.
8/24/20	Parish Council	Meeting Cancelled
	The regular St. Charles Parish Council Meeting scheduled for Monday, August 24, 2020 at 6:00 pm - cancelled due to inclement weather.	

RESOLUTIONS

102 [2020-0249](#)

A resolution providing supporting authorization to endorse the approval of a revised Preliminary Plat for Esperanza Business Park Phase II, with waivers from the maximum block length, as requested by Esperanza Land, LLC.

Sponsors:

Mr. Jewell and Department of Planning & Zoning

Attachments:

[2020-0249 Minutes_08.06.20_EsperanzaBusPkPh2](#)

[2020-0249 LUR \(revised\) PZS-2017-31 PRELIM PLAT Esperanza Phase II.pdf](#)

[2020-0249 Preliminary Plat revised.pdf](#)

[2020-0249 Letter to P&Z re Revised Preliminary Plat Waiver Requests.pdf](#)

[2020-0249 PZS-2017-31 AERIAL](#)

[2020-0249 PZS-2017-31 ZONING](#)

[2020-0249 PZS-2017-31 FLUM](#)

Legislative History

5/2/17	Department of Planning & Zoning	Received/Assigned PH
8/24/20	Parish President	Introduced
	The regular parish council meeting scheduled for Monday, August 24, 2020 at 6:00 pm was cancelled on August 23, 2020. (Hurricane Storm Marco and Tropical Storm Laura)	
	File No. 2020-0249 placed on the September 8, 2020 agenda.	
8/24/20	Parish Council	Meeting Cancelled
	The regular St. Charles Parish Council Meeting scheduled for Monday, August 24, 2020 at 6:00 pm - cancelled due to inclement weather.	

MEETINGS, ANNOUNCEMENTS, NOTICES, ETC.

MEETINGS

COMMUNITY ACTION ADVISORY BOARD: Wednesday, 9/9/20, 5PM, Council Chambers
COMMUNICATIONS DISTRICT (911): Monday, 9/14/20, 5PM, Council Chambers
LIBRARY BOARD OF CONTROL: Tuesday, 9/15/20, 6PM, Council Chambers
BOARD OF ADJUSTMENT (ZBA): Thursday, 9/17/20, 7PM, Council Chambers
PONTCHARTRAIN LEVEE DISTRICT: Monday, 9/21/20, 6PM, Pontchartrain Levee District Headquarters Complex, 2069 Railroad Avenue, Lutcher
ST. CHARLES PARISH COUNCIL: Monday, 9/21/20, 6PM, Council Chambers

ANNOUNCEMENTS

Board of Review: Parish Council will be sitting as a Board of Review September 11 – September 25, 2020
2020 Assessment List
Written or Oral Protests must be received by the Parish Council Office by September 14, 2020 – 4:00 pm

Public Hearings to consider the Proposed 2021 Capital and Consolidated Operating Budget:
Tuesday, October 27, 2020, 9AM
Thursday, October 29, 2020, 6PM
Monday, November 2, 2020, 6PM

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.