



St. Charles Parish

Meeting Minutes

Parish Council

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

Final

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

Monday, December 6, 2021

6:00 PM

Council Chambers, Courthouse

ATTENDANCE

Present 8 - Holly Fonseca, La Sandra Darensbourg Gordon, Mary K. Clulee, Dick Gibbs, Nicky Dufrene, Marilyn B. Bellock, Bob Fisher, and Julia Fisher-Perrier

Absent 1 - Beth A. Billings

Also Present

Parish President Matthew Jewell, Legal Services Director Corey Oubre, Chief Administrative Officer Mike Palamone, Chief Operations Officer Darrin Duhe, Executive Director of Technology and Cybersecurity Anthony Ayo, Finance Director Grant Dussom, Public Works/Wastewater Director Miles Bingham, Senior Projects Manager Sam Scholle, Planning & Zoning Director Michael Albert, Eric Zurcher, Public Information Office, Alissa Cavaretta, Public Information Office

CALL TO ORDER

Meeting called to order at 6:01 pm.

PRAYER / PLEDGE

Father Paul Clark
Our Lady of the Holy Rosary Church, Hahnville

APPROVAL OF MINUTES

A motion was made by Councilmember Fonseca, seconded by Councilmember Darensbourg Gordon, to approve the minutes from the Budget Hearing of November 9, 2021, the Budget Hearing of November 10, 2021, and the regular Meeting / Budget Hearing of November 15, 2021. The motion carried by the following vote:

Yea: 8 - Fonseca, Darensbourg Gordon, Clulee, Gibbs, Dufrene, Bellock, Fisher and Fisher-Perrier

Nay: 0

Absent: 1 - Billings

SPECIAL BUSINESS (PROCLAMATIONS, CANVASS RETURNS, ETC.)

[2021-0298](#)

In Recognition: Randy Lauve, Board of Adjustment

Sponsors: Ms. Clulee

Read

[2021-0299](#)

In Recognition: Robert Price, Board of Adjustment

Sponsors: Mr. Dufrene

Read

[2021-0300](#)

In Recognition: Lori E. Brown, Board of Adjustment

Sponsors: Ms. Bellock

Read

Councilman Fisher spoke regarding File No. 2021-0298, File No. 2021-0299, and File No. 2021-0300; Board of Adjustment recognitions.

[2021-0301](#)

In Recognition: Home Builders Association of Greater New Orleans, 80th Anniversary

Sponsors: Mr. Jewell

Mr. Dan Mills, CEO, Home Builders Association of Greater New Orleans, was not present when the recognition was read.

Read

[2021-0302](#)

Proclamation: Toy and Gift Fund Week

Sponsors: Mr. Jewell

Read

[2021-0292](#)

An ordinance authorizing the issuance and sale of not exceeding Fifty Million Dollars (\$50,000,000) of Hurricane Recovery Revenue Notes of the Parish of St. Charles, State of Louisiana; and providing for other matters in connection therewith.

Sponsors: Mr. Jewell and Bond Counsel

Finance Director Grant Dussom spoke on the matter.
Chairman Bellock stated that Administration and Foley & Judell, L.L.P., requested that File No. 2021-0292 be postponed indefinitely.

Public Hearing Requirements Satisfied

Enactment No: 22-1-1

Council Discussion
Chairman Bellock invited Mr. Jason Akers, representing Foley & Judell, L.L.P., to the podium to explain.
Mr. Akers spoke on the matter.

A motion was made by Councilmember Fonseca, seconded by Councilmember Gibbs, to Postpone Indefinitely File No. 2021-0292. The motion carried by the following vote:

Yea: 8 - Fonseca, Darensbourg Gordon, Clulee, Gibbs, Dufrene, Bellock, Fisher and Fisher-Perrier

Nay: 0

Absent: 1 - Billings

Enactment No: 22-1-1

Postponed Indefinitely

Enactment No: 22-1-1

[2021-0305](#)

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, November 13, 2021, to authorize the renewal of a special tax (mosquito abatement renewal) therein.

Sponsors: Mr. Jewell and Bond Counsel

Reported:
Bond Counsel Recommended: Approval
Mr. Jason Akers, representing Foley & Judell, L.L.P., spoke on the matter.

Public comment opened; no public comment

VOTE ON THE PROPOSED RESOLUTION

Yea: 8 - Fonseca, Darensbourg Gordon, Clulee, Gibbs, Dufrene, Bellock, Fisher and Fisher-Perrier

Nay: 0

Absent: 1 - Billings

Enactment No: 6599

[2021-0240](#)

Local Board of Review - 2021 Assessment - Regular Meeting, December 20, 2021, 6PM, Council Chambers, Courthouse

Sponsors: Ms. Bellock

December 9 - 23, Parish Council Review Period

Announced

REPORTS (FINANCE AND ADMINISTRATIVE ACTIVITIES)

[2021-0241](#)

Department of Finance

Finance Director Grant Dussom introduced Ms. Amy Verberne, CPA with Carr, Riggs & Ingram, LLC, to present audit report.

Ms. Amy Verberne, CPA with Carr, Riggs & Ingram, LLC, spoke on the matter.
Councilwoman Fonseca spoke on the matter.

Reported

[2021-0296](#)

Housing Authority

Chairman Bellock stated that the report will be rescheduled.

Not Reported

[2021-0297](#)

Parish President Remarks/Report

Sponsors: Mr. Jewell

Chairman Bellock spoke on the matter.
Parish President Matthew Jewell spoke on the matter.

Reported

Parish President Matthew Jewell presented Mr. Dan Mills, CEO, Home Builders Association of Greater New Orleans with the recognition plaque read earlier in the meeting, File No. 2021-0301.

Mr. Dan Mills spoke on the matter and introduced Mr. Kevin Katner, President, Home Builders Association of Greater New Orleans.

IN ACCORDANCE WITH ARTICLE IV, SECTION B OF THE HOME RULE CHARTER, CHAIRMAN BELLOCK AUTHORIZED THAT THE ORDINANCES, HAVING BEEN PRESENTED FOR INTRODUCTION, DISTRIBUTED TO COUNCIL MEMBERS AND THE PARISH PRESIDENT, AND NOT REJECTED BY TWO-THIRDS OF THE COUNCIL MEMBERS, ARE TO BE PUBLISHED IN SUMMARY FORM AS FOLLOWS IN THE OFFICIAL JOURNAL WITH NOTICE OF PUBLIC HEARING TO BE HELD ON MONDAY, DECEMBER 20, 2021, 6:00 P.M., COUNCIL CHAMBERS, COURTHOUSE, HAHNVILLE, TO BE CONSIDERED FOR FINAL PASSAGE:

[2021-0310](#)

An ordinance to amend Ordinance No. 13-5-14 and Ordinance No. 19-12-16, as previously amended, to provide for the change of Polling Place for Precinct 6-1 in Montz, Louisiana, from Montz Community Center, 152 Union Lane, Montz to Zephirin L. Perilloux Firehouse, 17830 River Road, Montz.

Sponsors: Mr. Fisher

Publish/Scheduled for Public Hearing to the Parish Council on December 20, 2021

Enactment No: 21-12-3

[2021-0311](#)

An ordinance to request a temporary change of the Polling Places for all Elections held between January 1, 2022, to December 31, 2022, for Precincts 1-2, 1-2A, 3-3, and 6-8.

Sponsors: Ms. Bellock

Publish/Scheduled for Public Hearing to the Parish Council on December 20, 2021

Enactment No: 21-12-4

[2021-0312](#)

An ordinance to amend the St. Charles Code of Ordinances, Chapter 13 Licenses, Taxation and Miscellaneous Business Regulations, Article V. Roadside, Mobile, Etc., Vendors in order to permit retail sales from mobile food establishments on private commercial property.

Sponsors: Mr. Jewell and Department of Planning & Zoning

Publish/Scheduled for Public Hearing to the Parish Council on December 20, 2021

Enactment No: 21-12-5

[2021-0313](#)

An ordinance approving and authorizing the execution of a contract with River Birch Renewable Energy, LLC, to perform professional services for Solid Waste Collection Services, Project No. P210804.

Sponsors: Mr. Jewell, Department of Public Works, Ms. Billings, Ms. Darensbourg Gordon and Ms. Bellock

Publish/Scheduled for Public Hearing to the Parish Council on December 20, 2021

Enactment No: 21-12-6

[2021-0315](#)

An ordinance approving and authorizing the execution of a Professional Services Agreement with Murray Architects, Inc, to perform all necessary professional Architectural services for a West Bank Splash Park and additional parking located at the Edward A. Dufresne Community Center.

Sponsors: Mr. Jewell and Department of Parks and Recreation

Publish/Scheduled for Public Hearing to the Parish Council on December 20, 2021

Enactment No: 21-12-7

[2021-0316](#)

An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981 (as amended) Section XXII.- Regulations for home occupations to revise operational regulation #9 regarding alcoholic beverages.

Sponsors: Mr. Jewell and Department of Planning & Zoning

Publish/Scheduled for Public Hearing to the Parish Council on December 20, 2021

Enactment No: 21-12-8

PLANNING AND ZONING PETITIONS

[2021-0295](#)

An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from C-2 to C-3 on 61,010 sq. ft., Lot A-1-A-1A, St. Charles Plaza, as requested by St. Charles Plaza Partners.

Sponsors: Mr. Jewell and Department of Planning & Zoning

Reported:

P & Z Department Recommended: Approval

Planning Commission Recommended: Approval

Speakers:

Mr. Joey Murray, Murray Architects, Inc., Destrehan, representing St. Charles Plaza Partners

Public Hearing Requirements Satisfied

Enactment No: 21-12-1

VOTE ON THE PROPOSED ORDINANCE

Yea: 8 - Fonseca, Darensbourg Gordon, Clulee, Gibbs, Dufrene, Bellock, Fisher and Fisher-Perrier

Nay: 0

Absent: 1 - Billings

Enactment No: 21-12-1

**ORDINANCES SCHEDULED FOR PUBLIC HEARING
(INTRODUCED AT PREVIOUS MEETING)**

[2021-0293](#)

An ordinance approving and authorizing the execution of Change Order No. 2 (FINAL) for Parish Project No P020902-5, East Bank Multi-Use Path, Phase VI, State Project No. H.009763.6, Federal Aid Project No. H009763 to balance contract quantities with actual quantities with a decrease of \$2,908.80.

Sponsors: Mr. Jewell and Department of Public Works

Reported:

Public Works Department Recommended: Approval

Public Hearing Requirements Satisfied

Enactment No: 21-12-2

Council Discussion

Public Works/Wastewater Director Miles Bingham spoke on the matter.

VOTE ON THE PROPOSED ORDINANCE

Yea: 8 - Fonseca, Darensbourg Gordon, Clulee, Gibbs, Dufrene, Bellock, Fisher and Fisher-Perrier

Nay: 0

Absent: 1 - Billings

Enactment No: 21-12-2

RESOLUTIONS

2021-0303

A resolution in support of the Planning and Zoning Commission's approval of 2021-7-SPU for a barroom in an M-1 zoning district, Lot 15, Dufresne Business Park, 13899 River Road, Luling as requested by Brandon & June Zeringue.

Sponsors: Mr. Jewell and Department of Planning & Zoning

Reported:

P & Z Department Recommended: Approval

Planning Commission Recommended: Approval

Public comment opened; no public comment

Council Discussion

Parish President Matthew Jewell spoke on the matter.

VOTE ON THE PROPOSED RESOLUTION

Yea: 8 - Fonseca, Darensbourg Gordon, Clulee, Gibbs, Dufrene, Bellock, Fisher and Fisher-Perrier

Nay: 0

Absent: 1 - Billings

Enactment No: 6600

2021-0304

A resolution endorsing a waiver from Appendix C, Subdivision Regulations of 1981, Section III. Geometric Standards, B. Blocks, 3. Arrangement and E. Building Lines as requested by St. Charles Plaza Partners.

Sponsors: Mr. Jewell and Department of Planning & Zoning

Reported:

P & Z Department Recommended: Approval w/Stipulation Approval, contingent on:

Receipt of a new plat with the following revisions:

- o Revised lot layout as detailed in this report and shown on the marked-up plat.
- o Inclusion of an access servitude for those lots that do not meet the arrangement requirement.
- o Revision of the Public Access note based on the two items noted above.
- o Addition of Note I, stating "No lot created by this act of subdivision shall be divided in such a way that another net increase in the number of lots occurs for a period of two years".
- o Addition of a signature line for the Council Chair.

Approval of the waivers by the Planning Commission with supporting resolution from the Parish Council.

Planning Commission Recommended: Approval w/Stipulation Approval, contingent on:

Receipt of a new plat with the following revisions:

- o Revised lot layout as detailed in this report and shown on the marked-up plat.
- o Inclusion of an access servitude for those lots that do not meet the arrangement requirement.
- o Revision of the Public Access note based on the two items noted above.
- o Addition of Note I, stating "No lot created by this act of subdivision shall be divided in such a way that another net increase in the number of lots occurs for a period of two years".
- o Addition of a signature line for the Council Chair.

Approval of the waivers by the Planning Commission with supporting resolution from the Parish Council.

Public comment opened

Mr. Joey Murray, Murray Architects, Inc., Destrehan, representing St. Charles Plaza Partners

VOTE ON THE PROPOSED RESOLUTION

Yea: 8 - Fonseca, Darenbourg Gordon, Clulee, Gibbs, Dufrene, Bellock, Fisher and Fisher-Perrier

Nay: 0

Absent: 1 - Billings

Enactment No: 6601

[2021-0314](#)

A resolution endorsing waivers from the St. Charles Parish Zoning Ordinance of 1981, Section VIII. Site Design Requirements, D. Landscaping Requirements, 3. Required Plantings, items a. and d., as requested by RNK Construction, LLC.

Sponsors: Mr. Jewell and Department of Planning & Zoning

Public comment opened on the deviation

Mr. Joey Murray, Murray Architects, Inc., Destrehan, representing St. Charles Plaza Partners

A motion was made by Councilmember Fisher-Perrier, seconded by Councilmember Fonseca, to deviate from the regular order of the agenda to take up File No. 2021-0314; a matter not on the agenda. The motion carried by the following vote:

Yea: 8 - Fonseca, Darenbourg Gordon, Clulee, Gibbs, Dufrene, Bellock, Fisher and Fisher-Perrier

Nay: 0

Absent: 1 - Billings

Enactment No: 6602

Deviated

Enactment No: 6602

Reported:

P & Z Department Recommended: Approval w/Stipulation Conditional Approval.

If the special permit is approved, the following stipulations are recommended as conditions of approval:

1. A 20-ft. wide area buffer, which excludes truck parking or servicing should be located where the site abuts residential uses.
2. Heavy vehicles associated with the special permit are restricted to Entrance A, the signalized driveway.
3. Hours of operation should be established to limit interference with adjacent businesses and residences.
4. Pedestrian crosswalks should be installed between the parking lot and existing doors to businesses.
5. A method for controlling sediment from the trucks must be approved by the Planning Commission and documented as part of the application.
6. An updated site plan showing full compliance with any approved conditions or granted waivers is required.

If a waiver request is submitted for the landscaping requirements, the Department has no objection to its approval due to the existing nature of the site and that prior to its recent subdivision, the landscaping review would have been considerably different.

Planning Commission Recommended: Approval w/Stipulation Approved with the requested waivers subject to the recommended conditions with specific hours added in #3 and adding #7 as follows:

Maintenance of vehicles shall occur only between 7:00 a.m. and 6:00 p.m.

1. An 8-ft.-tall solid fence where residences abut.

Public comment opened

Mr. Robbie Gilbert, Luling, representing RNK Construction, LLC

Council Discussion

Planning & Zoning Director Michael Albert spoke on the matter.

VOTE ON THE PROPOSED RESOLUTION

Yea: 8 - Fonseca, Darenbourg Gordon, Clulee, Gibbs, Dufrene, Bellock, Fisher and Fisher-Perrier

Nay: 0

Absent: 1 - Billings

Enactment No: 6602

A motion was made by Councilmember Darenbourg Gordon, seconded by Councilmember Fonseca, to return to the regular order of the agenda. The motion carried by the following vote:

Yea: 8 - Fonseca, Darenbourg Gordon, Clulee, Gibbs, Dufrene, Bellock, Fisher and Fisher-Perrier

Nay: 0

Absent: 1 - Billings

Enactment No: 6602

Returned

Enactment No: 6602

2021-0306

A resolution authorizing the Parish of St. Charles (herein referred to as this "Governmental Unit") to join with the State of Louisiana and other local governmental units as a participant in the LOUISIANA STATE-LOCAL GOVERNMENT OPIOID LITIGATION MEMORANDUM OF UNDERSTANDING (the "MOU") and any subsequent Formal Agreements necessary to implement the MOU, including but not limited to, the Subdivision Settlement Participation Form(s) in Exhibit K of the Distributor Settlement Agreement and the Janssen Settlement Agreement available at <https://nationalopioidsettlement.com/>.

Sponsors: Mr. Jewell and Department of Legal Services

Reported:

Legal Services Department Recommended: Approval
Public comment opened; no public comment

Council Discussion

Parish President Matthew Jewell invited Mr. Stephen M. Gele' to the podium to explain. Mr. Stephen M. Gele', Attorney-At-Law, spoke on the matter.

VOTE ON THE PROPOSED RESOLUTION

Yea: 8 - Fonseca, Darensbourg Gordon, Clulee, Gibbs, Dufrene, Bellock, Fisher and Fisher-Perrier

Nay: 0

Absent: 1 - Billings

Enactment No: 6603

APPOINTMENTS

[2021-0307](#)

Council Ex-Officio Appointment to the St. Charles Parish Housing Authority.

Nominee:

Councilwoman Fisher-Perrier nominated Councilwoman Marilyn B. Bellock

Nomination(s) Accepted

A motion was made by Councilmember Fisher-Perrier, seconded by Councilmember Fonseca, to Close Nomination(s) for File No. 2021-0307. The motion carried by the following vote:

Yea: 8 - Fonseca, Darenbourg Gordon, Clulee, Gibbs, Dufrene, Bellock, Fisher and Fisher-Perrier

Nay: 0

Absent: 1 - Billings

Nomination(s) Closed

[2021-0308](#)

Council Appointment to the R.S.V.P. Advisory Council.

Nominee:

Councilman Fisher nominated Councilwoman La Sandra Darenbourg Gordon

Nomination(s) Accepted

A motion was made by Councilmember Fisher-Perrier, seconded by Councilmember Clulee, to Close Nomination(s) for File No. 2021-0308. The motion carried by the following vote:

Yea: 8 - Fonseca, Darenbourg Gordon, Clulee, Gibbs, Dufrene, Bellock, Fisher and Fisher-Perrier

Nay: 0

Absent: 1 - Billings

Nomination(s) Closed

[2021-0309](#)

Council Appointment to the R.S.V.P. Advisory Council.

Nominee:

Councilwoman Fonseca nominated Councilwoman Beth A. Billings

Nomination(s) Accepted

A motion was made by Councilmember Fisher, seconded by Councilmember Fisher-Perrier, to Close Nomination(s) for File No. 2021-0309. The motion carried by the following vote:

Yea: 8 - Fonseca, Darensbourg Gordon, Clulee, Gibbs, Dufrene, Bellock, Fisher and Fisher-Perrier

Nay: 0

Absent: 1 - Billings

Nomination(s) Closed

SPECIAL MATTERS TO BE CONSIDERED BY COUNCIL

[2021-0286](#)

Adopt 2022 Parish Council Meeting Schedule

Councilwoman Fisher-Perrier spoke on the matter.
Council Secretary Michelle Impastato spoke on the matter.

Public comment opened; no public comment

VOTE TO ADOPT THE 2022 PARISH COUNCIL MEETING SCHEDULE

Yea: 8 - Fonseca, Darensbourg Gordon, Clulee, Gibbs, Dufrene, Bellock, Fisher and Fisher-Perrier

Nay: 0

Absent: 1 - Billings

Adopted

[2021-0287](#)

Councilman Bob Fisher - Presiding Officer for 2022; Chairman, St. Charles Parish Council

Public comment opened; no public comment

VOTE ON THE APPOINTMENT OF COUNCILMAN BOB FISHER

Yea: 8 - Fonseca, Darensbourg Gordon, Clulee, Gibbs, Dufrene, Bellock, Fisher and Fisher-Perrier

Nay: 0

Absent: 1 - Billings

Confirmed

[2021-0288](#)

Confirm Nomination - Presiding Officer for 2022; Vice-Chairman, St. Charles Parish

Public comment opened; no public comment

Councilwoman Fisher-Perrier withdrew as a nominee for the appointment of Council Vice-Chairman for 2022.

A motion was made by Councilmember Fisher-Perrier, seconded by Councilmember Dufrene, to Postpone Indefinitely the nomination of Councilwoman Julia Fisher-Perrier as Presiding Officer for 2022; Vice-Chairman. The motion carried by the following vote:

Yea: 8 - Fonseca, Darensbourg Gordon, Clulee, Gibbs, Dufrene, Bellock, Fisher and Fisher-Perrier

Nay: 0

Absent: 1 - Billings

Postponed Indefinitely

[2021-0288](#)

Councilwoman Beth A. Billings - Presiding Officer for 2022; Vice-Chairman, St. Charles Parish

VOTE ON THE APPOINTMENT OF COUNCILWOMAN BETH A. BILLINGS

Yea: 7 - Fonseca, Darensbourg Gordon, Clulee, Gibbs, Dufrene, Fisher and Fisher-Perrier

Nay: 1 - Bellock

Absent: 1 - Billings

Confirmed

ADJOURNMENT

A motion was made by Councilmember Fisher, seconded by Councilmember Dufrene, to adjourn the meeting at approximately 7:21pm. The motion carried by the following vote:

Yea: 8 - Fonseca, Darenbourg Gordon, Clulee, Gibbs, Dufrene, Bellock, Fisher and Fisher-Perrier

Nay: 0

Absent: 1 - Billings

I HEREBY CERTIFY THE FOREGOING TO BE EXACT AND TRUE.

**Michelle Impastato
Council Secretary**