



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-la.gov

Final

Council Chairman Terrell D. Wilson
Councilmembers Wendy Benedetto, Paul J. Hogan,
Mary K. Clulee, Dick Gibbs, William Billy Woodruff,
Marilyn B. Bellock, Traci A. Fletcher, Julia Fisher-Perrier

Monday, December 11, 2017

6:00 PM

Council Chambers, Courthouse

ATTENDANCE

Present 9 - Wendy Benedetto, Paul J. Hogan, Terrell D. Wilson, Mary K. Clulee, John R. 'Dick' Gibbs, William Woodruff, Marilyn B. Bellock, Traci A. Fletcher, and Julia Fisher-Perrier

Also Present

Parish President Larry Cochran, Executive Secretary Robin Delahoussaye, Legal Services Director Robert Raymond, Chief Administrative Officer Billy Raymond, Executive Director of Procurement, Personnel, and Government Buildings Darrin Duhe, Executive Director of Community Affairs Dwayne LaGrange, Executive Director of Technology and Communications Anthony Ayo, Finance Director Grant Dussom, Public Works/Wastewater Director Clayton Faucheux, Planning & Zoning Director Michael Albert, Grants Officer Carla Chiasson, Public Information Officer Tristan Babin, WIOA Director Tommy Scott

CALL TO ORDER

Meeting called to order at 6:04 pm.

PRAYER / PLEDGE

Deacon Billy Raymond, Sr.
Mt. Airy Baptist Church

APPROVAL OF MINUTES

A motion was made by Councilmember Benedetto, seconded by Councilmember Fletcher, to approve the minutes from the regular meeting of November 13, 2017, and the regular meeting of November 27, 2017. The motion carried by the following vote:

Yea: 9 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock, Fletcher and Fisher-Perrier

Nay: 0

SPECIAL BUSINESS (PROCLAMATIONS, CANVASS RETURNS, ETC.)

[2017-0397](#)

In Recognition: Leslie Cooper, Zoning Board of Adjustment

Sponsors: Ms. Clulee

Chairman Wilson deferred File No. 2017-0397 until later in the meeting.

Deferred

[2017-0398](#)

In Recognition: Steven C. Wilson, Library Service District Board of Control

Sponsors: Mr. Gibbs

Read

[2017-0399](#)

In Recognition: Grant M. Dussom, Industrial Development Board

Sponsors: Mr. Wilson

Read

REPORTS (FINANCE AND ADMINISTRATIVE ACTIVITIES)

[2017-0400](#)

Library Service District

Ms. Leann Benedict, Library Director

Councilman Hogan spoke on the matter.

Ms. Benedict spoke on the matter.

Councilwoman Fletcher spoke on the matter.

Councilwoman Clulee spoke on the matter.

Chairman Wilson spoke on the matter.

Reported

[2017-0397](#)

In Recognition: Leslie Cooper, Zoning Board of Adjustment

Sponsors: Ms. Clulee

Read

[2017-0401](#)

Workforce Innovations and Opportunity Act (WIOA)

Workforce Innovation and Opportunity Act Program Director Tommy Scott

Councilwoman Benedetto spoke on the matter.

Mr. Scott spoke on the matter.

Councilwoman Clulee spoke on the matter.

Councilwoman Bellock spoke on the matter.

Councilman Gibbs spoke on the matter.

Public Works/Wastewater Director Clayton Fauchaux spoke on the matter.

Parish President Larry Cochran spoke on the matter.

Reported

[2017-0402](#)

Contract Monitor

Ms. Chandra Sampey, Contract Monitor's Office

Councilwoman Clulee spoke on the matter.

Ms. Sampey spoke on the matter.

Councilwoman Bellock spoke on the matter.

Councilman Hogan spoke on the matter.

Parish President Larry Cochran spoke on the matter.

Public Works/Wastewater Director Clayton Fauchaux spoke on the matter.

Councilwoman Fisher-Perrier spoke on the matter.

Councilman Wilson spoke on the matter.

Reported

[2017-0403](#)

Parish President Remarks/Report

Sponsors: Mr. Cochran

Reported

IN ACCORDANCE WITH ARTICLE IV, SECTION B OF THE HOME RULE CHARTER, CHAIRMAN WILSON 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, JANUARY 8, 2018, 6:00 P.M., COUNCIL CHAMBERS, COURTHOUSE, HAHNVILLE, TO BE CONSIDERED FOR FINAL PASSAGE:

[2017-0406](#)

An ordinance approving and authorizing the execution of Change Order No. 1 for DQSI, LLC, for PO-43a LaBranche Salinity Barrier Project, to increase the contract amount by \$26,357.85.

Sponsors: Mr. Cochran, Department of Planning & Zoning and Coastal Zone Management Section

Publish/Scheduled for Public Hearing to the Parish Council on January 8, 2018

[2017-0407](#)

An ordinance to amend the 2018 Consolidated Operating and Capital Budget to add \$300,000 (\$270,000 to Buildings, Grounds and Plant and \$30,000 to Architectural/Engineering) to General Fund Account 001-400610 - Planning and Zoning - for the Department of Planning and Zoning Building Expansion.

Sponsors: Mr. Cochran and Department of Finance

Publish/Scheduled for Public Hearing to the Parish Council on January 8, 2018

[2017-0408](#)

An ordinance to approve and authorize the execution of an Architectural Contract between Campo Designs and St. Charles Parish in the amount of \$45,817.00 for the design and construction management of additional office space and renovation of existing office space at the St. Charles Parish Planning & Zoning Building in Hahnville.

Sponsors: Mr. Cochran and Department of Planning & Zoning

Publish/Scheduled for Public Hearing to the Parish Council on January 8, 2018

[2017-0409](#)

An ordinance to approve and authorize the Parish President to execute Amendment No. 2 to Joint-Use Agreement No. 44 signed August 24, 1982, as amended July 29, 2005.

Sponsors: Mr. Cochran and Department of Parks and Recreation

Publish/Scheduled for Public Hearing to the Parish Council on January 8, 2018

[2017-0410](#)

An ordinance to approve and authorize the execution of a First Amendment to Predial Servitude Agreement by and between Rathborne Land Co., LLC and St. Charles Parish for property adjacent to the Luling Oxidation Pond.

Sponsors: Mr. Cochran and Department of Wastewater

Publish/Scheduled for Public Hearing to the Parish Council on January 8, 2018

[2017-0411](#)

An ordinance approving and authorizing the execution of Change Order No. 4 for the Willowridge Pump Station Project No. P080905-4A, Willowridge Levee - Phase II, State Project No.H.010102, as part of the West Bank Hurricane Protection Levee Project, to decrease the contract amount by \$2,332.60 with no change in the contract time.

Sponsors: Mr. Cochran and Department of Public Works

Publish/Scheduled for Public Hearing to the Parish Council on January 8, 2018

[2017-0412](#)

An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from M-1, Light Manufacturing and Industry District to R-1M, Manufactured Home/Recreational Vehicle (RV) Park on a 10 foot portion of Lot 32, Lots 33, 34, 35, and an 18 foot portion of Lot 36, Block G, Oak Ridge Park Subdivision, municipal address 1446 Paul Fredrick Drive, Luling as requested by Wade Mongrue.

Sponsors: Mr. Cochran and Department of Planning & Zoning

Publish/Scheduled for Public Hearing to the Parish Council on January 8, 2018

[2017-0413](#)

An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from R-1A, Single Family Residential Detached Conventional Homes - Medium Density to C-2, General Commercial on Lot 9, Block A, Good Hope Plantation Subdivision, municipal address 31 Apple Street, Norco as requested by the Department of Planning and Zoning on behalf of Keith Schexnayder.

Sponsors: Mr. Cochran and Department of Planning & Zoning

Publish/Scheduled for Public Hearing to the Parish Council on January 8, 2018

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

[2017-0386](#)

An ordinance to approve and authorize the Lafourche Basin Levee District to expropriate the necessary real estate interest to a portion of land designated as Parcel 26-2 for the Sunset Drainage District Levee in St. Charles Parish, Louisiana, and to authorize the transfer of the necessary funding thereof.

Sponsors: Mr. Cochran and Department of Public Works

Reported:

Public Works Department Recommended: Approval

Public Hearing Requirements Satisfied

Enactment No: 17-12-1

VOTE ON THE PROPOSED ORDINANCE

Yea: 9 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock, Fletcher and Fisher-Perrier

Nay: 0

Enactment No: 17-12-1

[2017-0387](#)

An ordinance adopting the St. Charles Parish Council Road and Bridges Capital Program Budget for fiscal year 2018 through 2020 in accordance with the Parish Transportation Act.

Sponsors: Mr. Cochran and Department of Finance

Reported:

Finance Department Recommended: Approval

Public Hearing Requirements Satisfied

Enactment No: 17-12-2

VOTE ON THE PROPOSED ORDINANCE

Yea: 9 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock, Fletcher and Fisher-Perrier

Nay: 0

Enactment No: 17-12-2

[2017-0393](#)

An ordinance to amend the 2017 Consolidated Operating and Capital Budget to adjust Beginning Fund Balances to Actuals and to adjust Revenues and Expenditures in various funds.

Sponsors: Mr. Cochran and Department of Finance

Finance Director Grant Dussom explained the revisions in "Exhibit A".

A motion was made by Councilmember Fletcher, seconded by Councilmember Hogan, to accept the revised version of "Exhibit A". The motion carried by the following vote:

Yea: 9 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock, Fletcher and Fisher-Perrier

Nay: 0

Enactment No: 17-12-3

Amended

Enactment No: 17-12-3

Reported:

Finance Department Recommended: Approval

Public Hearing Requirements Satisfied

Enactment No: 17-12-3

VOTE ON THE PROPOSED ORDINANCE AS AMENDED

Yea: 9 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock, Fletcher and Fisher-Perrier

Nay: 0

Enactment No: 17-12-3

[2017-0394](#)

An ordinance approving and authorizing the execution of Change Order No. 1 for Parish Project No. P160502, implementing a Computerized Maintenance Management System for the Public Works Department, to increase the Contract Time by 63 days with no other changes to the Contract.

Sponsors: Mr. Cochran and Department of Public Works

Reported:

Public Works Department Recommended: Approval

Public Hearing Requirements Satisfied

Enactment No: 17-12-4

Council Discussion
Public Works/Wastewater Director Clayton Faucheux spoke on the matter.

VOTE ON THE PROPOSED ORDINANCE

Yea: 9 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock, Fletcher and Fisher-Perrier

Nay: 0

Enactment No: 17-12-4

[2017-0395](#)

An ordinance to approve and authorize the Parish President to execute a Quitclaim Deed in favor of Chevron U.S.A. Inc. covering property identified as S/2 of Lots 823, 824, 825 and 826, Lots 833 to 840 inclusive, and the S/2 of Lots 841, 842 and 843, all in Section 26, Township 14 South, Range 20 East, St. Charles Parish, Louisiana, and that portion of Lot 854 lying in Sec. 35, Township 14 South, Range 20 East, St. Charles Parish, Louisiana, as shown on map of the Sunset Drainage District, formerly the St. Charles Municipal Drainage District, prepared by James S. Webb and John A. Kruse, Civil Engineers, dated December 1, 1925 (hereinafter referred to as the "Subject Property"), a copy of said map being on file in the office of the Clerk of Court of St. Charles Parish, Louisiana which property is more particularly described in the Quitclaim Deed attached hereto and made a part hereof, from St. Charles Parish, agreed to and accepted by Chevron U.S.A. Inc. ("Chevron").

Sponsors: Mr. Cochran

Reported:
Parish President Recommended: Approval
Legal Services Director Robert Raymond spoke on the matter.

Public Hearing Requirements Satisfied

Enactment No: 17-12-5

VOTE ON THE PROPOSED ORDINANCE

Yea: 9 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock, Fletcher and Fisher-Perrier

Nay: 0

Enactment No: 17-12-5

[2017-0396](#)

An ordinance approving a Special Permit Use for an off-track betting gaming establishment at 121 Ormond Center Court, Suite O, as requested by Ormond Center One.

Sponsors: Ms. Fletcher

Reported:

Councilwoman Fletcher Recommended: Approval

P & Z Department Recommended: Approval w/Stipulation Approval with the stipulation that the owner provides signage to reserve parking spaces for existing tenants and adjacent businesses.

Planning Commission Recommended: Approval w/Stipulation Approval with the stipulation that the owner provides signage to reserve parking spaces for existing tenants and adjacent businesses.

Planning & Zoning Director Michael Albert spoke on the matter.

Speakers:

Mr. David Waguespack, representing Churchill Downs and Fairgrounds, New Orleans

A motion was made by Councilmember Benedetto, seconded by Councilmember Fletcher, to extend Mr. Waguespack's time an additional three minutes. The motion carried by the following vote:

Yea: 9 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock, Fletcher and Fisher-Perrier

Nay: 0

Enactment No: 17-12-6

Time Extended

Enactment No: 17-12-6

Speakers:

Mr. Joey Murray, Architect for the project, Destrehan

Ms. Denise Brewer, Montz

Mr. Chris Humphreys, Destrehan

Mr. Terry St. Romain, Destrehan

Mr. David Quintero, Destrehan

Mr. Paul Murray, Destrehan

Mr. Robert Daspit, Destrehan

Mr. Larry Charles Babin, Sr., Destrehan

Mr. Eric Stumpf, Norco

Mr. John Moheng, Destrehan

Public Hearing Requirements Satisfied

Enactment No: 17-12-6

Council Discussion
Mr. Joey Murray spoke on the matter.
Mr. Albert spoke on the matter.
Parish President Larry Cochran spoke on the matter.

VOTE ON THE PROPOSED ORDINANCE

Yea: 9 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock, Fletcher and Fisher-Perrier
Nay: 0

Enactment No: 17-12-6

RESOLUTIONS

[2017-0405](#)

A resolution approving the St. Charles Parish RESTORE Act Multiyear Implementation Plan for submission and approval to the U.S. Department of the Treasury in accordance with the requirements of the RESTORE Act.

Sponsors: Mr. Cochran and Grants Office

Reported:
Grants Office Recommended: Approval

Public comment opened; no public comment

VOTE ON THE PROPOSED RESOLUTION

Yea: 9 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock, Fletcher and Fisher-Perrier
Nay: 0

Enactment No: 6320

[2017-0404](#)

A resolution of the St. Charles Parish Council requesting that Parish President Larry Cochran secure appraisals for both the purchase and for the leasing of the entire property owned by Marsh Investments known as Pier 90 and the same for the +/-33 acres site that was to be leased from Gator Cove Marina II.

Sponsors: Mr. Woodruff

Reported:

Councilman Woodruff Recommended: Approval

Public comment opened; no public comment

Council Discussion

Public Works/Wastewater Director Clayton Fauchaux spoke on the matter.

Legal Services Director Robert Raymond spoke on the matter.

Councilwoman Clulee explained her reason for abstaining.

Further Council Discussion

Parish President Larry Cochran spoke on the matter.

Mr. Fauchaux spoke on the matter.

Mr. Raymond spoke on the matter.

Proposed resolution failed for lack of a majority by the following vote:

Yea: 3 - Hogan, Wilson and Woodruff

Nay: 5 - Benedetto, Gibbs, Bellock, Fletcher and Fisher-Perrier

Abstain: 1 - Clulee

Failed

APPOINTMENTS

[2017-0242](#)

A resolution to appoint a member to the Library Service District Board of Control as the District III Representative.

Nominee:

Councilman Gibbs nominated Ms. Beverly Delaune

Nomination(s) Accepted

A motion was made by Councilmember Gibbs, seconded by Councilmember Bellock, to Close Nomination(s) for File No. 2017-0242. The motion carried by the following vote:

Yea: 9 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock, Fletcher and Fisher-Perrier

Nay: 0

Nomination(s) Closed

[2017-0337](#)

A resolution appointing Mr. Robert Price to the Zoning Board of Adjustment as the District IV Representative.

VOTE ON THE APPOINTMENT OF MR. ROBERT PRICE

Yea: 9 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock, Fletcher and Fisher-Perrier

Nay: 0

Enactment No: 6321

[2017-0339](#)

A resolution appointing Mr. Robert G. Fisher, Jr. to the Zoning Board of Adjustment as the District VI Representative.

VOTE ON THE APPOINTMENT OF MR. ROBERT G. FISHER, JR.

Yea: 9 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock, Fletcher and Fisher-Perrier

Nay: 0

Enactment No: 6322

[2017-0362](#)

Council Appointment of Councilwoman Traci A. Fletcher to the R.S.V.P. Advisory Council.

VOTE ON THE APPOINTMENT OF COUNCILWOMAN TRACI A. FLETCHER

Yea: 9 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock, Fletcher and Fisher-Perrier

Nay: 0

Confirmed

[2017-0363](#)

Council Appointment of Councilman William Billy Woodruff to the R.S.V.P. Advisory Council.

VOTE ON THE APPOINTMENT OF COUNCILMAN WILLIAM BILLY WOODRUFF

Yea: 9 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock, Fletcher and Fisher-Perrier

Nay: 0

Confirmed

[2017-0364](#)

Council Ex-Officio Appointment of Councilwoman Marilyn B. Bellock to the Housing Authority.

VOTE ON THE APPOINTMENT OF COUNCILWOMAN MARILYN B. BELLOCK

Yea: 9 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock, Fletcher and Fisher-Perrier

Nay: 0

Confirmed

[2017-0375](#)

A resolution to appoint Mr. William J. Sirmon, III to the Hospital Service District Board of Commissioners.

VOTE ON THE APPOINTMENT OF MR. WILLIAM J. SIRMON, III

Yea: 9 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock, Fletcher and Fisher-Perrier

Nay: 0

Enactment No: 6323

SPECIAL MATTERS TO BE CONSIDERED BY COUNCIL

[2017-0390](#)

Councilman Dick Gibbs - Presiding Officer for 2018; Chairman, St. Charles Parish Council

VOTE ON THE APPOINTMENT OF COUNCILMAN DICK GIBBS

Yea: 9 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock, Fletcher and Fisher-Perrier

Nay: 0

Confirmed

[2017-0391](#)

Councilwoman Wendy Benedetto - Presiding Officer for 2018; Vice-Chairman, St. Charles Parish Council

VOTE ON THE APPOINTMENT OF COUNCILWOMAN WENDY BENEDETTO

Yea: 9 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock, Fletcher and Fisher-Perrier

Nay: 0

Confirmed

ADJOURNMENT

A motion was made by Councilmember Benedetto, seconded by Councilmember Fletcher, to adjourn the meeting at approximately 8:34 pm. The motion carried by the following vote:

Yea: 9 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock, Fletcher and Fisher-Perrier

Nay: 0

I HEREBY CERTIFY THE FOREGOING TO BE EXACT AND TRUE.

Tiffany K. Clark
Council Secretary