



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 23, 2024

6:00 PM

Council Chambers, Courthouse

Final

CALL TO ORDER

PRAYER / PLEDGE

Pastor Thomas Hines
Hope Church, Destrehan

APPROVAL OF MINUTES

Regular Meeting – September 9, 2024

SPECIAL BUSINESS (PROCLAMATIONS, CANVASS RETURNS, ETC.)

1 [2024-0290](#) Board of Review

Sponsors: Mr. Fisher

Attachments: [2024-0290 Board of Review Schedule Sept2024](#)
[letter setting BOR Form 3101.Exhibit A from Assessor 7.11.2024](#)
[letter Certifying List from Assessor 9.4.2024](#)
[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](#)
[Appeal Walgreens Jasmine LLC Village Shopping Center](#)
[Appeal Monsanto Company](#)

**Walgreens, 13500 Hwy. 90, Boutte, LA*
(Page 9)

**Jasmine, LLC (Walgreens), 13500 Hwy. 90, Boutte, LA*
(Page 10)

**Village Shopping Center Partnership (O'Reilly Auto Parts), 13352 Hwy. 90, Boutte, LA*
(Page 20)

**Monsanto Company, 12501 River Rd., Luling, LA*
(Page 30)

Legislative History

8/15/24 Assessor List Exposed
August 15 - 29, 2024 List Exposed for Taxpayer Inspection

9/4/24 Assessor Certified to Parish Council
 9/9/24 Parish Council Announced
 September 12-26, Parish Council Review Period

- 49 [2024-0306](#) In Recognition: Jade Elizabeth Chabaud, 2024 Miss Alligator Festival Queen
Sponsors: Ms. Wilson
Attachments: [2024-0306 Jade Elizabeth Chabaud](#)
- 50 [2024-0307](#) In Recognition: Miley Grace Daley, 2024 Teen Alligator Festival Queen
Sponsors: Ms. Skiba
Attachments: [2024-0307 Miley Grace Daley](#)
- 51 [2024-0308](#) Proclamation: Alligator Weekend in St. Charles Parish
 In Recognition: Mr. Charlie Chauvin - "Mr. Alligator"
Sponsors: Ms. Fonseca
Attachments: [2024-0308 Alligator Weekend in SCP](#)
- 52 [2024-0309](#) Proclamation: "National See Tracks? Think Train® Week"
Sponsors: Mr. Jewell
Attachments: [2024-0309 National See Tracks Think Train Week](#)
- 53 [2024-0310](#) Proclamation: "National Breast Cancer Awareness Month in St. Charles Parish"
Sponsors: Ms. O'Daniels
Attachments: [2024-0310 Breast Cancer Awareness Month](#)
- 54 [2024-0311](#) Proclamation: "Domestic Violence Awareness Month"
Sponsors: Mr. Fisher
Attachments: [2024-0311 Domestic Violence Awareness Month](#)
- 55 [2024-0312](#) Proclamation: United Way Month in St. Charles Parish
 Battle for the Paddle Cook-Off
Sponsors: Ms. deBruler
Attachments: [2024-0312 United Way of St. Charles Month](#)
- 56 [2024-0313](#) Proclamation: "National 4-H Week"
Sponsors: Mr. Fisher
Attachments: [2024-0313 National 4-H Week](#)

57 [2024-0314](#) Proclamation: "Fire Prevention Week"

Sponsors: Mr. Jewell

Attachments: [2024-0314 Fire Prevention Week](#)

REPORTS (FINANCE AND ADMINISTRATIVE ACTIVITIES)

[2024-0315](#) Parish President Remarks/Report

Sponsors: Mr. Jewell

ORDINANCES / RESOLUTIONS INTRODUCED FOR PUBLICATION / PUBLIC HEARING

Monday, October 7, 2024, 6:00 pm, Council Chambers, Courthouse, Hahnville

58 [2024-0318](#) An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from O-L to R-1A on Tracts 1 and 2, Flaggville Subdivision, 201 Joe Louis Lane, Hahnville as requested by Suzanne Imbraguglio.

Sponsors: Mr. Jewell and Department of Planning & Zoning

Attachments: [2024-0318 RECOMMENDATIONS AT A GLANCE](#)

[2024-0318 Minutes](#)

[2024-0318 Staff Report](#)

[2024-0318 Survey](#)

[2024-0318 AERIAL](#)

[2024-0318 ZONING](#)

[2024-0318 FLUM](#)

[2024-0318 Application1](#)

Legislative History

8/6/24	Department of Planning & Zoning	Received/Assigned PH
9/5/24	Department of Planning & Zoning	Recommended Approval to the Planning Commission
9/5/24	Planning Commission	Recommended Approval to the Parish Council

ORDINANCES SCHEDULED FOR PUBLIC HEARING (INTRODUCED AT PREVIOUS MEETING)

- 70** [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](#)

Legislative History

9/9/24	Parish President	Introduced
9/9/24	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

- 73** [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

Legislative History

9/9/24	Parish President	Introduced
9/9/24	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

- 74** [2024-0302](#) An ordinance approving and authorizing the execution of Change Order No. 2 (Final) for the Primrose Canal Cleaning and Improvements - Phase 1A (Project No. P210202), to increase the contract amount by \$30,720.00 and increase the contract time by 6 days.

Sponsors: Mr. Jewell and Department of Public Works

Attachments: [2024-0302 P210202 Primrose Phase 1A - Partially Executed Final Change Ord](#)
[2024-0302 Appendices](#)

Legislative History

9/9/24	Parish President	Introduced
9/9/24	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

- 90** [2024-0303](#) An ordinance approving and authorizing the execution of a Contract with NCMC, LLC for the Destrehan Wastewater Treatment Plant Aeration Basin Rehabilitation (Project No. S211202), in the amount of \$3,952,000.00.
- Sponsors:** Mr. Jewell and Department of Wastewater
- Attachments:** [2024-0303 Contract](#)
[2024-0303 DOC08_14_24](#)
[2024-0303 Ted C Hicks- Certificate of Authority](#)
[2024-0303 20-2198 Destrehan Wastewater Treatment Plant Aeration Basin Ref](#)
[2024-0303 Signed Bid Tab](#)
- Legislative History**
- | | | |
|--------|------------------|--|
| 9/9/24 | Parish President | Introduced |
| 9/9/24 | Parish Council | Publish/Scheduled for Public Hearing to the Parish Council |
- 105** [2024-0304](#) An ordinance approving and authorizing the execution of a Contract with Jones Construction Solutions, LLC, for the East Bank Bridge Park Improvements (Project No. RECEBI23), in the amount of \$3,693,000.00.
- Sponsors:** Mr. Jewell and Department of Parks and Recreation
- Attachments:** [2024-0304 Contract 0500 EB Bridge Park Improvements](#)
[2024-0304 Section 00810 Notice of Intent to Award Jones Construction Solutior](#)
[2024-0304 Certificate of Authority](#)
[2024-0304 Signed Bid Tab](#)
- Legislative History**
- | | | |
|--------|------------------|--|
| 9/9/24 | Parish President | Introduced |
| 9/9/24 | Parish Council | Publish/Scheduled for Public Hearing to the Parish Council |
- 119** [2024-0305](#) An ordinance to amend the St. Charles Parish Code of Ordinances, Chapter 8, Elections, Sec. 8-2., Visible voting precinct boundaries and polling places., to provide for a permanent change of Polling Places for Precincts 4-1 and 4-1A.
- Sponsors:** Mr. Comardelle
- Legislative History**
- | | | |
|--------|-------------------|--|
| 9/9/24 | Council Member(s) | Introduced |
| 9/9/24 | Parish Council | Publish/Scheduled for Public Hearing to the Parish Council |

PERSONS TO ADDRESS THE COUNCIL

120 [2024-0316](#) Mr. Drew Childs: Nuclear Regulatory Commission 2023 Assessment of Waterford, Unit 3

Attachments: [2024-0316 Petition to Address the Council-WT3](#)
[2024-0316 Waterford Letter-2024](#)
[2024-0316 WAT End of Cycle Public Presentation 2023 \(003\)](#)

RESOLUTIONS

128 [2024-0317](#) A resolution to grant permission to the Knights of Columbus, Red Church Council No. 3634, 375 Spruce Street, Norco, LA 70079, to solicit contributions at the intersections of I-310 and River Road (Hwy 48) by the Eastbank Bridge Park, Ormond Boulevard and Airline Drive (U.S. 61), Ormond Boulevard and River Road, Norco Fresh Market on Apple Street, Winn Dixie at 12519 Airline Drive (U.S. 61), and River Road Market at 13572 River Road, on October 18th and 19th or October 25th and 26th, 2024, between the hours of 8:00 am and 7:00 pm.

Sponsors: Mr. Fisher

MEETINGS, ANNOUNCEMENTS, NOTICES, ETC.**MEETINGS**

HOUSING AUTHORITY: Tuesday, 9/24/24, 6PM, Council Chambers
HOSPITAL SERVICE DISTRICT NO. 1: Wednesday, 9/25/24, 2PM, Council Chambers
LAFOURCHE BASIN LEVEE DISTRICT: Wednesday, 10/2/24, 6PM, Lafourche Basin Levee District Office, 21380 Highway 20, Vacherie
ST. CHARLES PARISH COUNCIL: Monday, 10/7/24, 6PM, Council Chambers

ANNOUNCEMENTS

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.