



# St. Charles Parish

## Meeting Agenda

### Parish Council

**Council Chairman Holly Fonseca**

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

St. Charles Parish Courthouse  
15045 Highway 18  
P.O. Box 302  
Hahnville, LA 70057  
985-783-5125  
[www.stcharlesparish.gov](http://www.stcharlesparish.gov)

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**Monday, October 6, 2025**

**6:00 PM**

**Council Chambers, Courthouse**

**Final**

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### **CALL TO ORDER**

### **PRAYER / PLEDGE**

*Pastor Tommy Hogan  
Calvary Baptist Church, Luling*

### **APPROVAL OF MINUTES**

*Regular Meeting – September 22, 2025*

**SPECIAL BUSINESS (PROCLAMATIONS, CANVASS RETURNS, ETC.)****1      [2025-0280](#)      Board of Review**

**Sponsors:**      Ms. Fonseca

**Attachments:**      [2025-0280 Board of Review Schedule Sept2025](#)  
[letter setting BOR Form 3101.Exhibit A from Assessor 4.7.2025](#)  
[RS 47.1992 6-10-25](#)  
[Chapter31 LA Tax Commission 9.11.25](#)  
[Form 3103.A&B Exhibit A B Appeal to Tax Commission following BOR](#)  
[letter Certifying List from Assessor 9.17.2025](#)  
[Appeal Monsanto Company](#)  
[Appeal Certifit, Inc.](#)  
[WITHDREW Appeal Union Carbide Corporation Exhibit A 1of 4](#)  
[WITHDREW Appeal Union Carbide Corporation 2 of 4](#)  
[WITHDREW Appeal Union Carbide Corporation 3 of 4](#)  
[WITHDREW Appeal Union Carbide Corporation 4 of 4](#)  
[WITHDREW Appeal Union Carbide Corporation Appeal Documents](#)  
[Appeal Withdrawal Union Carbide Corporation](#)

*\*Monsanto Company, 12501 River Road, Luling, LA  
(Page 9)*

*\*Certifit, Inc., 115 Canvasback Drive, Suite 115, St. Rose, LA  
(Page 35)*

**Legislative History**

8/22/25	Assessor	List Exposed
	August 22 - September 12, 2025	List Exposed for Taxpayer Inspection
9/17/25	Assessor	Certified to Parish Council
9/22/25	Parish Council	Announced
	September 24 - October 8, 2025	Parish Council Review Period

**55      [2025-0300](#)      Proclamation: "National Night Out"**

**Sponsors:**      Mr. Jewell

**Attachments:**      [2025-0300 National Night Out](#)

**REPORTS (FINANCE AND ADMINISTRATIVE ACTIVITIES)**

[2025-0302](#) River Parishes Tourist Commission

[2025-0303](#) Parish President Remarks/Report

**Sponsors:** Mr. Jewell

**ORDINANCES / RESOLUTIONS INTRODUCED FOR PUBLICATION / PUBLIC HEARING**

**Monday, October 20, 2025, 6:00 pm, Council Chambers, Courthouse, Hahnville**

- 56    [2025-0305](#)    An ordinance of the Parish of St. Charles to amend the Code of Ordinances, Parish of St. Charles, Chapter 2, Article I. In General, Section 2-2. Fees of copies of documents (a), (b), and adding (d).

**Sponsors:** Mr. Jewell

**ORDINANCE INTRODUCED FOR PUBLICATION / PUBLIC HEARING**

**Tuesday, October 28, 2025, 9:00 am; Thursday, October 30, 2025, 1:00 pm; and Monday, November 3, 2025, 6:00 pm, Council Chambers, Courthouse, Hahnville**

- 57    [2025-0161](#)    An ordinance to approve and adopt the appropriation of Funds for the St. Charles Parish Consolidated Operating and Capital Budget for Fiscal Year 2026.

**Sponsors:** Mr. Jewell and Department of Finance

**Attachments:**    [2025-0161 CALENDAR OF OFFICIAL ACTION FOR 2026 BUDGET](#)  
[2025-0161 Correspondence 06.05.2025](#)  
[2025-0161 2026 Requested Exhibit A&B](#)

**Legislative History**

6/2/25	Parish Council	Accepted
	Reported:	
	Finance Department Recommended:	Approval
	Finance Director Grant Dussom spoke on the matter.	
	Public Hearings scheduled for:	Tuesday, October 28, 2025 at 9 am; Thursday, October 30, 2025 at 1 pm; and Monday, November 3, 2025 at 6 pm
	Public comment opened;	no public comment
6/2/25	Parish Council	Accepted
9/22/25	Parish President	Introduced
9/22/25	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

**PLANNING AND ZONING PETITIONS**

- 60**     [2025-0286](#)     An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from M-1 to C-2 on Lot 4-II-A-5, Plantation Business Campus, 13080 River Road, Destrehan, as requested by Edward Hymel, III for TKENQ, LLC.

**Sponsors:**     Mr. Jewell and Department of Planning & Zoning

**Attachments:**     [2025-0286 RECOMMENDATIONS AT A GLANCE](#)

[2025-0286 Minutes](#)

[2025-0286 Staff Report](#)

[2025-0286 Survey](#)

[2025-0286 AERIAL](#)

[2025-0286 ZONING](#)

[2025-0286 FLUM](#)

                         2025-0286 Application\_edward hymel

[2025-0286 Application\\_edward hymel\\_Redacted](#)

**Legislative History**

7/11/25	Department of Planning & Zoning	Received/Assigned PH
9/4/25	Department of Planning & Zoning	Recommended Approval to the Planning Commission
9/4/25	Planning Commission	Recommended Approval to the Parish Council
9/22/25	Parish President	Introduced
9/22/25	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

- 72     [2025-0287](#)     An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from C-2 to C-3 on Lots 1B-1 and 1B-2, Block J, Ellington Gardens, 207 and 211 Angus Drive, Luling, as requested by Richard D. Whitney Jr. for Whitney Properties VII, LLC.

**Sponsors:**     Mr. Jewell and Department of Planning & Zoning

**Attachments:**     [2025-0287 RECOMMENDATIONS AT A GLANCE](#)  
[2025-0287 Minutes](#)  
[2025-0287 Staff Report](#)  
[2025-0287 Executed survey map](#)  
[2025-0287 AERIAL](#)  
[2025-0287 ZONING](#)  
[2025-0287 FLUM](#)  
[2025-0287 Application whitney properties](#)  
[2025-0287 Application whitney properties Redacted](#)

**Legislative History**

7/21/25	Department of Planning & Zoning	Received/Assigned PH
9/4/25	Department of Planning & Zoning	Recommended Denial to the Planning Commission
9/4/25	Planning Commission	Recommended Approval to the Parish Council
9/22/25	Parish President	Introduced
9/22/25	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

- 86     [2025-0288](#)     An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from R-1A(M) to R-2 on Lot 46, Block E, Oak Ridge Park Section One, 1017 Paul Frederick Drive, Luling, as requested by Dana Davis.

**Sponsors:**     Mr. Jewell and Department of Planning & Zoning

**Attachments:**     [2025-0288 RECOMMENDATIONS AT A GLANCE](#)  
[2025-0288 Minutes](#)  
[2025-0288 Staff Report](#)  
[2025-0288 Survey](#)  
[2025-0288 AERIAL](#)  
[2025-0288 ZONING](#)  
[2025-0288 FLUM](#)  
[2025-0288 Application\\_dana davis](#)  
[2025-0288 Application\\_dana davis Redacted](#)

**Legislative History**

7/31/25	Department of Planning & Zoning	Received/Assigned PH
9/4/25	Department of Planning & Zoning	Recommended Approval to the Planning Commission
9/4/25	Planning Commission	Recommended Approval to the Parish Council
9/22/25	Parish President	Introduced
9/22/25	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

- 97**    [2025-0289](#)    An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from R-1M to R-1A(M) on Lot 16, Block 1, Lone Star Park Subdivision, between 116 and 118 Louis the First Street, Luling, as requested by Edith Esmeralda Perez Zapata.

**Sponsors:**    Mr. Jewell and Department of Planning & Zoning

**Attachments:**    [2025-0289 RECOMMENDATIONS AT A GLANCE](#)

[2025-0289 Minutes](#)

[2025-0289 Staff Report](#)

[2025-0289 Survey](#)

[2025-0289 AERIAL](#)

[2025-0289 ZONING](#)

[2025-0289 FLUM](#)

2025-0289 Appilcation\_edith zapata

[2025-0289 Appilcation edith zapata Redacted](#)

**Legislative History**

8/5/25	Department of Planning & Zoning	Received/Assigned PH
9/4/25	Department of Planning & Zoning	Recommended Approval to the Planning Commission
9/4/25	Planning Commission	Recommended Approval to the Parish Council
9/22/25	Parish President	Introduced
9/22/25	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

- 109   [2025-0284](#)   An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from R-1A to R-2 on Lot 29-B-1, Flagville, 475 Courthouse Lane, Hahnville, as requested by Micah Colly.

**Sponsors:**   Mr. Jewell and Department of Planning & Zoning

**Attachments:**   [2025-0284 RECOMMENDATIONS AT A GLANCE](#)

[2025-0284 Minutes](#)

[2025-0284 Staff Report](#)

[2025-0284 Survey](#)

[2025-0284 AERIAL](#)

[2025-0284 ZONING](#)

[2025-0284 FLUM](#)

2025-0284 Application\_micah colly

[2025-0284 Application micah colly Redacted](#)

**Legislative History**

8/4/25	Department of Planning & Zoning	Received/Assigned PH
9/4/25	Department of Planning & Zoning	Recommended Denial to the Planning Commission
9/4/25	Planning Commission	Recommended Approval to the Parish Council
9/22/25	Parish President	Introduced
9/22/25	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

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

- 120**   [2025-0203](#)     An ordinance to amend the St. Charles Parish Code of Ordinances, Appendix A - St. Charles Parish Zoning Ordinance of 1981, Section VIII. Site plan review and design requirements., F. Off-street parking in general; 2., to exempt off-street parking for manufactured and mobile homes in R-1A(M) zoning districts from permanent dust-free paving.

**Sponsors:**     Mr. Jewell and Department of Planning & Zoning

**Attachments:**     [2025-0203 2025-6-ORD Recommendations](#)  
[2025-0203 2025-6-ORD Minutes](#)  
[2025-0203 2025-6-ORD Staff Report](#)  
[2025-0203 Postponed proposed ordinance](#)  
[2025-0203 Correspondence 08.08.2025](#)  
[2025-0203 RECOMMENDATIONS AT A GLANCE](#)  
[2025-0203 Minutes](#)  
[2025-0203 Staff Report](#)

### **Legislative History**

7/10/25	Department of Planning & Zoning	Recommended Approval to the Planning Commission
7/10/25	Planning Commission	Recommended Approval to the Parish Council
7/21/25	Parish President	Introduced
7/21/25	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council
8/4/25	Parish Council	Public Hearing Requirements Satisfied
	Reported:	
	P & Z Department Recommended:	Approval
	Planning Commission Recommended:	Approval
	Planning & Zoning Director Michael Albert spoke on the matter.	
8/4/25	Parish Council	Postponed Indefinitely
	Council Discussion	
	Councilman Pilié requested that File No. 2025-0203 be postponed indefinitely.	
8/4/25	Parish Council	Postponed Indefinitely
9/4/25	Department of Planning & Zoning	Recommended Approval to the Planning Commission
9/4/25	Planning Commission	Recommended Approval to the Parish Council
9/22/25	Parish President	Introduced
9/22/25	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council



- 124**    [2025-0291](#)    An ordinance to amend the St. Charles Parish Code of Ordinances, Appendix A - St. Charles Parish Zoning Ordinance of 1981, Section VI. Zoning district criteria and regulations., B. Residential districts, [I.] R-1A, 2. Spatial Requirements:, items c.(3) and d.(1), and [II.] R-1A(M), 2. Spatial Requirements, items c.(2) and d.(1), and Section VII. Supplemental use and performance regulations., Accessory buildings., to increase the minimum setback for accessory buildings from 3 feet to 5 feet.

**Sponsors:**    Mr. Jewell and Department of Planning & Zoning

**Attachments:**    [2025-0291 RECOMMENDATIONS AT A GLANCE](#)  
[2025-0291 Minutes](#)  
[2025-0291 Staff Report](#)

**Legislative History**

9/4/25	Department of Planning & Zoning	Recommended Approval to the Planning Commission
9/4/25	Planning Commission	Recommended Approval to the Parish Council
9/22/25	Parish President	Introduced
9/22/25	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

- 129**    [2025-0293](#)    An ordinance to amend the St. Charles Parish Code of Ordinances, Appendix C - St. Charles Parish Subdivision Regulations of 1981, Section II. Subdivision procedure., E. Preliminary Plat Requirements., item 3.e. and Section IV. Design standards., B. Sewerage Systems., 1. Design Criteria., to establish a waiver process for use of private sewer facilities.

**Sponsors:**    Mr. Jewell and Department of Planning & Zoning

**Attachments:**    [2025-0293 RECOMMENDATIONS AT A GLANCE](#)  
[2025-0293 Minutes](#)  
[2025-0293 Staff Report](#)

**Legislative History**

9/4/25	Department of Planning & Zoning	Recommended Approval to the Planning Commission
9/4/25	Planning Commission	Recommended Approval to the Parish Council
9/22/25	Parish President	Introduced
9/22/25	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

- 134    [2025-0296](#)    An ordinance approving and authorizing the execution of a Professional Services Agreement with Burk-Kleinpeter, Inc., to perform engineering services for the Ellington Structures - Cousins Pump Station T-Wall (Project No. P080905-5H), in an amount not to exceed \$1,583,635.00.

**Sponsors:**    Mr. Jewell and Department of Public Works

**Attachments:**    [2025-0296 Burk-Kleinpeter, Inc - Professional Ser...Agreement - September 04,](#)  
[2025-0296 Burk-Kleinpeter, Inc - Rate Sheet - September 04, 2025 \(1\)](#)  
[2025-0296 Burk-Kleinpeter, Inc - Corporate Resolution Cousins Pump Station T](#)  
[2025-0296 Task Order Authorization for Design Memorandum Phase - P08090](#)

**Legislative History**

9/22/25	Parish President	Introduced
9/22/25	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

- 175    [2025-0297](#)    An ordinance approving and authorizing the execution of a Professional Services Agreement with Burk-Kleinpeter, Inc., to perform engineering services for the Sunset Drainage Pump Station Rehabilitation (Project No. P080905-11D), in the not to exceed amount of \$1,095,840.00.

**Sponsors:**    Mr. Jewell and Department of Public Works

**Attachments:**    [2025-0297 Burk-Kleinpeter, Inc - Professional Services Agreement - September](#)  
[2025-0297 Burk-Kleinpeter, Inc - Rate Sheet - September 04, 2025](#)  
[2025-0297 Burk-Kleinpeter, Inc - Corporate Resolution - September 04, 2025](#)  
[2025-0297 Task Order Executed - P080905-11D](#)

**Legislative History**

9/22/25	Parish President	Introduced
9/22/25	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

- 225    [2025-0298](#)    An ordinance approving and authorizing the execution of a Professional Services Agreement with Eustis Engineering, LLC, to perform geotechnical services for the Ellington Structures - Cousins Pump Station T-Wall (Project No. P080905-5H), in the lump sum of \$118,000.00.

**Sponsors:**    Mr. Jewell and Department of Public Works

**Attachments:**    [2025-0298 Eustis Engineering LLC - Professional S...ces Agreement - Septemb](#)  
[2025-0298 Corporate Resolution - St. Charles Parish - 2025](#)

**Legislative History**

9/22/25	Parish President	Introduced
9/22/25	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

- 240 [2025-0299](#) An ordinance approving and authorizing the execution of Change Order No. 1 with Barriere Construction Co., L.L.C. for Road Maintenance 2024-25 (Project No. P220501), to increase the contract amount by \$626,929.15, bringing the total construction cost to \$3,350,185.15, and to increase the contract time by twenty (20) calendar days.

**Sponsors:** Mr. Jewell and Department of Public Works

**Attachments:** [2025-0299 20250922\\_P220501\\_Road Maintenance 24-25\\_Change Order 1\\_Pa](#)

**Legislative History**

9/22/25

Parish President

Introduced

## RESOLUTIONS

- 288 [2025-0301](#) 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), River Road Market at 13572 River Road, and Majoria's Supermarket at 13413 Highway 90, Boutte on October 17th, 18th, and 19th or November 7th, 8th, and 9th, 2025, between the hours of 8:00 am and 7:00 pm.

**Sponsors:** Mr. Fisher

- 289 [2025-0307](#) A resolution authorizing the St. Charles Parish Council to approve the Industrial Tax Exemption application for W.R. Grace & Co. Project ID: 20230486-ITE for participation in the Industrial Tax Exemption Program for expansion and safety improvements at W.R. Grace in Norco, Louisiana.

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

**Attachments:** [2025-0307 W.R. Grace #20230486-ITE Application](#)  
[2025-0307 Exhibit A \(2018 Rules\) - W.R. Grace Co. #20230486-ITE - signed](#)

## APPOINTMENTS

- 316 [2025-0261](#) A resolution appointing a member to the River Parishes Transit Authority.

*Council will confirm nomination to the River Parishes Transit Authority to fill the vacancy created by the resignation of the term of Mr. Corey Faucheux. Unexpired term to begin immediately and expire January 9, 2028. Term is concurrent with the Governing Authority.*

Nominee: Mr. Patrick Beard

**Legislative History**

1/22/24	Parish Council	Enacted Legislation Mr. Corey Faucheux appointed to the River Parishes Transit Authority on January 22, 2024, per Resolution No. 6469 Term: Immediately (2/3/20) - January 7, 2024
9/8/25	Parish Council	Vacancy Announced
9/22/25	Parish Council	Nomination(s) Accepted Nominee: Councilman Pilié nominated Mr. Patrick Beard
9/22/25	Parish Council	Close Nomination(s) for
9/22/25	Parish Council	Nomination(s) Closed

**323**   [2025-0304](#)      Accept resignation of Ms. Frances (Annie) F. Harmon - St. Charles Parish Library Board of Control District II Representative

**Attachments:**      [2025-0304 Harmon Resignation](#)

**Legislative History**

4/5/21	Parish Council	Enacted Legislation Ms. Frances (Annie) F. Harmon appointed to the St. Charles Parish Library Service District Board of Control, as the District II Representative, on April 5, 2021 per Resolution No. 6553 Term: Immediately (April 5, 2021) - April 1, 2026
9/30/25	SCP Library Board of Control	Resigned On September 26, 2025, email received from Ms. Frances (Annie) F. Harmon, notifying the Parish Council of resignation. Resignation effective September 30, 2025.

[2025-0306](#)      A resolution appointing a member to the St. Charles Parish Library Board of Control as the District II Representative.

*On Monday, October 20, 2025, Council Chairman will accept nomination to the St. Charles Parish Library Board of Control from the District II Councilmember to fill the vacancy caused by the resignation of the term of Ms. Frances (Annie) F. Harmon. Unexpired term to begin immediately and expire April 1, 2026.*

**Legislative History**

4/5/21	Parish Council	Enacted Legislation Ms. Frances (Annie) F. Harmon appointed to the St. Charles Parish Library Board of Control as the District II Representative on April 5, 2021, per Resolution No. 6553 Term: (Immediately) April 5, 2021 - April 1, 2026
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**MEETINGS, ANNOUNCEMENTS, NOTICES, ETC.****MEETINGS**

*COMMUNITY ACTION ADVISORY BOARD: Wednesday, 10/8/25, 5PM, Council Chambers*

*PLANNING & ZONING COMMISSION: Thursday, 10/9/25, 6PM, Council Chambers*

*COMMUNICATIONS DISTRICT (911): Monday, 10/13/25, 5PM, Council Chambers*

*CIVIL SERVICE BOARD: Tuesday, 10/14/25, 6:30PM, Council Chambers*

*BOARD OF ADJUSTMENT (ZBA): Thursday, 10/16/25, 6PM, Council Chambers*

*PONTCHARTRAIN LEVEE DISTRICT: Monday, 10/20/25, 6PM, Pontchartrain Levee District Headquarters Complex, 2069 Railroad Avenue, Litcher*

*ST. CHARLES PARISH COUNCIL: Monday, 10/20/25, 6PM, Council Chambers*

**ANNOUNCEMENTS**

*Public Hearings to consider the Proposed 2026 Capital and Consolidated Operating Budget:*

*Tuesday, October 28, 2025, 9AM*

*Thursday, October 30, 2025, 1PM*

*Monday, November 3, 2025, 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) 783-5125 to discuss the particular accommodations needed.