



# St. Charles Parish

## Meeting Minutes

### Parish Council

#### Final

St. Charles Parish  
Courthouse  
15045 Highway 18  
P.O. Box 302  
Hahnville, LA 70057  
985-783-5000  
[www.stcharlesparish-la.gov](http://www.stcharlesparish-la.gov)  
v

***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***

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**Monday, September 18, 2017**

**6:00 PM**

**Council Chambers, Courthouse**

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### ATTENDANCE

**Present** 8 - Wendy Benedetto, Paul J. Hogan, Terrell D. Wilson, Mary K. Clulee, John R. 'Dick' Gibbs, William Woodruff, Marilyn B. Bellock, and Julia Fisher-Perrier

**Absent** 1 - Traci A. Fletcher

### 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 Fauchoux, Wastewater Assistant Director L.J. Brady, Planning & Zoning Director Michael Albert, Planning Administrator Earl Matherne, Public Information Officer Tristan Babin, Waterworks Director Robbie Brou, Parks and Recreation Director Duane Foret

### CALL TO ORDER

### PRAYER / PLEDGE

New Orleans Chapter Member Anita Hymel,  
Daughters of the American Revolution

**SPECIAL BUSINESS (PROCLAMATIONS, CANVASS RETURNS, ETC.)**

[2017-0274](#)

Board of Review

**Sponsors:** Mr. Wilson

Chairman Wilson announced that no assessment appeals were submitted.

Mr. Tab Troxler, Assessor, commented on the 2017 Assessment Roll as submitted by the Assessor.

Council Discussion

Mr. Troxler spoke on the matter.

**A motion was made by Councilmember Hogan, seconded by Councilmember Gibbs, to accept and certify the 2017 Assessment Roll as submitted by the Assessor. The motion carried by the following vote:**

**Yea:** 8 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock and Fisher-Perrier

**Nay:** 0

**Absent:** 1 - Fletcher

**Certified Assessment List**

[2017-0290](#)

Proclamation: "Constitution Week"

**Sponsors:** Mr. Cochran

**Read**

[2017-0291](#)

Proclamation: Alligator Weekend in St. Charles Parish  
In Recognition: Mr. Eric Dishongh - "Mr. Alligator"

**Sponsors:** Ms. Clulee

**Read**

[2017-0292](#)

Proclamation: "National Hunting and Fishing Day"

**Sponsors:** Mr. Hogan

**Read**

[2017-0293](#)

Proclamation: United Way Month in St. Charles Parish  
Battle for the Paddle Cook-Off

**Sponsors:** Ms. Benedetto

**Read**

[2017-0294](#)

Proclamation: "National Breast Cancer Awareness Month in St. Charles Parish"

**Sponsors:** Ms. Bellock

**Read**

[2017-0295](#)

Proclamation: "Dysautonomia Awareness Month in St. Charles Parish"

**Sponsors:** Ms. Fisher-Perrier

**Read**

**REPORTS (FINANCE AND ADMINISTRATIVE ACTIVITIES)**

[2017-0296](#)

Department of Finance

Ms. Kathleen Zuniga, CPA, Carr, Riggs & Ingram, LLC  
Mr. Phillip W. Rebowe, CPA, CFE, CFSA, CCA, Carr, Riggs & Ingram, LLC

Councilwoman Clulee spoke on the matter.  
Mr. Rebowe spoke on the matter.  
Councilman Hogan spoke on the matter.

**Reported**

[2017-0297](#)

St. Charles Council on Aging, Inc.

April Keller, Director

**Reported**

[2017-0298](#)

## Parish President Remarks/Report

**Sponsors:** Mr. Cochran

Parish President Larry Cochran recognized Mr. Rusty Champagne for retiring after thirty-one years of service as an employee of the Waterworks Department.

**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, OCTOBER 2, 2017, 6:00 P.M., COUNCIL CHAMBERS, COURTHOUSE, HAHNVILLE, TO BE CONSIDERED FOR FINAL PASSAGE:**

[2017-0299](#)

An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from C-2, General Commercial-Retail Sales to M-2, Heavy Manufacturing and Industry on Lots 1 and 26-A, Almedia Plantation Subdivision, municipal address 10511 Airline Drive, St. Rose as requested by MHI Investments, LLC.

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

**Publish/Scheduled for Public Hearing to the Parish Council on October 2, 2017**

[2017-0300](#)

An ordinance approving PZSPU 2017-04, for expansion of the Type III Construction and Demolition Debris landfill at 5900 LA 3127, Killona onto Parcel H2, approximately 70 acres, as requested by KV Enterprises, LLC.

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

**Publish/Scheduled for Public Hearing to the Parish Council on October 2, 2017**

[2017-0306](#)

An ordinance approving and authorizing the execution of Change Order No. 1 (Balancing) for Parish Project No. S141201, Ellington Levee Force Main Relocation, to balance the contract quantities with actual quantities resulting in a decrease of \$1,585.22 and a decrease in time of thirty six (36) days.

**Sponsors:** Mr. Cochran and Department of Wastewater

**Publish/Scheduled for Public Hearing to the Parish Council on October 2, 2017**

[2017-0308](#)

An ordinance to approve and authorize the execution of a contract with Tullier Services, LLC, for Parish Project No. S080503-4; Upgrades to Anna and Ama Lift Stations, with a Base Bid in the amount of \$203,000.00 and Alternate Bid in the amount of \$11,000.

**Sponsors:** Mr. Cochran and Department of Wastewater

**Publish/Scheduled for Public Hearing to the Parish Council on October 2, 2017**

[2017-0309](#)

An ordinance to approve and authorize the Parish President to execute a Lease agreement with Raven Land, LLC for the County Agent's office in St. Charles Parish.

**Sponsors:** Mr. Cochran and Chief Administrative Officer

**Publish/Scheduled for Public Hearing to the Parish Council on October 2, 2017**

[2017-0310](#)

An ordinance to approve and authorize the Parish President to execute a Lease agreement with D.J.V., LLC for the River Parishes Workforce Development Board Office in St. Charles Parish.

**Sponsors:** Mr. Cochran and Workforce Innovations and Opportunity Act Program

**Publish/Scheduled for Public Hearing to the Parish Council on October 2, 2017**

[2017-0311](#)

An ordinance approving the cancellation of Lease Agreement between St. Charles Parish and Gator Cove Marina II, LLC for a Westbank Boat Launch.

**Sponsors:** Mr. Cochran and Department of Parks and Recreation

**Publish/Scheduled for Public Hearing to the Parish Council on October 2, 2017**

[2017-0312](#)

An ordinance to approve and authorize the execution of an agreement to make irrevocable donation between St. Charles Parish and RNW Community, LLC and Normandy Associates for property upon which to construct the Des Allemands Boat Launch located off LA 632 in Des Allemands.

**Sponsors:** Mr. Hogan

**Publish/Scheduled for Public Hearing to the Parish Council on October 2, 2017**

[2017-0313](#)

An ordinance authorizing and accepting a Professional Services Agreement for St. Charles Parish to conduct modeling and a flood insurance map appeal for the west bank of St. Charles Parish, LAMP FEMA Challenge SCP Project # LAMP-OO1.

**Sponsors:** Mr. Cochran, Coastal Zone Management Section, Ms. Benedetto, Mr. Hogan, Mr. Wilson, Ms. Clulee, Mr. Gibbs, Mr. Woodruff, Ms. Bellock, Ms. Fletcher and Ms. Fisher-Perrier

**Publish/Scheduled for Public Hearing to the Parish Council on October 2, 2017**

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

[2017-0278](#)

An ordinance to approve and authorize the execution of a Contract for Engineering Services with Civil and Environmental Consulting Engineers, for necessary professional engineering services associated with Parish Project No. P150801-2 Ama Drainage Improvements.

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

Reported:

Public Works Department Recommended: Approval

**Public Hearing Requirements Satisfied**

Enactment No: 17-9-1

Council Discussion

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

**VOTE ON THE PROPOSED ORDINANCE**

**Yea:** 8 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock and Fisher-Perrier

**Nay:** 0

**Absent:** 1 - Fletcher

Enactment No: 17-9-1

[2017-0286](#)

An ordinance to approve and authorize the execution of an Agreement between St. Charles Parish and The Fatty Shack restaurant to provide Professional Concessions Services at the Edward A. Dufresne Community Center.

**Sponsors:** Mr. Cochran and Department of Parks and Recreation

Reported:

Parks & Recreation Department Recommended: Approval  
Assistant Director and Community Center Coordinator Anedra Coleman spoke on the matter.

**Public Hearing Requirements Satisfied**

Enactment No: 17-9-2

Council Discussion

Ms. Coleman spoke on the matter.

**VOTE ON THE PROPOSED ORDINANCE**

**Yea:** 8 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock and Fisher-Perrier

**Nay:** 0

**Absent:** 1 - Fletcher

Enactment No: 17-9-2

[2017-0287](#)

An ordinance to approve and authorize the execution of Change Order No. 1 to Amendment No. 5 as adopted by Ordinance No. 16-7-5 for Project Number P080905-1D West Bank Hurricane Protection Levee Professional Services, as part of the West Bank Hurricane Protection Levee Project.

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

Reported:

Public Works Department Recommended: Approval  
Senior Projects Manager Sam Scholle spoke on the matter.

**Public Hearing Requirements Satisfied**

Enactment No: 17-9-3

Council Discussion  
Mr. Scholle spoke on the matter.

**VOTE ON THE PROPOSED ORDINANCE**

**Yea:** 8 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock and Fisher-Perrier

**Nay:** 0

**Absent:** 1 - Fletcher

Enactment No: 17-9-3

[2017-0288](#)

An ordinance to approve and authorize the execution of a contract with ICON Construction Group, LLC, for the construction of a new concessions building at the West Bank Bridge Park in Luling.

**Sponsors:** Mr. Cochran and Department of Parks and Recreation

Reported:

Parks & Recreation Department Recommended: Approval

**Public Hearing Requirements Satisfied**

Enactment No: 17-9-4

Council Discussion  
Parks & Recreation Director Duane Foret spoke on the matter.  
Parish President Larry Cochran spoke on the matter.

**VOTE ON THE PROPOSED ORDINANCE**

**Yea:** 7 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Bellock and Fisher-Perrier

**Nay:** 0

**Absent:** 2 - Woodruff and Fletcher

Enactment No: 17-9-4



[2017-0289](#)

An ordinance to approve and authorize the execution of a Cooperative Endeavor Agreement with the Louisiana Department of Natural Resources (LDNR) for “St. Charles Parish Local Coastal Program Implementation”.

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

Reported:

P & Z Department Recommended: Approval

CZM Section Recommended: Approval

**Public Hearing Requirements Satisfied**

Enactment No: 17-9-5

Council Discussion

Planning Administrator Earl Matherne spoke on the matter.

**VOTE ON THE PROPOSED ORDINANCE**

**Yea:** 8 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock and Fisher-Perrier

**Nay:** 0

**Absent:** 1 - Fletcher

Enactment No: 17-9-5

**PERSONS TO ADDRESS THE COUNCIL**

[2017-0304](#)

Mr. John C. Bivona: AT&T installation of fiber optic lines in Riverbend Estates, St. Rose

Councilwoman Bellock spoke on the matter.

Planning & Zoning Director Michael Albert spoke on the matter.

Councilwoman Benedetto spoke on the matter.

Chief Executive Officer Billy Raymond spoke on the matter.

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

Councilwoman Fisher-Perrier spoke on the matter.

Legal Services Director Robert Raymond spoke on the matter.

Councilman Gibbs spoke on the matter.

Mr. Bivona spoke on the matter.

**Heard**

## RESOLUTIONS

### [2017-0301](#)

A resolution providing mandatory supporting authorization for an accessory dwelling unit (ADU) at 511 Arlington Drive, Destrehan, with a waiver from the required 20 foot rear yard setback, a waiver from the required 5 foot side yard setback, as requested by Terry and Katherine Telschow.

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

Reported:

P & Z Department Recommended: No Recommendation Because of the setback encroachment and density of the neighborhood, the Department cannot recommend approval.

Planning Commission Recommended: Approval Approval with waivers from the required 20 ft. rear yard setback to 9 ft., 3.5 in. and a waiver from the required 5 ft. side setback to 2 ft.

Public comment opened

Mr. Terry Telschow, Destrehan

Council Discussion

Mr. Telschow spoke on the matter.

Planning & Zoning Director Michael Albert spoke on the matter.

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

**Yea:** 4 - Benedetto, Clulee, Gibbs and Fisher-Perrier

**Nay:** 4 - Hogan, Wilson, Woodruff and Bellock

**Absent:** 1 - Fletcher

**Failed**

[2017-0302](#)

A resolution providing mandatory support for the Planning and Zoning Commission's approval of a religious institution in an R-1A(M) zoning district with a waiver the required setback of one foot for each foot of building height from all property lines at 17294 River Road, Montz as requested by Providence Baptist Church #2.

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

Reported:

P & Z Department Recommended: Approval w/Stipulation Approval contingent upon an approval of a waiver fro the required setback of 1 ft. for each foot of building height from all property lines.

Planning Commission Recommended: Approval Approval with a waiver from the required setback of 1 ft. for each foot of building height from all property lines.

Public comment opened; no public comment

**VOTE ON THE PROPOSED RESOLUTION**

**Yea:** 7 - Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock and Fisher-Perrier

**Nay:** 0

**Absent:** 2 - Benedetto and Fletcher

Enactment No: 6307

[2017-0303](#)

A resolution providing mandatory supporting authorization for approval of a Special Permit Use for a modular home in an R-1A zoning district at 158 Wisner Street, Paradis, as requested by David Price.

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

Reported:

P & Z Department Recommended: Approval w/Stipulation Approval contingent upon resubdivision and Council resolution in support.

Planning Commission Recommended: Approval

Public comment opened

Mr. David Price, Paradis

Council Discussion

Mr. Price spoke on the matter.

**VOTE ON THE PROPOSED RESOLUTION**

**Yea:** 8 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock and Fisher-Perrier

**Nay:** 0

**Absent:** 1 - Fletcher

Enactment No: 6308

[2017-0305](#)

A resolution requesting an Attorney General Opinion as to whether or not St. Charles Parish has the legal authority to lease +/-34 acres of property for \$4,500 a month for thirty (30) years in accordance with duly adopted Ordinance No. 17-8-14 for property having a fair market value of \$14,500 as a site for the construction of a Westbank Boat Launch.

**Sponsors:** Mr. Hogan

Public comment not opened

**A motion was made by Councilmember Hogan, seconded by Councilmember Benedetto, to Postpone Indefinitely File No. 2017-0305. The motion carried by the following vote:**

**Yea:** 7 - Benedetto, Hogan, Wilson, Gibbs, Woodruff, Bellock and Fisher-Perrier

**Nay:** 0

**Abstain:** 1 - Clulee

**Absent:** 1 - Fletcher

Councilwoman Clulee explained her reason for abstaining on File No. 2017-0305; she did not get the opportunity to explain before the vote was cast.

**Postponed Indefinitely**

## APPOINTMENTS

[2017-0242](#)

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

**A motion was made by Councilmember Gibbs, seconded by Councilmember Woodruff, to defer File No. 2017-0242. The motion carried by the following vote:**

**Yea:** 8 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock and Fisher-Perrier

**Nay:** 0

**Absent:** 1 - Fletcher

**Deferred**

[2017-0257](#)

Council Ex-Officio Appointment to the Board of Directors of the Arc of St. Charles.

Nominee:

Councilwoman Fisher-Perrier nominated Councilman Billy Woodruff

**Nomination(s) Accepted**

**A motion was made by Councilmember Fisher-Perrier, seconded by Councilmember Gibbs, to Close Nomination(s) for File No. 2017-0257. The motion carried by the following vote:**

**Yea:** 8 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock and Fisher-Perrier

**Nay:** 0

**Absent:** 1 - Fletcher

**Nomination(s) Closed**

[2017-0284](#)

A resolution to appoint a member to the Industrial Development Board.

Nominee:

Councilman Wilson nominated Mr. Timothy J. Vial

**Nomination(s) Accepted**

**A motion was made by Councilmember Clulee, seconded by Councilmember Fisher-Perrier, to Close Nomination(s) for File No. 2017-0284. The motion carried by the following vote:**

**Yea:** 8 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock and Fisher-Perrier

**Nay:** 0

**Absent:** 1 - Fletcher

**Nomination(s) Closed**

[2017-0285](#)

A resolution to appoint a member to the Industrial Development Board.

Nominee:

Councilwoman Fisher-Perrier nominated Mr. Billy Raymond

**Nomination(s) Accepted**

**A motion was made by Councilmember Benedetto, seconded by Councilmember Gibbs, to Close Nomination(s) for File No. 2017-0285. The motion carried by the following vote:**

**Yea:** 8 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock and Fisher-Perrier

**Nay:** 0

**Absent:** 1 - Fletcher

**Nomination(s) Closed**

**ADJOURNMENT**

**A motion was made by Councilmember Fisher-Perrier, seconded by Councilmember Benedetto, to adjourn the meeting at approximately 8:20 pm. The motion carried by the following vote:**

**Yea:** 8 - Benedetto, Hogan, Wilson, Clulee, Gibbs, Woodruff, Bellock and Fisher-Perrier

**Nay:** 0

**Absent:** 1 - Fletcher

**I HEREBY CERTIFY THE FOREGOING TO BE EXACT AND TRUE.**

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**Tiffany K. Clark**  
**Council Secretary**