



# 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](http://www.stcharlesparish.gov)

### Final

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

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Monday, December 4, 2023

6:00 PM

Council Chambers, Courthouse

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### ATTENDANCE

**Present** 7 - Beth A. Billings, Holly Fonseca, La Sandra Darensbourg Gordon, Mary K. Clulee, Marilyn B. Bellock, Bob Fisher, and Julia Fisher-Cormier

**Absent** 2 - Dick Gibbs, and Nicky Dufrene

### Also Present

Parish President Matthew Jewell, Legal Services Director Corey Oubre, Legal Services Assistant Director Robert Raymond, Chief Administrative Officer Mike Palamone, Chief Operations Officer Darrin Duhe, Executive Director of Technology and Cybersecurity Anthony Ayo, Director of Communications/Public Information Officer Samantha de Castro, Finance Director Grant Dussom, Public Works Director Miles Bingham, Planning & Zoning Director Michael Albert, Economic Development & Tourism Director Corey Fauchaux, R.S.V.P. Director Jeanne Arabie, Eric Berteau, Contract Monitoring Specialist, Blaine Fauchaux, Public Information Office

### CALL TO ORDER

Meeting called to order at 6:01 pm.

### PRAYER / PLEDGE

Pastor D. B. Mollaire  
Good Hope Missionary Baptist Church, Norco

### APPROVAL OF MINUTES

**A motion was made by Councilmember Fonseca, seconded by Councilmember Darensbourg Gordon, to approve the minutes from the regular meeting of November 20, 2023. The motion carried by the following vote:**

**Yea:** 7 - Billings, Fonseca, Darensbourg Gordon, Clulee, Bellock, Fisher and Fisher-Cormier

**Nay:** 0

**Absent:** 2 - Gibbs and Dufrene

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

[2023-0329](#)

In Recognition: Kolby Alan Torres, Eagle Scout

**Sponsors:** Mr. Fisher

**Read**

[2023-0330](#)

In Recognition: Kyle Anthony Torres, Eagle Scout

**Sponsors:** Mr. Gibbs

**Read**

[2023-0331](#)

In Recognition: William Warren Degenhart, Jr., Eagle Scout

**Sponsors:** Ms. Clulee

**Read**

[2023-0332](#)

Proclamation: Christmas Celebration

**Sponsors:** Ms. Clulee

**Read**

[2023-0333](#)

Proclamation: Toy and Gift Fund Week

**Sponsors:** Mr. Jewell

**Read**

**REPORTS (FINANCE AND ADMINISTRATIVE ACTIVITIES)**

[2023-0334](#)

Eric Berteau, Contract Monitoring Specialist reported.

Councilwoman Fonseca spoke on the matter.  
Councilwoman Fisher-Cormier spoke on the matter.  
Mr. Berteau spoke on the matter.  
Councilwoman Bellock spoke on the matter.  
Parish President Matthew Jewell spoke on the matter.  
Chairman Billings spoke on the matter.

**Reported**

[2023-0335](#)

Parish President Remarks/Report

**Sponsors:** Mr. Jewell

Parish President Matthew Jewell reported.

Councilwoman Fonseca spoke on the matter.  
President Jewell spoke on the matter.  
Councilwoman Darensbourg Gordon spoke on the matter.  
Councilwoman Bellock spoke on the matter.

**Reported**

**IN ACCORDANCE WITH ARTICLE IV, SECTION B OF THE HOME RULE CHARTER, CHAIRMAN BILLINGS 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 18, 2023, 6:00 P.M., COUNCIL CHAMBERS, COURTHOUSE, HAHNVILLE, TO BE CONSIDERED FOR FINAL PASSAGE:**

[2023-0341](#)

An ordinance approving and authorizing the execution of Change Order No. 1 (Final) for the St. Charles Parish Memorial Plaza (Parish Project No. CMPK0418), to decrease the contract amount by \$2,158.05 and increase the contract time by 409 days.

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

**Publish/Scheduled for Public Hearing to the Parish Council on December 18, 2023**

[2023-0343](#)

An ordinance to approve and authorize the Parish President to execute an Act of Sale from Patricia Bourgeois wife of/and James J. Poche for the purchase of property at 679 West Pine Street, Norco, Louisiana, for drainage improvements to the Engineer's Pump Station.

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

**Publish/Scheduled for Public Hearing to the Parish Council on December 18, 2023**

[2023-0344](#)

An ordinance approving and authorizing the execution of a Contract with Omega Foundation Services, Inc., for Primrose Canal Cleaning and Improvements - Phase 1A (Project No. P210202), in the amount of \$2,757,000.00.

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

**Publish/Scheduled for Public Hearing to the Parish Council on December 18, 2023**

[2023-0345](#)

An ordinance to amend the Code of Ordinances, Chapter 22, Sewers and Sewage Disposal, Article IV. General Sewer Use Regulations, Section 22-80. (1)(a) User charges and connection charges.; and Chapter 23, Water, Article I. In General, Section 23-3. Water user charges. (e), to limit each annual adjustment so as to not be below 0.00% and not to exceed 2.5% effective January 1, 2024.

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

**Publish/Scheduled for Public Hearing to the Parish Council on December 18, 2023**

**PLANNING AND ZONING PETITIONS**

[2023-0314](#)

An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from O-L to M-2 on approximately 317 acres across portions of Lots B-1, "A", and Parcels H-3 and L-3, Killona as requested by Louis G. Authement and Harry R. Coleman, III for 3C Riverside Properties, LLC.

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

Reported:

P & Z Department Recommended: Denial

Planning Commission Recommended: Approval

Planning & Zoning Director Michael Albert spoke on the matter.

Speakers:

Mr. Louis Authement, Luling

**Public Hearing Requirements Satisfied**

Enactment No: 23-12-1

Council Discussion

Mr. Albert spoke on the matter.

**VOTE ON THE PROPOSED ORDINANCE**

**Yea:** 7 - Billings, Fonseca, Darensbourg Gordon, Clulee, Bellock, Fisher and Fisher-Cormier

**Nay:** 0

**Absent:** 2 - Gibbs and Dufrene

Enactment No: 23-12-1

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

[2023-0302](#)

An ordinance approving and authorizing the exchange of property located at the Bayou Gauche Park with the Bayou Gauche Fire Department.

**Sponsors:** Mr. Jewell and Department of Legal Services

Reported:

Legal Services Department Recommended: Approval

Legal Services Director Corey Oubre spoke on the matter.

Speakers:

Mr. Ronnie Jacob, President and Captain of Bayou Gauche Fire Department

**Public Hearing Requirements Satisfied**

Enactment No: 23-12-2

Parish President Matthew Jewell spoke on the matter.

**VOTE ON THE PROPOSED ORDINANCE**

**Yea:** 7 - Billings, Fonseca, Darensbourg Gordon, Clulee, Bellock, Fisher and Fisher-Cormier

**Nay:** 0

**Absent:** 2 - Gibbs and Dufrene

Enactment No: 23-12-2

[2023-0318](#)

An ordinance to rescind Ordinance No. 90-12-16, which approved and authorized the adjustment of the annual compensation of the Parish President of St. Charles Parish, and Ordinance No. 98-11-1, which approved and authorized the adjustment of the annual compensation of the members of the St. Charles Parish Council effective January 10, 2000.

**Sponsors:** Ms. Fonseca, Ms. Billings, Ms. Darensbourg Gordon, Ms. Clulee, Mr. Gibbs and Mr. Fisher

Reported:

- Councilwoman Fonseca Recommended: Approval
  - Councilwoman Billings Recommended: Approval
  - Councilwoman Darensbourg Gordon Recommended: Approval
  - Councilwoman Clulee Recommended: Approval
  - Councilman Gibbs Recommended: Approval
  - Councilman Fisher Recommended: Approval
- Councilwoman Fonseca spoke on the matter.

**Public Hearing Requirements Satisfied**

Enactment No: 23-12-3

**VOTE ON THE PROPOSED ORDINANCE**

**Yea:** 6 - Billings, Fonseca, Darensbourg Gordon, Clulee, Bellock and Fisher

**Nay:** 1 - Fisher-Cormier

**Absent:** 2 - Gibbs and Dufrene

Enactment No: 23-12-3

[2023-0319](#)

An ordinance approving and authorizing the execution of Amendment No. 1 to Ordinance No. 22-4-2 which approved a Professional Services Agreement with Stuart Consulting Group, Inc., for the Ormond Center Drainage Improvements (Project No. P190505), in the not to exceed amount of \$171,763.00.

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

Reported:

Public Works Department Recommended: Approval  
Public Works Director Miles Bingham spoke on the matter.

Speakers:

Mr. Walter Pilié, Destrehan

Mr. Bingham spoke on the matter.

**Public Hearing Requirements Satisfied**

Enactment No: 23-12-4

**VOTE ON THE PROPOSED ORDINANCE**

**Yea:** 7 - Billings, Fonseca, Darensbourg Gordon, Clulee, Bellock, Fisher and Fisher-Cormier

**Nay:** 0

**Absent:** 2 - Gibbs and Dufrene

Enactment No: 23-12-4

[2023-0323](#)

An ordinance approving and authorizing the execution of a Professional Services Agreement with Crescent Engineering & Mapping, LLC, to perform surveying services for the Crescent Engineering Boundary Surveys Master Contract (Project No. P231101), in the not to exceed amount of \$150,000.00.

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

Reported:

Public Works Department Recommended: Approval  
Public Works Director Miles Bingham spoke on the matter.

**Public Hearing Requirements Satisfied**

Enactment No: 23-12-5

Council Discussion

Mr. Bingham spoke on the matter.

**VOTE ON THE PROPOSED ORDINANCE**

**Yea:** 7 - Billings, Fonseca, Darensbourg Gordon, Clulee, Bellock, Fisher and Fisher-Cormier

**Nay:** 0

**Absent:** 2 - Gibbs and Dufrene

Enactment No: 23-12-5

[2023-0324](#)

An ordinance approving and authorizing the execution of an Agreement for Adjudicated and/or Land Banked Property Sale Services with Archon Information Systems, L.L.C. d/b/a Civic Source to provide marketing services and to conduct multi-property real estate auctions of adjudicated properties.

**Sponsors:** Mr. Jewell and Department of Legal Services

Reported:

Legal Services Department Recommended: Approval  
Planning & Zoning Director Michael Albert spoke on the matter.

**Public Hearing Requirements Satisfied**

Enactment No: 23-12-6

Council Discussion  
Mr. Albert spoke on the matter.

**VOTE ON THE PROPOSED ORDINANCE**

**Yea:** 6 - Billings, Fonseca, Darensbourg Gordon, Bellock, Fisher and Fisher-Cormier

**Nay:** 1 - Clulee

**Absent:** 2 - Gibbs and Dufrene

Enactment No: 23-12-6

[2023-0325](#)

An ordinance approving and authorizing the execution of Change Order No. 1 and Final for the Ama Drainage Improvements Rebid, Project No. P150801-2, to increase the contract amount by \$80,971.85 and increase the contract time by 218 calendar days.

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

Reported:

Public Works Department Recommended: Approval  
Public Works Director Miles Bingham spoke on the matter.

**Public Hearing Requirements Satisfied**

Enactment No: 23-12-7

**VOTE ON THE PROPOSED ORDINANCE**



**Yea:** 7 - Billings, Fonseca, Darenbourg Gordon, Clulee, Bellock, Fisher and Fisher-Cormier

**Nay:** 0

**Absent:** 2 - Gibbs and Dufrene

Enactment No: 23-12-7

[2023-0326](#)

An ordinance approving and authorizing the execution of a Cooperative Endeavor Agreement between Bunge Chevron AG Renewables, LLC and St. Charles Parish relative to the design, development, construction, expansion and/or extension of Noel Street from Lorraine Street to Jonathan Street (the "Project").

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

Reported:

P & Z Department Recommended: Approval  
Planning & Zoning Director Michael Albert spoke on the matter.

Mr. Albert stated that Administration requested to table this item.

Chairman Billings spoke on the matter.

Legal Services Director Corey Oubre spoke on the matter.

**Public Hearing Requirements Not Satisfied**

**A motion was made by Councilmember Clulee, seconded by Councilmember Fonseca, to Table File No. 2023-0326. The motion carried by the following vote:**

**Yea:** 7 - Billings, Fonseca, Darenbourg Gordon, Clulee, Bellock, Fisher and Fisher-Cormier

**Nay:** 0

**Absent:** 2 - Gibbs and Dufrene

**Tabled.**

2023-0327

An ordinance approving and authorizing the execution of a Cancellation of Lease and an Act of Conveyance of a certain piece of property with Hospital Service District No. 1 of the Parish of St. Charles, State of Louisiana, for the improvements located thereon at 145 Angus Drive in Luling, Louisiana.

**Sponsors:** Mr. Jewell and Department of Legal Services

Reported:

Legal Services Department Recommended: Approval  
Legal Services Assistant Director Robert Raymond spoke on the matter.

Speakers:

Mr. Keith Dacus, Luling

**Public Hearing Requirements Satisfied**

Enactment No: 23-12-8

Council Discussion

Councilwoman Clulee motioned to amend the proposed ordinance, to change, 4th Whereas, "it is the desire of the parties to the Lease to cancel said Lease and convey the improvements located thereon to Hospital Service District No. 1 of the Parish of St. Charles." to read, "it is the desire of the parties to the Lease to cancel said Lease and convey the improvements located thereon to Hospital Service District No. 1 of the Parish of St. Charles for the appraised value of \$170,000.00."

Section II., "That the Act of Conveyance for the improvements located at 145 Angus Drive, Luling, Louisiana by and between St. Charles Parish and Hospital Service District No. 1 of the Parish of St. Charles, State of Louisiana is hereby approved and accepted." to read, "That the Act of Conveyance for the improvements located at 145 Angus Drive, Luling, Louisiana by and between St. Charles Parish and Hospital Service District No. 1 of the Parish of St. Charles, State of Louisiana is hereby approved and accepted for the sum of \$170,000.00 value based on appraisal."

**A motion was made by Councilmember Clulee, seconded by Councilmember Fonseca to Amend File No. 2023-0327. The motion carried by the following vote:**

**Yea:** 7 - Billings, Fonseca, Darensbourg Gordon, Clulee, Bellock, Fisher and Fisher-Cormier

**Nay:** 0

**Absent:** 2 - Gibbs and Dufrene

Enactment No: 23-12-8

**Amended**

Enactment No: 23-12-8

[2023-0327](#)

An ordinance approving and authorizing the execution of a Cancellation of Lease and an Act of Conveyance of a certain piece of property with Hospital Service District No. 1 of the Parish of St. Charles, State of Louisiana, for the improvements located thereon at 145 Angus Drive in Luling, Louisiana.

**Sponsors:** Mr. Jewell and Department of Legal Services

**VOTE ON THE PROPOSED ORDINANCE AS AMENDED**

**Yea:** 7 - Billings, Fonseca, Darensbourg Gordon, Clulee, Bellock, Fisher and Fisher-Cormier

**Nay:** 0

**Absent:** 2 - Gibbs and Dufrene

Enactment No: 23-12-8

[2023-0328](#)

An ordinance to revoke and abandon Modoc Street, and portions of Jonathan Street, Pelican Street, Amie Street, and Jean Street, Destrehan Park and Gabriel Heights Subdivisions, as shown on the map by Michael P. Blanchard, PLS, signed and dated October 24, 2023.

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

Reported:

Planning Commission Recommended: Approval

Legal Services Director Corey Oubre advises that in conjunction with the tabling of File No. 2023-0326, the Administration request that 2023-0328 be tabled at this time.

**A motion was made by Councilmember Clulee, seconded by Councilmember Fonseca, to Table File No. 2023-0328. The motion carried by the following vote:**

**Yea:** 7 - Billings, Fonseca, Darensbourg Gordon, Clulee, Bellock, Fisher and Fisher-Cormier

**Nay:** 0

**Absent:** 2 - Gibbs and Dufrene

**Tabled.**

**ORDINANCES/RESOLUTIONS WHICH HAVE BEEN TABLED**

[2023-0321](#)

A resolution in support of Councilman Bob Fisher for At Large Member on the Executive Board of the Police Jury Association of Louisiana.

**Sponsors:** Ms. Fisher-Cormier and Ms. Clulee

**A motion was made by Councilmember Fisher-Cormier, seconded by Councilmember Darensbourg Gordon, to remove File No. 2023-0321 from the Table. The motion carried by the following vote:**

**Yea:** 7 - Billings, Fonseca, Darensbourg Gordon, Clulee, Bellock, Fisher and Fisher-Cormier

**Nay:** 0

**Absent:** 2 - Gibbs and Dufrene

**Removed from the Table**

**A motion was made by Councilmember Fisher-Cormier, seconded by Councilmember Darensbourg Gordon, to Postponed Indefinitely File No. 2023-0321. The motion carried by the following vote:**

**Yea:** 7 - Billings, Fonseca, Darensbourg Gordon, Clulee, Bellock, Fisher and Fisher-Cormier

**Nay:** 0

**Absent:** 2 - Gibbs and Dufrene

**Postponed Indefinitely**

**PERSONS TO ADDRESS THE COUNCIL**

[2023-0342](#)

Ms. Reanda Pierre: WAIVER

**A motion was made by Councilmember Fisher-Cormier, seconded by Councilmember Fonseca, to extend time an additional three minutes. The motion carried by the following vote:**

**Yea:** 7 - Billings, Fonseca, Darensbourg Gordon, Clulee, Bellock, Fisher and Fisher-Cormier

**Nay:** 0

**Absent:** 2 - Gibbs and Dufrene

**Time Extended**

Councilwoman Fisher-Cormier spoke on the matter.

Ms. Pierre spoke on the matter.

Councilwoman Darensbourg Gordon spoke on the matter.

**Heard**

## APPOINTMENTS

### [2023-0336](#)

Accept resignation of Ms. Michele deBruler - St. Charles Parish Planning & Zoning Commission District VII Representative

**Resignation Accepted by the following vote:**

**Yea:** 7 - Billings, Fonseca, Darenbourg Gordon, Clulee, Bellock, Fisher and Fisher-Cormier

**Nay:** 0

**Absent:** 2 - Gibbs and Dufrene

**Resignation Accepted**

### [2023-0337](#)

A resolution appointing a member to the St. Charles Parish Planning & Zoning Commission as the District VII Representative.

Nominee:

Councilwoman Fisher-Cormier nominated Mr. Richard J. Folse, Jr.

**Nomination(s) Accepted**

**A motion was made by Councilmember Fisher-Cormier, seconded by Councilmember Clulee, to Close Nomination(s) for File No. 2023-0337. The motion carried by the following vote:**

**Yea:** 7 - Billings, Fonseca, Darenbourg Gordon, Clulee, Bellock, Fisher and Fisher-Cormier

**Nay:** 0

**Absent:** 2 - Gibbs and Dufrene

**Nomination(s) Closed**

### [2023-0339](#)

Accept resignation of Mr. Ernest Eusea - St. Charles Parish Board of Adjustment District IV Representative

**Resignation Accepted by the following vote:**

**Yea:** 7 - Billings, Fonseca, Darenbourg Gordon, Clulee, Bellock, Fisher and Fisher-Cormier

**Nay:** 0

**Absent:** 2 - Gibbs and Dufrene

**Resignation Accepted**

[2023-0340](#)

A resolution appointing a member to the St. Charles Parish Board of Adjustment as the District IV Representative.

Nominee:

Councilwoman Fisher-Cormier at the request of Councilman Dufrene and Councilman-Elect Comardelle, nominated Mr. Clyde H. Maddox

**Nomination(s) Accepted**

**A motion was made by Councilmember Fisher-Cormier, seconded by Councilmember Clulee, to Close Nomination(s) for File No. 2023-0340. The motion carried by the following vote:**

**Yea:** 7 - Billings, Fonseca, Darensbourg Gordon, Clulee, Bellock, Fisher and Fisher-Cormier

**Nay:** 0

**Absent:** 2 - Gibbs and Dufrene

**Nomination(s) Closed**

**SPECIAL MATTERS TO BE CONSIDERED BY COUNCIL**

[2023-0313](#)

Adopt 2024 Parish Council Meeting Schedule

Amendment: to amend the proposed St. Charles Parish Council Meeting Schedule as follows: change September 3rd and September 16th to September 9th and September 23rd

**A motion was made by Councilmember Clulee, seconded by Councilmember Fonseca, to Amend File No. 2023-0313. The motion carried by the following vote:**

**Yea:** 7 - Billings, Fonseca, Darensbourg Gordon, Clulee, Bellock, Fisher and Fisher-Cormier

**Nay:** 0

**Absent:** 2 - Gibbs and Dufrene

**Amended**

**VOTE TO ADOPT THE 2024 PARISH COUNCIL MEETING SCHEDULE AS AMENDED**

**Yea:** 7 - Billings, Fonseca, Darensbourg Gordon, Clulee, Bellock, Fisher and Fisher-Cormier

**Nay:** 0

**Absent:** 2 - Gibbs and Dufrene

**Adopted**

[2023-0338](#)

Executive Session: LMB Services, LLC vs. Parish of St. Charles

**Sponsors:** Mr. Jewell and Department of Legal Services

**A motion was made by Councilmember Fisher, seconded by Councilmember Fonseca, to go into Executive Session. The motion carried by the following vote:**

**Yea:** 7 - Billings, Fonseca, Darensbourg Gordon, Clulee, Bellock, Fisher and Fisher-Cormier

**Nay:** 0

**Absent:** 2 - Gibbs and Dufrene

Chairman Billings announced that all Councilmembers present, Parish President Matthew Jewell, Legal Services Director Corey Oubre, and Legal Services Assistant Director Robert Raymond will be in Executive Session.

**Heard in Executive Session**

Chairman Billings explained that Executive Session was regarding File No. 2023-0338 LMB Services, LLC vs. Parish of St. Charles.

**A motion was made by Councilmember Clulee, seconded by Councilmember Fisher, to return to the regular order of the agenda. The motion carried by the following vote:**

**Yea:** 7 - Billings, Fonseca, Darensbourg Gordon, Clulee, Bellock, Fisher and Fisher-Cormier

**Nay:** 0

**Absent:** 2 - Gibbs and Dufrene

**Returned**

**ADJOURNMENT**

**A motion was made by Councilmember Fisher, seconded by Councilmember Fonseca, to adjourn the meeting at approximately 7:51 pm. The motion carried by the following vote:**

**Yea:** 7 - Billings, Fonseca, Darenbourg Gordon, Clulee, Bellock, Fisher and Fisher-Cormier

**Nay:** 0

**Absent:** 2 - Gibbs and Dufrene

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

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**Michelle Impastato**  
**Council Secretary**