

MINUTES OF ST. TAMMANY PARISH COUNCIL MEETING

THURSDAY, JULY 13, 2017 AT 6:00 P.M.

ST. TAMMANY GOVERNMENT COMPLEX

21490 KOOP DRIVE, MANDEVILLE, LA.

Call to Order by Honorable Steve Stefancik, Chairman

Invocation by Mr. Smith

Pledge of Allegiance by Mr. Lorino

Roll Call: Marty Dean
David Fitzgerald
James A. (Red) Thompson
Michael R. Lorino, Jr.
Rykert O. Toledano, Jr.
S. Michele Blanchard
Steve Stefancik
Richard E. Tanner
Jacob (Jake) Groby
Chris Canulette
E. L. Gene Bellisario
Maureen "MO" O'Brien
Jerry Binder
Thomas (T.J.) Smith, Jr.

SPECIAL ITEMS

Stefancik - 1. Swearing in of David Fitzgerald

Terry Hand - issued the Oath of Office

Stefancik - We do not need to have a Public Hearing as the Parish is not rolling its millages forward.

PUBLIC HEARING:

1. Resolution C.S. No. C-4837 - Resolution establishing Adjusted Millage Rates for the year 2017. (Stefancik/Brister)

2. Resolution C.S. No. C-4838 - Resolution establishing Parcel Fees for the year 2017. (Stefancik/Brister)

CLOSE PUBLIC HEARING

PUBLIC MEETING:

Call to Order by Honorable Steve Stefancik, Chairman

Invocation by

Pledge of Allegiance by

Roll Call: Marty Dean
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**Chris Canulette
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Jerry Binder
Thomas (T.J.) Smith, Jr.**

Stefancik -1. Resolution C.S. No. C-4837 - Resolution establishing Adjusted Millage Rates for the year 2017. (Stefancik/Brister)

Bellisario - moved to adopt, second by Binder. Unanimous with no one absent.

Stefancik - 2. Resolution C.S. No. C-4838 - Resolution establishing Parcel Fees for the year 2017. (Stefancik/Brister)

Bellisario - moved to adopt, second by Lorino. Unanimous with no one absent.

PRESENTATIONS

Stefancik - 1. Presentation of Proclamation to St. Tammany Parish Government Employee of the Month. (Brister)

Brister - presented to Trip Sharp, Construction Manager in the Engineering Division of Public Works.

Stefancik - 2. Presentation to Lisa Sharp. (Stefancik)

Stefancik - presented a picture of departed Council Member Dennis Sharp to Mrs. Sharp and her family.

Stefancik - 3. Presentation by STOPS (St. Tammany Outreach for the Prevention of Suicide). (Bellisario/Dean)

Lynette Savoie - distributed information and spoke about STOPS programs.

Stefancik - 4. Presentation to Project Angel. (O'Brien)

Chief Tim Lentz - Mandeville Police Department - played a 911 Call of wife reporting that her husband overdosed. When the husband was released from the hospital, both husband and wife were arrested on drug charges, and their children were taken by Child Services. The point is these people do not need to be arrested. They have a disease that needs to be treated. The only way to receive help from the speciality courts is to be arrested. Now, with Operation Angel, someone can enter the Police Department and ask for and receive help. 132 people were helped last year.

Stefancik - call to Council and Audience for items to be pulled from the Consent Calendar.

Reso. No. C-4831

Reso C-4839

CONSENT CALENDAR

Any items not pulled from the Consent Calendar are automatically approved in whole by one vote. Items pulled from the Consent Calendar are discussed and voted upon individually. (Call to Council Members and Audience for items to pull)

MINUTES

Regular Council Meeting	June 1, 2017
Special Council Meeting	June 2, 2017
Special Council Meeting	June 12, 2017
Special Council Meeting	June 28, 2017
Council Committee Meeting	June 28, 2017

ORDINANCES FOR INTRODUCTION
(Public Hearing: August 3, 2017)

1. Ord. Cal. No. 5830 - Ordinance to extend for six (6) months the moratorium on the issuance of permits for construction or placement of any building structures on property within a defined area north of North Street, south of Harrison Avenue, west of Ravine Street, and east of Eike Street and Fuschia Street within unincorporated boundaries of Ward 3, District 5. (Ward 3, District 5) (Toledano)
2. Ord. Cal. No. 5831 - Ordinance to name the Madisonville Branch of the Public Library in Honor of Former Mayor Peter L. (Pete) Gitz. (Lorino)
3. Ord. Cal. No. 5832 - Ordinance establishing a No Thru Trucks Zone on St. Tammany Avenue. (9-I-8) (Ward 9, District 14) (Smith)
4. Ord. Cal. No. 5833 - Ordinance amending the official Parish Zoning Map to reclassify 157.31 acres located east of Hwy 1077, north of Hwy 190 from a PUD (Planned Unit Development Overlay) to A-4 (Single Family Residential District- 146.299 acres), A-5 (Two Family Residential District – 3.824 acres) and HC-2 (Highway Commercial District – 7.100 acres). (Ward 1, District 3) (2016-523-ZC) (ZC approved 6/6/17) (Stefancik/Brister)
5. Ord. Cal. No. 5834 - Ordinance amending the official Parish Zoning Map to reclassify 157.31 acres located east of Hwy 1077, north of Hwy 190 from PUD (Planned Unit Development Overlay) to A-4 (Single Family Residential District), A-5 (Two Family Residential District), HC-2 (Highway Commercial District) and PUD (Planned Unit Development Overlay). (Ward 1, District 3) (2016-524-ZC) (ZC approved 6/6/17) (Stefancik/Brister)
6. Ord. Cal. No. 5835 - Ordinance amending the official Parish Zoning Map to reclassify 3 acres located east of Hwy 1077, identified as Surface Servitude Site #1 from PUD (Planned Unit Development Overlay) to A-1 (Suburban District). (Ward 1, District 3) (2017-561-ZC) (ZC approved 6/6/17) (Stefancik/Brister)
7. Ord. Cal. No. 5836 - Ordinance amending the official Parish Zoning Map to reclassify 3 acres located east of Hwy 1077, identified as Surface Servitude Site #3 from PUD (Planned Unit Development Overlay) to A-1 (Suburban District). (Ward 1, District 3) (2017-562-ZC) (ZC approved 6/6/17) (Stefancik/Brister)
8. Ord. Cal. No. 5837 - Ordinance amending the official Parish Zoning Map to reclassify 1 acre located west of Hwy 190 East, north of Woodhaven Drive, south of Indian Village Road from A-4A (Single Family Residential District) to HC-2 (Highway Commercial District) and Entertainment Overlay. (Ward 8, District 13) (2017-568-ZC) (ZC approved 6/6/17) (Stefancik/Brister)
9. Ord. Cal. No. 5838 - Ordinance amending the official Parish Zoning Map to reclassify 146.38 acres located north of Pratts Rd, east of Hwy 59 from A-2 (Suburban District), RO (Rural Overlay) and MHO (Manufactured Housing Overlay) to A-2 (Suburban District) and RO (Rural Overlay). (Ward 10, District 6) (2017-636-ZC) (ZC approved 6/6/17) (Stefancik/Brister)
10. Ord. Cal. No. 5839 - Ordinance amending the official Parish Zoning Map to reclassify 2.81 acres located north of Horseshoe Island Road, east of LA Highway 434, being 30565 Horseshoe Island Road from A-2 (Suburban District) to A-2 (Suburban District) and MHO (Manufactured Housing Overlay). (Ward 6, District 11) (2017-637-ZC) (ZC approved 6/6/17) (Stefancik/Brister)
11. Ord. Cal. No. 5840 - Ordinance amending the official Parish Zoning Map to reclassify 5900 square feet located south of Howard Street, east of Hardin Road, being Lot 9, Ozone Air Subdivision from A-3 (Suburban District) to A-3 (Suburban District) and MHO (Manufactured Home Overlay). (Ward 8, District 14) (2017-642-ZC) (ZC approved 6/6/17) (Stefancik/Brister)
12. Ord. Cal. No. 5841 - Ordinance amending the official Parish Zoning Map to reclassify 3 acres from A-1 to A-1 and MHO. (Ward 2, District 3) (2017-643-ZC) (ZC approved 6/6/17) (Stefancik/Brister)

13. Ord. Cal. No. 5842 - Ordinance amending the official Parish Zoning Map to reclassify 10.64 acres located on the southeast corner of Robert Road and Rob Road from A-1 (Suburban District) and MHO (Manufactured Housing Overlay) to A-2 (Suburban District) and MHO (Manufactured Housing Overlay). (Ward 2, District 6) (2017-644-ZC) (ZC approved 6/6/17) (Stefancik/Brister)

14. Ord. Cal. No. 5843 - Ordinance amending the official Parish Zoning Map to reclassify 57.75 acres located north of Dove Park Road, west of U S Hwy 59 from A-3 (Suburban District) and I-1 (Industrial District) to A-3 (Suburban District – 56.29 acres) and I-1 (Industrial District – 1.43 acres). (Ward 4, District 5) (2017-647-ZC) (ZC approved 6/6/17) (Stefancik/Brister)

15. Ord. Cal. No. 5844 - Ordinance amending the official Parish Zoning Map to reclassify 57.72 acres located north of Dove Park Road, west of U S Hwy 59 from A-3 (Suburban District) and I-1 (Industrial District) to A-3 (Suburban District), I-1 (Industrial District) and PUD (Planned Unit Development Overlay). (Ward 4, District 5) (2017-648-ZC) (ZC approved 6/6/17) (Stefancik/Brister)

16. Ord. Cal. No. 5845- Ordinance to amend the 2017 Operating Budget-Amendment No. 8. (Stefancik/Brister)

RESOLUTIONS

2. Resolution C.S. No. C-4832 - Resolution to establish Performance and Warranty Obligations. (Stefancik/Brister)

3. Resolution C.S. No. C-4833 - Resolution to acknowledge the authority, pursuant to Home Rule Charter, Sections 1-04, 1-06, 3-01 and 3-09, for St. Tammany Parish Government, through the Office of the Parish President to execute a Cooperative Endeavor Agreement with the St. Tammany Parish Drainage District No. 4 for repair and improvements to the Kingspoint Subdivision Pump Station. (Ward 8, District 14) (Stefancik/Brister) (Ward 8, District 14) (Stefancik/Brister)

4. Resolution C.S. No. C-4834 - Resolution to amend Ordinance C.S. No. 17-3673 the 2017 Grant Budget. (Stefancik/Brister)

5. Resolution C.S. No. C-4835 - Resolution to amend Ordinance C.S. No. 16-3653 to make changes to the 2017 Capital Improvement Budget and Capital Assets. (Stefancik/Brister)

6. Resolution C.S. No. C-4836 - Resolution authorizing the transfer of funds in escrow from the Voluntary Developmental Agreements to Capital Fund 300-00 - Sales Tax District 3. (Parishwide) (Stefancik/Brister)

END OF CONSENT CALENDAR

Canulette - moved to adopt the consent calendar less items pulled, seconded by Bellisario. Unanimous no one absent.

Stefancik - 1. Resolution C.S. No. C-4831 - Resolution requesting that all St. Tammany Parish Fire Districts issue recommendations to the St. Tammany Parish Council regarding consolidating services for the purposes of increasing efficiency and decreasing the costs of said services for the citizens of St. Tammany Parish. (Lorino)

Lorino - This is only about consolidating expenses. He does not want services, or anything else, cut. He would just like the fire districts to see if they have any expenses in common that maybe could be consolidated.

Chief Chris Kauffman - he met with Mr. Lorino and Mr. Toledano regarding functional consolidation. James Hartman submitted a plan for that idea. The Chief's association is in favor of an Inspector General coming in and reviewing Fire Department government.

Lorino - he does not think the issue is consolidation. He just wanted them to review expenses.

Canulette - example of combining expenses is for all departments to order janitorial supplies all at one time in order to receive a bulk discount.

Kauffman - all departments buy large equipment on a State Contract. However, janitorial supplies are small expenses when considering his budget of \$18 million. He thinks they need to meet again to discuss the services which have been accomplished through the Chief's Association. They are open for discussion and education.

Council discussion ensued.

Lorino - moved to remove, second by Bellisario. Unanimous with no one absent.

Stefancik - 7. Resolution C.S. No. C-4839 - Resolution to authorize the Parish President to obtain special counsel for lawsuit filed by Marjorie Mary, wife of/and Cameron Matthew Mary. (Stefancik/Brister)

Bellisario - moved to adopt, second by Canulette. Unanimous with 2 absent (Lorino, Groby).

APPEALS

Stefancik - 1. Ross Christian appealing the Zoning Commission APPROVAL on February 7, 2017 for Major Amendments to the PUD (Planned Unit Development) of 92.61 acres located north of Interstate 12, west of Holiday Square Boulevard, south of Versailles Subdivision. (Ward 3, District 5) (ZC08-01-007) (Applicant: Mike Saucier/Gulf State Services; Owner: Lucky 7 Trust, Versailles Business Park, LLC, Versailles Land and Development Co.) (Postponed 4/6/17, 5/4/17, 6/1/17)

NOTE: To concur with Zoning APPROVAL, a simple majority vote is required and introduction of an ordinance.

NOTE: To override Zoning APPROVAL, a majority vote of the entire Council is required and adoption of a resolution.

Toledano - moved to postpone, second by Canulette. Unanimous with 2 absent (Groby, Smith).

Stefancik - 2. Moses Swent (representing Marina Beau Chene Boathouse) and Cristina Donovan (representing Beau Chene Homeowners Association) appealing the Zoning Commission APPROVAL on May 2, 2017 to rezone 15.503 acres located on the west side and end of Marina Boulevard, north of Mako Nako Drive from A-6 (Multi-Family Residential District), A-2 (Suburban District), and CB-1 (Community Based Facilities District) to A-4 (Single Family Residential). (Ward 4, District 4) (2017-582-ZC) (Petitioner/Owner: Frank H. Walk, Jr.) (Postponed 6/1/17)

NOTE: To concur with Zoning APPROVAL, a simple majority vote is required and introduction of an ordinance.

NOTE: To override Zoning APPROVAL, a majority vote of the entire Council is required and adoption of a resolution.

Paul Mayronne - he represents the Beau Chene Homeowners and Directors. The residents are against this project because when they bought in the area with the understanding that the use of the marina would always remain. Now, the petitioner is trying to build a PUD. The proposal is inappropriate to the use suggested. The Petitioner says this is between 100 apartments which can be built under the current zoning or what he is proposing. The threat by the Petitioner does not make the request appropriate. They do not believe that 100 apartments and more commercial in the area because it is only about an acre and is mostly marshland.

Moses Swent - he is with the Boathouse Association. The members reside across from this and are opposed. The Petitioner marked on his proposal that there were no harmless materials needing to be removed, but there are asbestos pipes in the area. Also, several buildings overhang the road.

Peter Dupuy - the Tchfuncte Oaks voted against this project.

Paul Mayronne - this property cannot be accessed without going through the Beau Chene Marina Gate. The Petitioner has said they will improve the road and gate, but there really is not room to do so. They are asking that this request be denied and overturned.

Cristina Donovan - ten acres plus of this property are wetlands. It is 4 parcels with 4 different zoning classifications.

Julie Quinn - she is here on behalf of the Petitioner and the strong recommendations of the Planning and Zoning Commission who approved this. She is here defending the right to down-zone. This property has not been developed because it couldn't, it was not developed because the owner did not want to develop it. The remaining 5 acres is zoned commercial, which could be schools, bars and /or restaurants. The developers wanted to address the concerns of the neighbors, so they reduced the number of townhomes, so can provide a parking lot for the boat owners. They are also putting in a pool and offering memberships to Beau Chene residents.

Alan Oxford - he is the developer and, as he was on the Board for Tchfuncte Oaks, knows that only 3 members voted against this project. His friends in Tchfuncte Oaks are in favor of this.

Mayronne - they reject the idea that this is a down-zone. They believe that this project would be more detrimental to the area, than the zoning that is already in place.

Lorino - Beau Chene has 1000 developed with only these 10 left to develop, but just because they have land that does not mean it has to be developed. He offered to meet with Ms. Quinn , but was never able to set a meeting.

Council discussion ensued.

Lorino - moved to override the zoning approval, second by Bellisario. Unanimous with no one absent.

Lorino - moved to adopt a Resolution, second by Bellisario; becomes Resolution C. S. C-4840.

Stefancik - 3. Moses Swent (representing Marina Beau Chene Boathouse) and Cristina Donovan (representing Beau Chene Homeowners Association) appealing the Zoning Commission APPROVAL on May 2, 2017 to rezone 15.503 acres located on the west side and end of Marina Boulevard, north of Mako Nako Drive from A-6 (Multi-Family Residential District), A-2 (Suburban District), and CB-1 (Community Based Facilities District) to A-4 (Single Family Residential) and PUD (Planned Unit Development Overlay). (Ward 4, District 4) (2017-583-ZC) (Petitioner/Owner: Frank H. Walk, Jr.) (Postponed 6/1/17)

NOTE: To concur with Zoning APPROVAL, a simple majority vote is required and introduction of an ordinance.

NOTE: To override Zoning APPROVAL, a majority vote of the entire Council is required and adoption of a resolution.

Lorino - moved to override the zoning approval, second by Bellisario. Unanimous with no one absent.

Thompson - moved to adopt a Resolution, second by Bellisario; becomes Resolution C. S. C-4841.

Stefancik - 4. Jason Van Haelen appealing the Zoning Commission DENIAL on June 6, 2017 for a major amendment to the 53.5 acre PUD (Planned Unit Development Overlay) located north of Highway 1085, west of Tallow Creek Boulevard. (Ward 1, District 3) (ZC12-10-104)

NOTE: To concur with Zoning DENIAL, a simple majority vote is required and adoption of a resolution.

NOTE: To override Zoning DENIAL, a majority vote of the entire Council is required and introduction of an ordinance.

Jason Van Haelen - they are amending their request with the following conditions:

- 1) Allow the placement of a community pool to the immediate north of the 100 foot buffer,
- 2) Allow the placement of a pool house not to exceed 1000 square feet in area to the immediate north of the 100 foot buffer,
- 3) Allow the placement of an aggregate parking lot in the footprint of the removed residential structure to serve as overflow parking for the pool area,
- 4) Require the screening of the pool area with a 6 foot opaque wooden fence at the northern edge of the 100 foot buffer,
- 5) The replanting of a vegetative screen to further screen the pool area and parking in the southern 1/3 of the 100 foot buffer.

Thompson - moved to override the zoning denial, second by Lorino. Unanimous with 1 absent (Binder).

Thompson - moved to introduce an ordinance, second by Lorino; becomes Ord. Cal. 5846.

Stefancik - 5. Robert Bruno appealing the Planning Commission DENIAL on June 13, 2015 to create a Minor Subdivision of Tracts A1, A2 & E located west of Highway 1077, south of I-12, west of Covington, by creating Tracts A1-A, A1-B, A1-C, A2-A and E-1. (Ward 1, District 1) (2017-691-MSP)

NOTE: To concur with Planning Denial, a simple majority vote is required and adoption of a resolution.

NOTE: To override the Planning Denial, a 2/3 vote (9) is required and adoption of a resolution.

Dean - moved to override the Zoning denial, second by Lorino. Unanimous with no one absent.

Lorino - moved to adopt a Resolution, second by Bellisario; becomes Resolution C. S. C-4842.

ORDINANCES FOR ADOPTION

Stefancik - 1. Ord. Cal. No. 5824 - Ordinance amending the official Parish Zoning Map to reclassify a parcel of land located north of Highway 190 bearing the physical address of 31055 Highway 190 from NC-4 (Neighborhood Institutional District) to HC-2 (Highway Commercial District). (Ward 9, District 11) (Introduced 6/1/17)(2017-685-ZC) (To be heard by the Zoning Commission on 7/5/17)

Bellisario - moved to adopt, second by Blanchard. Unanimous with no one absent; becomes Ordinance C.S. No. 17-3758.

Stefancik - 2. Ord. Cal. No. 5825 - Ordinance amending the official Parish Zoning Map to reclassify 4.64 acres located south of Hickory Drive, west of Highway 41, being 38094 Hickory Drive, Pearl River from A-2 (Suburban District) and ED-1 (Primary Education District) to A-2 (Suburban District) and a 1 acre portion to MHO (Manufactured Housing Overlay). (Ward 6, District 11) (2017-600-ZC) (ZC Approved 5/4/17) (Introduced 6/1/17)

Tanner - moved to adopt, second by Smith. Unanimous with no one absent; becomes Ordinance C.S. No. 17-3759.

Stefancik - 3. Ord. Cal. No. 5826 - Ordinance to authorize the Parish President to purchase or otherwise acquire certain servitudes and/or rights of way for the benefit of the Tenet Pond Project. (Ward 8, District 8) (Introduced 6/1/17)

Lorino - moved to adopt, second by Canulette. Unanimous with no one absent; becomes Ordinance C.S. No. 17-3760.

4. Ord. Cal. No. 5827 - Ordinance amending the official Parish Zoning Map to reclassify 2.576 acres located west of Airport Road, north of Redwood Street from A-4 (Single Family Residential District)

to NC-1 (Professional Office District). (Ward 9, District 11) (2017-598-ZC) (ZC Approved 5/4/17) (Introduced 6/1/17)

Thompson - moved to adopt, second by Canulette. Unanimous with no one absent; becomes Ordinance C.S. No. 17-3761.

Stefancik - 5. Ord. Cal. No. 5828 - Ordinance amending the official Parish Zoning Map to reclassify 0.14 acre located south of James Crosby Road, east of Bolden Road, being 38548 James Crosby Road, Pearl River from A4-A (Single Family Residential District) to A-4A (Single Family Residential) and MHO (Manufactured Housing Overlay). (Ward 8, District 14) (2017-599-ZC) (ZC Approved 5/4/17) (Introduced 6/1/17)

Smith - moved to adopt, second by Binder. Unanimous with no one absent; becomes Ordinance C.S. No. 17-3762.

Stefancik - 6. Ord. Cal. No. 5829 - Ordinance to amend the 2017 Operating Budget - Amendment No. 7. (Introduced 6/1/17)

Tanner - moved to adopt, second by Blanchard. Unanimous with no one absent; becomes Ordinance C.S. No. 17-3763.

APPOINTMENTS

Stefancik - 1. Resolution to appoint one (1) member to replace Earl Graves (resigned) to the Board of Directors for Parish Recreation District No. 7. (Districts 6, 7, 9 & 11)

Tanner - moved to appoint Eric Davis, second by Thompson. Unanimous with no one absent; becomes Resolution C.S. C-4843.

Stefancik - 2. Resolution to appoint Richard Tanner to fill the vacant Council position on Communications District No. 1. (Parishwide)

Dean - moved to appoint, second by Toledano. Unanimous with no one absent; becomes Resolution C.S. C-4844.

Stefancik - 3. Resolution to appoint/reappoint six (6) members to the Library Board of Control. (Parishwide) (Dr. Argiro Morgan, Antoinette McClain, Rebecca A. Taylor, John Danjean and Mary Reneau have requested reappointment) (Ann Shaw requested appointment to replace Silvia Muller [resigned])

Binder - moved to reappoint/appoint all as stated, second by Bellisario. Unanimous with no one absent; becomes Resolution C.S. C-4845.

Stefancik - 4. Resolution to replace the Board Members of Lakeshore Villages Master Community Development District. (Blanchard)

Blanchard - moved to postpone, second by Bellisario. Unanimous with no one absent.

There being no further business, meeting adjourned at the call of the Chairman.


STEVE STEFANCIK, COUNCIL CHAIRMAN


THERESA L. FORD, COUNCIL CLERK