

OFFICIAL PROCEEDINGS
ST. JOHN THE BAPTIST PARISH COUNCIL
TUESDAY, JULY 23rd, 2024
CHAIRMAN MICHAEL WRIGHT
VICE-CHAIR LENNIX MADERE

The Council of the Parish of St. John the Baptist Parish, State of Louisiana, met in Regular Session in the St. John the Baptist Parish Government Complex Chambers, LaPlace, Louisiana on Tuesday, July 23rd, 2024, at 6:00 PM.

CALL TO ORDER:

ROLL CALL: Lennix Madere, Jr., Councilman-at-Large, Div. A, Michael Wright, Councilman-at-Large, Div. B, Virgie Johnson, Councilwoman District I, Tammy Houston, Councilwoman District III, Warren Torres, Councilman District II, Tyra Duhe-Griffin, Councilwoman District IV, Vernon Bailey, Sr., Councilman District VI, Robert Arcuri, Councilman District V, Dixie Ramirez, Councilwoman District VII

ABSENT: None

Councilwoman Duhe-Griffin led the Prayer and Councilman Arcuri led the Pledge. Legal Counsel Keith Green, Jr. and Kennilyn Schmill were present.

PUBLIC COMMENT - AGENDA ITEMS ONLY (3 minutes per citizen)

There was no public comment.

Virgie Johnson - Presentation - Elev8ted Gents - 4th Annual Back to School Splash Event

Michael Wright - Lucien Gauff - Presentation - First Responder possible Homestead Exemption, pursuant to Act 179 of 2023 Regular Legislative Session

Jaclyn Hotard - Introduction - LSU Ag Center - Parish Chair and Agriculture and Natural Resources (ANR) Agent

CONSENT AGENDA:

ITEMS: Approval of Minutes - July 9th, 2024, Council Meeting; Councilman Madere - Re-appointment of Lester Mitchell to the Planning Commission; Councilman Madere - Re-appointment of Timothy Keller to the Recreation Advisory Board

MOTION: Councilwoman Houston moved and Councilman Bailey seconded the motion to approve the consent agenda items consisting of Approval of Minutes - July 9th, 2024, Council Meeting; Councilman Madere - Re-appointment of Lester Mitchell to the Planning Commission; Councilman Madere - Re-appointment of Timothy Keller to the Recreation Advisory Board. The motion passed with Councilman Madere absent.

EXECUTIVE SESSION:

Sharon Brown v. St. John the Baptist Parish and LaPlace Urgent Care Center Properties, LLC, Docket No. 77738

Dennis Coleman v. St. John the Baptist Parish, Case No. 79060 Div. B

Sarah Edwards v. Atlantic Specialty Insurance Co., et al Case No. 79079 Div. C

MOTION: Councilman Bailey moved and Councilman Madere seconded the motion to go into Executive Session to discuss: *Sharon Brown v. St. John the Baptist Parish and LaPlace Urgent Care Center Properties, LLC, Docket No. 77738, Dennis Coleman v. St. John the Baptist Parish, Case No. 79060 Div. B, Sarah Edwards v. Atlantic Specialty Insurance Co., et al Case No. 79079 Div. C.* The motion passed unanimously.

MOTION: Councilwoman Duhe-Griffin moved and Councilman Bailey seconded the motion to go back into Regular Session. The motion passed unanimously.

MOTION: Councilman Arcuri moved and Councilman Bailey seconded the motion to authorize the settlement based on legal counsel's recommendation for Dennis Coleman v. St. John the Baptist Parish, Case No. 79060 Div. B. The motion passed unanimously.

MOTION: Councilman Arcuri moved and Councilwoman Duhe-Griffin seconded the motion to authorize legal counsel to offer the remaining SIR (Self Insured Retention) toward settlement in advance of mediation for Sarah Edwards v. Atlantic Specialty Insurance Co., et al Case No. 79079 Div. C. The motion passed unanimously.

REPORTS:

President's Report

Jaclyn Hotard - Monthly Financial Report (June 2024)

NEW BUSINESS:

Jaclyn Hotard - Resolution - R24-137 - A Resolution authorizing St. John the Baptist Parish to award the bid for the Animal Shelter Renovation Project to Jones Construction Solutions, LLC

MOTION: Councilwoman Duhe-Griffin moved and Councilwoman Ramirez seconded the motion to approve Resolution R24-137. A Resolution authorizing St. John the Baptist Parish to award the bid for the Animal Shelter Renovation Project to Jones Construction Solutions, LLC. WHEREAS, Article IV, Section H (2) and (5) of the St. John the Baptist Parish Home Rule Charter permits the Parish Council to adopt a resolution when authorizing a designated person(s) to execute a previously approved contract on its behalf and/or to perform a ministerial act related to the administrative business of the Parish; and WHEREAS, Jones Construction Solutions, LLC of St. Amant, LA submitted the lowest responsive and responsible bid in the amount of \$1,511,600; and, WHEREAS, services will include a new addition and renovations to bring the Animal Shelter back into working condition, up to code and to an acceptable

standard of care for the animals it houses; and, WHEREAS, services will also include all new HVAC systems to the front building; and, WHEREAS, the project will be funded through the Animal Shelter Budget. NOW, THEREFORE, BE IT RESOLVED, by the St. John the Baptist Parish Council, that St. John the Baptist Parish is hereby authorized to award the bid for the Animal Shelter Renovation Project to Jones Construction Solutions, LLC. The motion passed unanimously.

Jaclyn Hotard - Resolution - R24-138 - A Resolution authorizing St. John the Baptist Parish to award the bid for the Utilities Generators Replacement Project to Kevin Clark Electrical Services, LLC

MOTION: Councilwoman Houston moved and Councilman Bailey seconded the motion to approve Resolution R24-138. A Resolution authorizing St. John the Baptist Parish to award the bid for the Utilities Generators Replacement Project to Kevin Clark Electrical Services, LLC. WHEREAS, Article IV, Section H (2) and (5) of the St. John the Baptist Parish Home Rule Charter permits the Parish Council to adopt a resolution when authorizing a designated person(s) to execute a previously approved contract on its behalf and/or to perform a ministerial act related to the administrative business of the Parish; and WHEREAS, the initial lowest bidder, Ready Power, LLC of New Orleans, LA were deemed non-responsive because they did not comply with the 10-day document requirements as stipulated; and, WHEREAS, Kevin Clark Electrical Services, LLC of New Orleans, LA was the next lowest responsive and responsible bidder in the amount of \$1,222,128; and, WHEREAS, the generators at the Lions Water Treatment Plant, Ruddock Well No. 2 and River Road Wastewater Treatment Plant need to be replaced due to damages sustained by Hurricane Ida; and, WHEREAS, the project will be funded through the Hurricane Ida Fund with FEMA Reimbursement. NOW, THEREFORE, BE IT RESOLVED, by the St. John the Baptist Parish Council, that St. John the Baptist Parish is hereby authorized to award the bid for the Utilities Generators Replacement Project to Kevin Clark Electrical Services, LLC. The motion passed unanimously.

Jaclyn Hotard - Resolution - R24-139 - A Resolution authorizing St. John the Baptist Parish to settle and pay the December 26, 2023, Property Damage Claim to Larry Blanchard of 100 Lane B, LaPlace, LA 70068

MOTION: Councilwoman Ramirez moved and Councilwoman Houston seconded the motion to approve Resolution R24-139. A Resolution authorizing St. John the Baptist Parish to settle and pay the December 26, 2023, Property Damage Claim to Larry Blanchard of 100 Lane B, LaPlace, LA 70068. WHEREAS, Article IV, Section H (2) and (5) of the St. John the Baptist Parish Home Rule Charter permits the Parish Council to adopt a resolution when authorizing a designated person(s) to execute a previously approved contract on its behalf and/or to perform a ministerial act related to the administrative business of the Parish; and, WHEREAS, Louisiana Claims Administrators (LoCA) recommended, and Legal Counsel approved the settlement amount of \$8,855.91; and, WHEREAS, \$8,737.35 will be paid to State Farm's Subrogation Demand and \$118.56 will be paid directly to the claimant; and, WHEREAS, the settlement will be funded through the Settlement line item of Utilities Budget. NOW, THEREFORE, BE IT RESOLVED, by the St. John the Baptist Parish Council, that St. John the Baptist Parish is hereby authorized to settle and pay the December 26, 2023 Property Damage Claim to Larry Balance of 100 Lane B, LaPlace, LA 70068. The motion passed unanimously.

Jaclyn Hotard - Resolution - R24-140 - A Resolution authorizing St. John the Baptist Parish to advertise and Request for Proposals (RFP) for a Comprehensive Compensation Study

MOTION: Councilman Madere moved and Councilwoman Duhe-Griffin seconded the motion to approve Resolution R24-140. A Resolution authorizing St. John the Baptist Parish to advertise and Request for Proposals (RFP) for a Comprehensive Compensation Study. WHEREAS, Article IV, Section H (2) and (5) of the St. John the Baptist Parish Home Rule Charter permits the Parish Council to adopt a resolution when authorizing a designated person(s) to execute a previously approved contract on its behalf and/or to perform a ministerial act related to the administrative business of the Parish; and WHEREAS, the Parish is requesting proposals for a Comprehensive Compensation Study to provide comprehensive salary comparisons; and, NOW, THEREFORE, BE IT RESOLVED, by the St. John the Baptist Parish Council, that St. John the Baptist Parish is hereby authorized to advertise and Request Proposals for a Comprehensive Compensation Study. The motion passed with 8 yeas and 1 against (Torres).

Jaclyn Hotard/Peter Montz - Resolution - R24-141 - A Resolution authorizing St. John the Baptist Parish to reject all bids received for the Belle Pointe Wastewater Treatment Plant (WWTP) Demolition Project

MOTION: Councilwoman Houston moved and Councilman Madere seconded the motion to approve Resolution R24-141. A Resolution authorizing St. John the Baptist Parish to reject all bids received for the Belle Pointe Wastewater Treatment Plant (WWTP) Demolition Project. WHEREAS, Article IV, Section H (2) and (5) of the St. John the Baptist Parish Home Rule Charter permits the Parish Council to adopt a resolution when authorizing a designated person(s) to execute a previously approved contract on its behalf and/or to perform a ministerial act related to the administrative business of the Parish; and WHEREAS, bid documents omitted a requirement of the Bid Procedure Law. NOW, THEREFORE, BE IT RESOLVED, by the St. John the Baptist Parish Council, that St. John the Baptist Parish is hereby authorized to reject all bids received for the Belle Pointe WWTP Demolition Project. The motion passed with 8 yeas and 1 against (Torres).

Jaclyn Hotard/Peter Montz - Resolution - R24-142 - A Resolution authorizing St. John the Baptist Parish to re-advertise and solicit bids for the Belle Pointe Wastewater Treatment Plant (WWTP) Demolition Project

MOTION: Councilman Madere moved and Councilman Bailey seconded the motion to approve Resolution R24-142. A Resolution authorizing St. John the Baptist Parish to re-advertise and solicit bids for the Belle Pointe Wastewater Treatment Plant (WWTP) Demolition Project. WHEREAS, Article IV, Section H (2) and (5) of the St. John the Baptist Parish Home Rule Charter permits the Parish Council to adopt a resolution when authorizing a designated person(s) to execute a previously approved contract on its behalf and/or to perform a ministerial act related to the administrative business of the Parish; and WHEREAS, the Belle Pointe WWTP was decommissioned in December 2021 and requires demolition; and, WHEREAS, the flow from the WWTP was re-routed to the Reserve Wastewater Treatment Pond when the facility was closed; and, WHEREAS, the estimated cost of this project is \$400,000 and will be funded

through the Louisiana Department of Environmental Quality State Revolving Loan. NOW, THEREFORE, BE IT RESOLVED, by the St. John the Baptist Parish Council, that St. John the Baptist Parish is hereby authorized to re-advertise and solicit bids for the Belle Pointe WWTP Demolition Project. The motion passed with 8 yeas and 1 against (Torres).

Jaclyn Hotard/Peter Montz - Resolution - R24-143 - A Resolution authorizing St. John the Baptist Parish to award the bid for the Wastewater Collection and Treatment Maintenance/Emergency Repairs Project to RAMJ Construction, LLC

MOTION: Councilman Bailey moved and Councilman Arcuri seconded the motion to approve Resolution R24-143. A Resolution authorizing St. John the Baptist Parish to award the bid for the Wastewater Collection and Treatment Maintenance/Emergency Repairs Project to RAMJ Construction, LLC. WHEREAS, Article IV, Section H (2) and (5) of the St. John the Baptist Parish Home Rule Charter permits the Parish Council to adopt a resolution when authorizing a designated person(s) to execute a previously approved contract on its behalf and/or to perform a ministerial act related to the administrative business of the Parish; and WHEREAS, RAMJ Construction, LLC of Kenner, LA submitted the lowest responsive and responsible bid in the amount of \$3,857,650 for maintenance and emergency repairs on the Wastewater Collection and Treatment System; and, WHEREAS, repairs will be on an as-needed basis as directed by the Utilities Department; and, WHEREAS, repairs will be funded through the Wastewater Budget. NOW, THEREFORE, BE IT RESOLVED, by the St. John the Baptist Parish Council, that St. John the Baptist Parish is hereby authorized to award the bid for the Wastewater Collection and Treatment Maintenance/Emergency Repairs Project to RAMJ Construction, LLC. The motion passed with 8 yeas and 1 against (Torres).

Jaclyn Hotard/Peter Montz - Resolution - R24-144 - A Resolution authorizing St. John the Baptist Parish President to execute Change Order No. 1 with Sealevel Construction Inc. for the Central Avenue Lift Station Rehabilitation Project

MOTION: Councilwoman Houston moved and Councilman Madere seconded the motion to approve Resolution R24-144. A Resolution authorizing St. John the Baptist Parish President to execute Change Order No. 1 with Sealevel Construction Inc. for the Central Avenue Lift Station Rehabilitation Project. WHEREAS, Article IV, Section H (2) and (5) of the St. John the Baptist Parish Home Rule Charter permits the Parish Council to adopt a resolution when authorizing a designated person(s) to execute a previously approved contract on its behalf and/or to perform a ministerial act related to the administrative business of the Parish; and WHEREAS, Change Order No. 1 increases the original Agreement amount by \$49,454.44; and, WHEREAS, the increase is for replacing all support steel and stairs within the Central Avenue Lift Station with new galvanized steel; and, WHEREAS, project is funded through the LDEQ Clean Water State Revolving Loan. NOW, THEREFORE, BE IT RESOLVED, by the St. John the Baptist Parish Council, that Parish President Jaclyn Hotard is hereby duly authorized and empowered on behalf of the St. John the Baptist Parish Council to execute Change Order No.1 between St. John the Baptist Parish and Sealevel Construction, Inc. The motion passed unanimously.

Jaclyn Hotard/Peter Montz - Resolution - R24-145 - A Resolution authorizing

St. John the Baptist Parish President to execute Change Order No. 1 with Industrial & Mechanical Contractors, Inc. for the Council on Aging HVAC Repairs/Replacement Project

MOTION: Councilwoman Duhe-Griffin moved and Councilwoman Ramirez seconded the motion to approve Resolution R24-145. A Resolution authorizing St. John the Baptist Parish President to execute Change Order No. 1 with Industrial & Mechanical Contractors, Inc. for the Council on Aging HVAC Repairs/Replacement Project. WHEREAS, Article IV, Section H (2) and (5) of the St. John the Baptist Parish Home Rule Charter permits the Parish Council to adopt a resolution when authorizing a designated person(s) to execute a previously approved contract on its behalf and/or to perform a ministerial act related to the administrative business of the Parish; and WHEREAS, Change Order No. 1 increases the original Agreement amount by \$3,562.82; and, WHEREAS, the increase is due to undersized wiring and disconnect feeding the large AHU in the great room that needs to be replaced; and, WHEREAS, Change Order No. 1 will be funded through the LCDBG-CV Grant. NOW, THEREFORE, BE IT RESOLVED, by the St. John the Baptist Parish Council, that Parish President Jaclyn Hotard is hereby duly authorized and empowered on behalf of the St. John the Baptist Parish Council to execute Change Order No.1 between St. John the Baptist Parish and Industrial & Mechanical Contractors, Inc. The motion passed unanimously.

Jaclyn Hotard/Michelle Miller - Resolution - R24-146 - A Resolution authorizing St. John the Baptist Parish to approve the amended by-laws for the Economic Development Advisory Committee

MOTION: Councilman Bailey moved and Councilwoman Houston seconded the motion to approve Resolution R24-146. A Resolution authorizing St. John the Baptist Parish to approve the amended by-laws for the Economic Development Advisory Committee. WHEREAS, Article IV, Section H (2) and (5) of the St. John the Baptist Parish Home Rule Charter permits the Parish Council to adopt a resolution when authorizing a designated person(s) to execute a previously approved contract on its behalf and/or to perform a ministerial act related to the administrative business of the Parish; and WHEREAS, the amended by-laws will reflect changing the monthly meetings to quarterly meetings; and, WHEREAS, this change was discussed and approved by the Economic Development Committee. NOW, THEREFORE, BE IT RESOLVED, by the St. John the Baptist Parish Council, that St. John the Baptist Parish is hereby authorized to approve the amended by-laws for the Economic Development Advisory Committee. The motion passed with 8 yeas and 1 against (Torres).

INTRODUCTION OF ORDINANCES:

24-31 An ordinance to provide for an additional ad valorem tax exemption of two thousand five hundred dollars of the assessed valuation of property receiving the homestead exemption that is owned and occupied by a qualified first responder in accordance with Article 7, Section 21. (O) of the Constitution of the State of Louisiana (M. Wright)

24-32 An ordinance approving the installation of fiber optic cables along Deputy Barton Granier Drive, LaPlace, St. John the Baptist Parish, LA (Permit No. 17766) (J. Hotard & T. Lambeth)

24-33 An ordinance approving the installation of fiber optic cables along Highway 44 and West 23rd Street, Reserve, St. John the Baptist Parish, LA (Permit No. 17911) (J. Hotard & T. Lambeth)

24-34 An ordinance approving the installation of fiber optic cables along Windsor Street, LaPlace, St. John the Baptist Parish, LA (Permit No. 17850) (J. Hotard & T. Lambeth)

24-35 An ordinance amending Chapter 113 - Zoning, Article V - Supplementary Regulations, Sec. 113-474 - Use requirements, to add (h) *Mobile Homes and manufactured homes*. In all zoning districts, mobile homes and manufactured homes shall have and maintain foundation skirting on all sides (unbroken except for ventilation) (See attached exhibit) (J. Hotard & T. Lambeth)

24-36 A millage ordinance - an ordinance providing for the levy and collection of ad valorem taxes in the Parish of St. John the Baptist, to be spread upon the 2024 Assessment Roll (J. Hotard)

ADJOURNMENT :

At 7:14 PM, Councilwoman Houston moved and Councilwoman Duhé-Griffin seconded the motion to adjourn. The meeting adjourned unanimously.

/s/Michael Wright
COUNCIL CHAIRMAN

/s/Jackie Landeche
Council Secretary