

OFFICIAL PROCEEDINGS
ST. JOHN THE BAPTIST PARISH COUNCIL
TUESDAY, MARCH 26TH, 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, March 26th, 2024, at 6:30 PM.

CALL TO ORDER:

ROLL CALL: Lennix Madere, Jr., Councilman-at-Large, Div. A, Virgie Johnson, Councilwoman District I, Tammy Houston, Councilwoman District III, Robert Arcuri, Councilman District V, Vernon Bailey, Sr., Councilman District VI

ABSENT: Tyra Duhe-Griffin, Dixie Ramirez, Michael Wright, Warren Torres

Councilwoman Houston 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)

Geraldine Cox, Margaret Teigler and Eliza Eugene commented on Resolution R24-63.

Jaclyn Hotard - Proclamation - April as Fair Housing Month

CONSENT AGENDA:

ITEMS: Approval of Minutes - March 12th, 2024, Council Meeting; Councilman Wright - Appointment of David Ratliff to the Parish Wide Sewer, Water and Drainage Board; Councilman Wright - Re-appointment of Jimmy Hymel to the Parish Wide Sewer, Water and Drainage Board; Permit Approval - Louisiana Autism Society 2nd Annual 5K Run/Walkathon - Saturday, April 27th, 2024 beginning at 8:00 AM at Bethlehem Baptist Church, 146 E. 20th Street, Reserve; Councilwoman Ramirez - Appointment of Anthony Scalise Jr. to the Zoning Board of Adjustments; Councilwoman Duhe-Griffin - Re-appointment of Brenda Anderson to the Zoning Board of Adjustments; Resolutions - Annual Sewer Audits (R24-64 through R24-70); Councilwoman Duhe-Griffin - Re-appointment of Akeem Burl to the Recreation Advisory Board; Councilwoman Duhe-Griffin - Re-appointment of Timothy Keller to the Economic Development Committee; Parish President Hotard - Re-appointment of Jonathan Perret to the Regional Planning Commission (RPC); Councilman Wright - Re-appointment of Councilwoman Houston to the Regional Planning Commission (RPC); Councilman Wright - Re-appointment of Councilman Arcuri to the Regional Planning Commission (RPC); Councilwoman Houston - Appointment of Bonnie Dinvaut to the Regional Planning Commission (RPC); Parish President Hotard - Appointment of Andreia Cook to the Civil Service Board; Councilman Wright - Re-appointment of Steven Fraker to the Zoning Board of Adjustments; Councilwoman Johnson - Appointment of Gala Holden to the Library Board of Control; Councilman Wright - Appointment of Tanya Faucheux to the Economic Development Committee

MOTION: Councilwoman Houston moved and Councilwoman Johnson seconded the motion to approve the consent agenda items consisting of Approval of Minutes - March 12th, 2024, Council Meeting; Councilman Wright - Appointment of David Ratliff to the Parish Wide Sewer, Water and Drainage Board; Councilman Wright - Re-appointment of Jimmy Hymel to the Parish Wide Sewer, Water and Drainage Board; Permit Approval - Louisiana Autism Society 2nd Annual 5K Run/Walkathon - Saturday, April 27th, 2024 beginning at 8:00 AM at Bethlehem Baptist Church, 146 E. 20th Street, Reserve; Councilwoman Ramirez - Appointment of Anthony Scalise Jr. to the Zoning Board of Adjustments; Councilwoman Duhe-Griffin - Re-appointment of Brenda Anderson to the Zoning Board of Adjustments; Resolutions - Annual Sewer Audits (R24-64 through R24-70); Councilwoman Duhe-Griffin - Re-appointment of Akeem Burl to the Recreation Advisory Board; Councilwoman Duhe-Griffin - Re-appointment of Timothy Keller to the Economic Development Committee; Parish President Hotard - Re-appointment of Jonathan Perret to the Regional Planning Commission (RPC); Councilman Wright - Re-appointment of Councilwoman Houston to the Regional Planning Commission (RPC); Councilman Wright - Re-appointment of Councilman Arcuri to the Regional Planning Commission (RPC); Councilwoman Houston - Appointment of Bonnie Dinvaut to the Regional Planning Commission (RPC); Parish President Hotard - Appointment of Andreia Cook to the Civil Service Board; Councilman Wright - Re-appointment of Steven Fraker to the Zoning Board of Adjustments; Councilwoman Johnson - Appointment of Gala Holden to the Library Board of Control; Councilman Wright - Appointment of Tanya Faucheux to the Economic Development Committee. The motion passed with Councilwomen Duhe-Griffin, Ramirez and Councilmen Torres and Wright absent.

Councilman Torres arrived at 6:18 PM.

REPORTS:

President's Report

Jaclyn Hotard - Monthly Financial Report (February 2024)

NEW BUSINESS:

Tammy Houston/Lennix Madere - Resolution - R24-63 - A Resolution in support of the St. John the Baptist Parish Housing Authority award of the Prime 3 Grant from the Louisiana Housing Corporation

MOTION: Councilwoman Houston moved and Councilwoman Johnson seconded the motion to approve Resolution - R24-63. A Resolution in support of the St. John the Baptist Parish Housing Authority award of the Prime 3 Grant from the Louisiana Housing Corporation. WHEREAS, hurricanes have caused untold economic hardship for Louisiana residents and communities, with the threat of foreclosures, evictions and homelessness for many families through no fault of their own. The rental market has been significantly impacted by Hurricanes Laura, Delta, and Ida; and, WHEREAS, the Piggyback Resilience Initiative - Mixed Income, or PRIME 3 Program, provides \$230,000,000 of Community Development Block Grant Disaster Recovery (CDBG-DR) through our partnership with the Office of Community Development - Disaster Recovery Unit (OCD-DRU). The qualification for the Prime 3, Piggyback Resilience Initiative program shall be: Must be located in a Laura, Delta or Ida eligible Parish; Residential buildings may not be located or partially within a flood zone.

Must be a single asset entity organized as a for-profit LP or LLC. Developments must be combined with 4% LIHTC's and bond financed mortgage proceeds or 9% LIHTCs. No applicant, person, or entity who is currently out of compliance with LHC and/or Louisiana OCD-DRU may apply; WHEREAS, the lack of affordable housing is one of the biggest threats to St. John Parish, but never more so than during the aftermath of devastating hurricanes; and, WHEREAS, the Louisiana Housing Corporation, through their 2023 Piggyback Incentive Prime 3 Program, shall consider investing in housing affordability, stability and security that shall will lay a foundation that helps create a more affordable St. John Parish for generations to come in the agenda and its components; and, WHEREAS, the Prime 3 Piggyback Resilience Initiative Program shall provide funding for the new construction of multifamily affordable rental housing; and, WHEREAS, residents in St. John the Baptist Parish publicly stated that newly developed affordable housing should remain in areas already developed for public housing developments; and, WHEREAS, governmental entities shall work together to bridge the gap between incomes and housing costs by expanding rental assistance; and, WHEREAS, by expanding rental assistance, 2023 Piggyback Incentive Prime 3 Program economic recovery package can help bridge the gap between wages and housing costs for the parish's lowest-income and most marginalized households; and, WHEREAS, the St. John the Baptist Parish Council shall support the St. John the Baptist Parish Housing Authority's application for Prime 3 funding for public housing and their vision to build new homes affordable to people with the greatest need; and, NOW, THEREFORE BE IT FURTHER RESOLVED, that the St. John the Baptist Parish Council is in support of the Louisiana Housing Authority awarding the funding of the 2023 Piggyback Incentive Prime 3 Program allocated for St. John Parish the Baptist to the St. John the Baptist Parish Housing Authority. The motion passed with 5 yeas, 3 absent (Duhe-Griffin, Ramirez, Wright) and 1 against (Torres).

Jaclyn Hotard/Peter Montz - Resolution - R24-71 - A Resolution authorizing St. John the Baptist Parish to solicit and Request for Qualifications (RFQ) for Engineering Services for the Reserve Relief Homewood Pump Station Replacement and Drainage Improvement Project

MOTION: Councilwoman Houston moved and Councilman Bailey seconded the motion to approve Resolution R24-71. A Resolution authorizing St. John the Baptist Parish to solicit and Request for Qualifications (RFQ) for Engineering Services for the Reserve Relief Homewood Pump Station Replacement and Drainage Improvement 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, an Engineer is needed for Hydrologic and Hydraulic model development, environmental review and Pump Station Design services; and, WHEREAS, this project is a part of the Local Water Initiative Program and all services must be in compliance with the Disaster Recovery CDBG Program requirements; and, WHEREAS, the estimated cost of these services is \$14M and will be funded through an allocation St. John the Baptist Parish received from the Office of Community Development Disaster Recovery Mitigation Funds. NOW, THEREFORE, BE IT RESOLVED, by the St. John the Baptist Parish Council, that St. John the Baptist Parish is hereby authorized to solicit and Request for Qualifications (RFQ) for the Reserve Relief Homewood Pump Station Replacement and Drainage

Improvement Project. The motion passed with Councilwomen Duhe-Griffin, Ramirez and Councilman Wright absent.

Jaclyn Hotard/Peter Montz - Resolution - R24-72 - A Resolution authorizing St. John the Baptist Parish to advertise and Request for Proposals (RFP) for FEMA Public Assistance Services

MOTION: Councilwoman Johnson moved and Councilman Arcuri seconded the motion to approve Resolution R24-72. A Resolution authorizing St. John the Baptist Parish to advertise and Request for Proposals (RFP) for FEMA Public Assistance Services. 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, St. John the Baptist Parish is requesting proposals for FEMA Public Assistance Services regarding Federal Declared Disasters; and, WHEREAS, services will include collaborating with the Parish, FEMA and various other funding agencies to ensure proper use and application of Federal and State Funds while maximizing eligible and allocable dollars; and, WHEREAS, required assistance is needed for the implementation of efficient processes that reduce the timeline for eligibility determinations to support project cashflow, sources and uses; and, WHEREAS, development and implementation for the framework of grant activities and perform services necessary to complete objectives and tasks as requested by St. John the Baptist Parish for Disaster Recovery Funding will also be included in services; and, WHEREAS, services will only be activated in the event of a disaster and will be funded through FEMA Reimbursements. NOW, THEREFORE, BE IT RESOLVED, by the St. John the Baptist Parish Council, St. John the Baptist Parish is hereby authorized to advertise and receive proposals for FEMA Public Assistance Services. The motion passed with Councilwomen Duhe-Griffin, Ramirez and Councilman Wright absent.

Jaclyn Hotard/Peter Montz - Resolution - R24-73 - A Resolution authorizing St. John the Baptist Parish to advertise and solicit bids for the Belle Pointe Wastewater Treatment Plant Demolition Project

MOTION: Councilwoman Houston moved and Councilman Bailey seconded the motion to approve Resolution R24-73. A Resolution authorizing St. John the Baptist Parish to advertise and solicit bids for the Belle Pointe Wastewater Treatment Plant 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 advertise and solicit bids for the Belle Pointe WWTP Demolition Project. The motion passed with Councilwomen Duhe-Griffin, Ramirez and Councilman Wright absent.

Jaclyn Hotard/Peter Montz - Resolution - R24-74 - A Resolution authorizing St. John the Baptist Parish to advertise and solicit bids for the Ezekial Jackson and Esperanza Lift Stations Rehabilitation Project

MOTION: Councilman Torres moved and Councilman Bailey seconded the motion to approve Resolution R24-74. A Resolution authorizing St. John the Baptist Parish to advertise and solicit bids for the Ezekial Jackson and Esperanza Lift Stations 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, the Ezekial Jackson and Esperanza Lift Stations require rehabilitations to ensure reliable wastewater collection and pumping capacity in these service areas; and, WHEREAS, the estimated cost of this project is \$1,140,000 and will be funded through the Wastewater Budget with reimbursement from the Louisiana Department of Environmental Quality Clean Water State Revolving Loan Program. 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 solicit bids for the Ezekial Jackson and Esperanza Lift Stations Rehabilitation project. The motion passed with Councilwomen Duhe-Griffin, Ramirez and Councilman Wright absent.

Jaclyn Hotard/Peter Montz - Resolution - R24-75 - A Resolution authorizing St. John the Baptist Parish to advertise and auction Parish Surplus Items

MOTION: Councilman Torres moved and Councilman Arcuri seconded the motion to approve Resolution R24-75. A Resolution authorizing St. John the Baptist parish to advertise and auction Parish Surplus Items. 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, this request is in accordance with State guidelines for disposing of surplus property. WHEREAS, surplus items include Parish vehicles, materials, office equipment and supplies. 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 auction Parish surplus items. The motion passed with Councilwomen Duhe-Griffin, Ramirez and Councilman Wright absent.

Jaclyn Hotard/Peter Montz - Resolution - R24-76 - A Resolution authorizing St. John the Baptist Parish to award the Parish's Property and Casualty Insurance to Riverlands Insurance Services, Inc.

MOTION: Councilman Arcuri moved and Councilman Torres seconded the motion to approve Resolution R24-76. A Resolution authorizing St. John the Baptist Parish to award the Parish's Property and Casualty Insurance to Riverlands Insurance Services, Inc. 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, Riverlands Insurance Services, Inc. of LaPlace, LA ranked 1st out of two

proposals received and reviewed by the Source Selection Committee; and, WHEREAS, the lines of coverage included in the package policy are commercial general liability, commercial automobiles, public officials' liability, and excess liability; and, WHEREAS, the new premium of \$2,812,980.61 reflects a 2% increase over the expiring premium due to increasing wind and hail coverage on all Parish facilities; and, WHEREAS, premium will be funded through the General fund and other various Department Funds. 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 Parish's Property and Casualty Insurance to Riverlands Insurance Services, Inc. The motion passed with Councilwomen Duhe-Griffin, Ramirez and Councilman Wright absent.

Jaclyn Hotard/Peter Montz - Resolution - R24-77 - A Resolution authorizing St. John the Baptist Parish to enter into a Professional Services Agreement with Prime Occupational Medicine for Occupational Health Services

MOTION: Councilwoman Houston moved and Councilman Torres seconded the motion to approve Resolution R24-77. A Resolution authorizing St. John the Baptist Parish to enter into a Professional Services Agreement with Prime Occupational Medicine for Occupational Health Services. 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, Prime Occupational Medical of Reserve, LA submitted the only proposal received and reviewed by the Source Selection Committee; and, WHEREAS, services are on an as-needed basis and funded through various Department Funds. NOW, THEREFORE, BE IT RESOLVED, by the St. John the Baptist Parish Council, that St. John the Baptist Parish is hereby authorized to award Occupational Health Services to Prime Occupational Medicine. The motion passed with Councilwomen Duhe-Griffin, Ramirez and Councilman Wright absent.

Jaclyn Hotard/Peter Montz - Resolution - R24-78 - A Resolution authorizing St. John the Baptist Parish to enter into a Professional Services Agreement with Curtis Environmental Services, Inc. for Environmental Services

MOTION: Councilwoman Johnson moved and Councilwoman Houston seconded the motion to approve Resolution R24-78. A Resolution authorizing St. John the Baptist Parish to enter into a Professional Services Agreement with Curtis Environmental Services, Inc. for Environmental Services. 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, Curtis Environmental Services, Inc. of LaPlace, LA has been selected as the Engineer for Environmental Services; and, WHEREAS, services will include providing water and wastewater consultations and sampling and testing to meet State and Federal Requirements; and, WHEREAS, the estimated cost of the Agreement is \$152,100 and will be funded through the Utilities and Wastewater Budgets. 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 sign and execute the Professional Services Agreement between St. John the Baptist Parish and Curtis Environmental Services, Inc.

The motion passed with Councilwomen Duhe-Griffin, Ramirez and Councilman Wright absent.

Jaclyn Hotard/Peter Montz - Resolution - R24-79 - A Resolution authorizing St. John the Baptist Parish President to submit an application for Financial assistance to The Louisiana Department of Environmental Quality (LDEQ) for a Low Interest Clean Water State Revolving Fund Loan (CWSRF)

MOTION: Councilman Torres moved and Councilman Bailey seconded the motion to approve Resolution R24-79. A Resolution authorizing St. John the Baptist Parish President to submit an application for Financial assistance to The Louisiana Department of Environmental Quality (LDEQ) for a Low Interest Clean Water State Revolving Fund Loan (CWSRF). 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, St. John the Baptist Parish submitted a pre-application to LDEQ to place St. John the Baptist Parish on the Project Priority List for funding through the CWSRF Loan Program; and, WHEREAS, a full commitment of funds cannot be awarded until the full application for financial assistance for improvements to the St. John the Baptist Parish Wastewater System is submitted; and, WHEREAS, the loan will be represented by Bonds to be issued by St. John the Baptist Parish and sold to LDEQ; and, WHEREAS, the Parish President is hereby authorized to submit an application for financial assistance to LDEQ for a loan in the amount of \$3,602,575 with an interest rate of 0.95 percent and a payback term of twenty years through (CWSRF); and, WHEREAS, funding will be allocated for the Cambridge #2, Cambridge #3 and Ned Duhe Lift Stations Project; and, WHEREAS, the Parish President is further authorized to furnish such additional information as may reasonably be requested by LDEQ in connection with the application for the CWSRF Loan Program; and, WHEREAS, the Parish President is hereby designated as the Official Project Representative for the St. John the Baptist Parish for any project that may result from the submission of the application. NOW, THEREFORE, BE IT RESOLVED, by the St. John the Baptist Parish Council, St. John the Baptist Parish President, Jaclyn Hotard is hereby duly authorized and empowered on behalf of the St. John the Baptist Parish Council to submit an application to the Louisiana Department of Environmental Quality for the purpose of obtaining a Low Interest Loan to finance improvements to the Parish Wide Wastewater System through the Clean Water State Revolving Loan Fund Program. The motion passed with Councilwomen Duhe-Griffin, Ramirez and Councilman Wright absent.

INTRODUCTION OF ORDINANCES:

24-17 An ordinance approving the rezoning of Lots 2 and 3 of the Reine Subdivision from the Commercial District Three (C-3) to the Residential District Three (R-3) located at 1052 East Airline Highway, LaPlace, St. John the Baptist Parish, LA (PZR-1549) (J. Hotard & T. Lambeth)

24-18 An ordinance approving the rezoning of Tracts F-1-A West of Hwy 18 (less and except the ten-acre Robert Site retained by sellers in the Act of Cash Sale recorded in the official

records of St. John the Baptist Parish, Louisiana, on July 12, 2021, as Entry No. 381724-CO), F-1-A-N, F-1-A-RR, F-1-B, F-1-C and F-2 (less and except Tracts 73A and 74B), which are tracts owned by the Port of South Louisiana and leased to Greenfield Louisiana, LLC, from Commercial District One (C-1) and Residential District 1 (R-1) to Industrial District 3 (I-3), except for a 300-foot-wide strip along the boundary of any portion of the foregoing property bordering an R-1 zone which shall be rezoned to Industrial District One (I-1); and to rezone Tracts B-2, B-3, B-4, B-5, and B-6, which are tracts owned by the Port of South Louisiana and leased to Greenfield Louisiana, LLC, from Nonindustrial Batture District (B-1) to Industrial Batture District (B-2) located on LA Highway 18, Wallace, St. John the Baptist Parish, LA (PZR-1558) (J. Hotard & T. Lambeth)

24-19 An ordinance approving the rezoning of the remainder of the Voisin Tract of the Voisin Subdivision from the Residential District One (R-1) to the Residential District Three (R-3) located at 186-365 East 13th Street, Reserve, St. John the Baptist Parish, LA (PZR-1556) (J. Hotard & T. Lambeth)

ADJOURNMENT:

At 6:48 PM, Councilwoman Houston moved and Councilman Bailey seconded the motion to adjourn. The meeting adjourned with Councilwomen Duhe-Griffin, Ramirez and Councilman Wright absent.

/s/Lennix Madere, Jr.
COUNCIL VICE-CHAIRMAN

/s/Jackie Landeche
Council Secretary