



St. Charles Parish

Meeting Agenda

Parish Council

Council Chairman Julia Fisher-Perrier
Councilmembers Wendy Benedetto, Paul J. Hogan,
Terrell D. Wilson, Mary K. Clulee, Dick Gibbs,
William Billy Woodruff, Marilyn B. Bellock, Traci A. Fletcher

St. Charles Parish Courthouse
15045 Highway 18
P.O. Box 302
Hahnville, LA 70057
985-783-5000
www.stcharlesparish-la.gov

Monday, January 7, 2019

6:00 PM

Council Chambers, Courthouse

Final

CALL TO ORDER

PRAYER / PLEDGE

Pastor Thomas Hines
Hope Church, Luling

APPROVAL OF MINUTES

Regular Meeting – November 26, 2018
Regular Meeting – December 10, 2018

SPECIAL BUSINESS (PROCLAMATIONS, CANVASS RETURNS, ETC.)

- 1 [2018-0345](#) In Recognition: Councilman Dick Gibbs, 2018 Council Chairman

 Sponsors: Ms. Fisher-Perrier

 Attachments: [2018-0345 Chairman](#)

- 2 [2018-0347](#) In Recognition: Councilwoman Wendy Benedetto, 2018 Council
 Vice-Chairman

 Sponsors: Mr. Gibbs

 Attachments: [2018-0347 Vice-Chair](#)

- 3 [2018-0346](#) Proclamation: Martin Luther King, Jr. Day

 Sponsors: Mr. Wilson

 Attachments: [2018-0346 MLK](#)

REPORTS (FINANCE AND ADMINISTRATIVE ACTIVITIES)

[2018-0352](#) Information Technology/GIS

ORDINANCES / RESOLUTIONS INTRODUCED FOR PUBLICATION / PUBLIC HEARING

Tuesday, January 22, 2019, 6:00 pm, Council Chambers, Courthouse, Hahnville

(No items for the regular Agenda)

PLANNING AND ZONING PETITIONS

- 4 [2018-0341](#) An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from C-2 to M-1 on Lot K-2A2-3, Almedia or Patterson Plantation Subdivision as requested by Jacob Fruchtnicht, for JBE Industries, LLC.

Sponsors: Mr. Cochran and Department of Planning & Zoning

Attachments: [2018-0341 JBE Industries Recommendation.pdf](#)
 [2018-0341 12.06.18 Minutes Fruchtnicht](#)
 [2018-0341 JBE LUR_PZR 2018-09.pdf](#)
 [2018-0341 JBE AERIAL PZR-2018-09.pdf](#)
 [2018-0341 JBE ZONING PZR-2018-09.pdf](#)
 [2018-0341 JBE FLUM PZR-2018-09.pdf](#)

Legislative History

11/7/18	Department of Planning & Zoning	Received/Assigned PH
12/6/18	Department of Planning & Zoning	Recommended Approval to the Planning Commission
12/6/18	Planning Commission	Recommended Approval to the Parish Council
12/10/18	Parish President	Introduced
12/10/18	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

ORDINANCES SCHEDULED FOR PUBLIC HEARING (INTRODUCED AT PREVIOUS MEETING)

- 15 [2018-0334](#) An ordinance approving and authorizing the execution of Change Order No. 2 (Final) for Parish Project No. P090201-6, Mimosa Avenue Culvert Replacement, resulting in a decrease of \$10,000.00 in contract price.

Sponsors: Mr. Cochran and Department of Public Works

Attachments: [2018-0334 Change Order No. 2 Mimosa Culvert Replacement](#)

Legislative History

12/10/18 Parish President Introduced

12/10/18 Parish Council Publish/Scheduled for Public Hearing to the Parish Council

- 18** [2018-0340](#) An ordinance to approve and authorize the execution of Change Order No. 4 for the Norco Library Renovation/Addition located at 590 Apple Street in Norco to increase the contract amount by \$3,469.00 and increase the contract time by 10 days.

Sponsors: Mr. Cochran

Attachments: [2018-0340 Change Order #4](#)
 [2018-0340 Change Order 4 Attachments](#)

Legislative History

12/10/18 Parish President Introduced

12/10/18 Parish Council Publish/Scheduled for Public Hearing to the Parish Council

- 24** [2018-0342](#) An ordinance to approve and authorize the execution of a construction contract with Sealevel Construction, Inc. for Project No. P080502-18A, Oak Street Pump Station Improvements, in the amount of \$1,062,870.00.

Sponsors: Mr. Cochran and Department of Public Works

Attachments: [2018-0342 Contract Oak Street PS Signed by Contractor.pdf](#)
 [2018-0342 Letter of bid evaluation - Oak St PS Improvements & bid tab.pdf](#)

Legislative History

12/10/18 Parish President Introduced

12/10/18 Parish Council Publish/Scheduled for Public Hearing to the Parish Council

- 32** [2018-0343](#) An ordinance to revoke and abandon undeveloped Walnut Street right-of-way to the east of Oak Street and undeveloped portion of Butternut Street right-of-way east of Oak Street, Hahnville LA, as shown on a survey by Jeff Ruello, PLS dated 9/22/18 and revised 12-04-18., dated 6/24/04.

Sponsors: Mr. Cochran and Department of Planning & Zoning

Attachments: [2018-0343 ACT of REVOCATION_Walnut and Butternut \(Parcel A\).pdf](#)
[2018-0343 revised plat.pdf](#)
[revocation JUDGEMENT.pdf](#)
[revocation JUDGEMENT MAP.pdf](#)
[2018-0343 Recommendation at a Glance.pdf](#)
[2018-0343 12.06.18_Minutes_Bayou Fleet \(Parcel A\)](#)
[2018-0343 LUR PZS 2018-54 \(Bayou Fleet Parcel A\).pdf](#)
[2018-0343 AERIAL PZS-2018-54.pdf](#)
[2018-0343 ZONING PZS-2018-54.pdf](#)
[2018-0343 FLUM PZS-2018-54.pdf](#)

Legislative History

11/1/18	Department of Planning & Zoning	Received/Assigned PH
12/6/18	Department of Planning & Zoning	Recommended Approval to the Planning Commission
12/6/18	Planning Commission	Recommended Approval to the Parish Council
12/10/18	Parish President	Introduced
12/10/18	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

- 52** [2018-0344](#) An ordinance to revoke and abandon undeveloped Walnut Street right-of-way to the west of Oak Street in Hahnville, as shown on a survey by Jeff Ruello, PLS dated 9/22/18 and revised 12-04-18.

Sponsors: Mr. Cochran and Department of Planning & Zoning

Attachments: [2018-0344 ACT of REVOCATION_Walnut \(Parcel B\).pdf](#)
[2018-0344 revised plat.pdf](#)
[revocation JUDGEMENT.pdf](#)
[revocation JUDGEMENT MAP.pdf](#)
[2018-0344 walnut Recommendation at a Glance.pdf](#)
[2018-0344 12.06.18_Minutes_Bayou Fleet \(Parcel B\)](#)
[2018-0344 Walnut LUR_PZS 2018-53 \(Bayou Fleet Parcel B\).pdf](#)
[2018-0344 walnut AERIAL PZS-2018-53.pdf](#)
[2018-0344 walnut ZONING PZS-2018-53.pdf](#)
[2018-0344 walnut FLUM PZS-2018-53.pdf](#)

Legislative History

11/1/18	Department of Planning & Zoning	Received/Assigned PH
12/6/18	Department of Planning & Zoning	Recommended Approval to the Planning Commission
12/6/18	Planning Commission	Recommended Approval to the Parish Council
12/10/18	Parish President	Introduced
12/10/18	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

- 69** [2018-0276](#) An ordinance to amend the St. Charles Parish Subdivision Regulations of 1981, II. Subdivision Procedure to revise item G, Final Plat Requirements, to eliminate the requirement for copies of final plat and as-built plans on film reproducible material.

Sponsors: Mr. Hogan

Attachments: [2018-0276 Recommendation at a Glance.pdf](#)
[2018-0276 12.06.18_Minutes_Eliminate film reproducible.pdf](#)
[2018-0276 LUR_PZO 2018-06.1.pdf](#)
[2018-0276 8-30-18 Memo to PZ](#)
[2018-0276 PH email to P&Z](#)
[2018-0276 Postponed Indefinitely Proposed Ord](#)
[2018-0276 10-28-18 PH email to PZ](#)

Legislative History

8/30/18	Council Secretary	Correspondence Sent to the Planning & Zoning Director to initiate the process to have the referenced placed on the October 11, 2018 Planning Commission Agenda.
10/1/18	Council Member(s)	Introduced
10/1/18	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council
10/15/18	Parish Council	Public Hearing Requirements Satisfied Councilman Hogan requested that File No. 2018-0276 be postponed indefinitely.
10/15/18	Parish Council	Postponed Indefinitely Councilwoman Fisher-Perrier questioned why File No. 2018-0276 had been brought up to postpone indefinitely if this came from the Planning & Zoning Commission?
Councilman Hogan stated that File No. 2018-0276 was early introduced and the Department of Planning & Zoning and Commission suggested some amendments.		
Council Discussion Public Works/Wastewater Director Clayton Fauchaux spoke on the matter.		
10/15/18	Parish Council	Postponed Indefinitely
10/15/18	Council Member(s)	Correspondence Sent to Planning & Zoning Director, Mr. Michael Albert, from Councilman-At-Large, Division B, Paul J. Hogan, PE (email), to have the Planning Commission postpone indefinitely PZO-2018-05, proposed ordinance, File No. 2018-0276, at their next meeting scheduled for Thursday, November 1st.
10/28/18	Council Member(s)	Correspondence Sent to Planning & Zoning Staff Member, Marny Stein, from Councilman-At-Large, Division B, Paul J. Hogan, PE (email), to formally request that PZO-2018-05, proposed ordinance, File No. 2018-0276, be withdrawn at the next Planning Commission meeting scheduled for Thursday, November 1st.
12/6/18	Department of Planning & Zoning	Recommended Approval to the Planning Commission
12/6/18	Planning Commission	Recommended Approval to the Parish Council
12/10/18	Council Member(s)	Introduced
12/10/18	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council

ORDINANCES/RESOLUTIONS WHICH HAVE BEEN TABLED

- 73** [2018-0331](#) An ordinance to approve and authorize the Parish President to buy the property known as 409 Down the Bayou Road, Des Allemands from Sherwood A. Berard, which property is more particularly described in the attached "Agreement to Purchase and Sell" document.

Sponsors: Mr. Cochran and Department of Public Works

Attachments: [2018-0331 Agreement to purchase and sell](#)
 [2018-0331 drawing.pdf](#)

[This proposed ordinance was tabled on December 10, 2018; Public Hearing requirements were satisfied.]

Legislative History

11/26/18	Parish President	Introduced
11/26/18	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council
12/10/18	Parish Council	to extend time an additional three minutes
	Reported:	
	Public Works Department Recommended:	Approval
	Speakers:	
	Mr. Clyde McCully, Paradis	
12/10/18	Parish Council	Time Extended
12/10/18	Parish Council	Public Hearing Requirements Satisfied
	Speakers:	
	Ms. Patricia Hartman, Des Allemands	
12/10/18	Parish Council	Tabled.
	Council Discussion	
	Public Works/Wastewater Director Clayton Fauchaux spoke on the matter.	
	Further Council Discussion regarding File No. 2018-0331 following Councilman Hogan's motion to Table and prior to Councilwoman Fisher-Perrier's second to the motion to Table.	
12/10/18	Parish Council	Tabled.

- 105** [2018-0333](#) An ordinance to name a private driveway located on Lot GV-2X, Gassen Villa Subdivision, as requested by Wells One Investments, LLC.

Sponsors: Ms. Fisher-Perrier

Attachments: [2018-0333 Extra Info](#)

[This proposed ordinance was tabled on December 10, 2018; Public Hearing requirements were satisfied.]

Legislative History

11/26/18	Council Member(s)	Introduced
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11/26/18	Parish Council	Publish/Scheduled for Public Hearing to the Parish Council
12/10/18	Parish Council	Public Hearing Requirements Satisfied
	Reported:	
	Councilwoman Fisher-Perrier Recommended:	Approval
	Planning & Zoning Director Michael Albert spoke on the matter.	
12/10/18	Parish Council	Tabled.
	Council Discussion	
	Mr. Albert spoke on the matter.	
12/10/18	Parish Council	Tabled.

PERSONS TO ADDRESS THE COUNCIL

107 [2019-0001](#) Mr. Walter Pilie': Lack of Drainage

Attachments: [2019-0001 petition - Pilie'.pdf](#)

RESOLUTIONS

108 [2018-0348](#) A resolution providing mandatory supporting authorization to endorse the Resubdivision of a Portion of Lot A of Fashion Plantation as requested by Jerome Lombardo and Brian Lombardo, with a waiver from the requirement for frontage on a developed street.

Sponsors: Mr. Cochran and Department of Planning & Zoning

Attachments: [2018-0348 Lombardo Recommendation at a Glance \(2\)](#)

[2018-0348 12.06.18 Minutes Lombardo](#)

[2018-0348 Lombardo LUR PZS 2018-56](#)

[2018-0348 Lombardo Survey](#)

[2018-0348 Lombardo AERIAL PZS-2018-56](#)

[2018-0348 Lombardo ZONING PZS-2018-56](#)

[2018-0348 Lombardo FLUM PZS-2018-56](#)

Legislative History

11/7/18	Department of Planning & Zoning	Received/Assigned PH
12/6/18	Department of Planning & Zoning	Rcmd'd Approval w/Stip. to the Planning Commission
	Approval with waiver from the required frontage on a developed street	
12/6/18	Planning Commission	Rcmd'd Approval w/Stip. to the Parish Council
	Approval with waiver from the required frontage on a developed street	

- 121 [2018-0349](#) A resolution notifying the Louisiana Department of Environmental Quality that the St. Charles Parish Department of Wastewater has reviewed the Municipal Water Pollution Prevention Environmental Audit Report for **LA0032131 AI43356 - Luling Oxidation Pond**, and set forth the required action.

Sponsors: Mr. Cochran and Department of Wastewater

Attachments: [2018-0349 Luling Audit](#)

- 139 [2018-0350](#) A resolution notifying the Louisiana Department of Environmental Quality that the St. Charles Parish Department of Wastewater has reviewed the Municipal Water Pollution Prevention Environmental Audit Report for **LA0073521 AI43357 - Hahnville Wastewater Treatment Plant**, and set forth the required action.

Sponsors: Mr. Cochran and Department of Wastewater

Attachments: [2018-0350 Hahnville Audit](#)

- 157 [2018-0351](#) A resolution notifying the Louisiana Department of Environmental Quality that the St. Charles Parish Department of Wastewater has reviewed the Municipal Water Pollution Prevention Environmental Audit Report for **LA0073539 AI39862 - Destrehan Wastewater Treatment Plant**, and set forth the required action.

Sponsors: Mr. Cochran and Department of Wastewater

Attachments: [2018-0351 Destrehan Audit](#)

MEETINGS, ANNOUNCEMENTS, NOTICES, ETC.

MEETINGS

CIVIL SERVICE BOARD: Tuesday, 1/8/19, 4:30PM, Council Chambers
LAFOURCHE BASIN LEVEE DISTRICT: Wednesday, 1/9/19, 6PM, Lafourche Basin
Levee District Office, 21380 Highway 20, Vacherie
COMMUNITY ACTION ADVISORY BOARD: Wednesday, 1/9/19, 7PM, Council
Chambers
PLANNING & ZONING COMMISSION: Thursday, 1/10/19, 7PM, Council Chambers
COMMUNICATIONS DISTRICT (911): Monday, 1/14/19, 5PM, Council Chambers
LIBRARY BOARD: Tuesday, 1/15/19, 6PM, Council Chambers
ZONING BOARD OF ADJUSTMENT: Thursday, 1/17/19, 7PM, Council Chambers
PONTCHARTRAIN LEVEE DISTRICT: Tuesday, 1/22/19, 6PM, Pontchartrain Levee
District Headquarters Complex, 2069 Railroad Avenue, Litcher
ST. CHARLES PARISH COUNCIL: Tuesday, 1/22/19, 6PM, Council Chambers

ANNOUNCEMENTS

PARISH HOLIDAY: Monday, January 21, 2019 - Martin Luther King, Jr. Day

SPECIAL MATTERS TO BE CONSIDERED BY COUNCIL[2018-0353](#)

Appointment of Chairman to the Operations, Maintenance, and Construction Management Committee

Council Chairman shall name a Councilman to act as Chairman of the Operations, Maintenance, and Construction Management Committee [per Parish Council Rule 32]

[2018-0354](#)

Appointment of Chairman to the Legislative Committee

Council Chairman shall name a Councilman to act as Chairman of the Legislative Committee [per Parish Council Rule 32]

[2018-0355](#)

Appointment of Chairman to the Contract/Finance and Administrative Committee

Council Chairman shall name a Councilman to act as Chairman of the Contract/Finance and Administrative Committee [per Parish Council Rule 32]

[2018-0356](#)

Appointment of Chairman to the Special Projects/Public Safety, Health, and Environmental Committee

Council Chairman shall name a Councilman to act as Chairman of the Special Projects/Public Safety, Health, and Environmental Committee [per Parish Council Rule 32]

[2018-0357](#)

Appointment of Chairman to the Hurricane Protection Projects Committee

Council Chairman shall name a Councilman to act as Chairman of the Hurricane Protection Projects Committee [per Parish Council Rule 32]

Accommodations for Disabled

St. Charles Parish will upon request and with three (3) days advanced notice provide reasonable accommodation to any disabled individual wishing to attend the meeting. Anyone requiring reasonable accommodation is requested to contact the Office of the Council Secretary at (985) 783-5000 to discuss the particular accommodations needed.



St. Charles Parish

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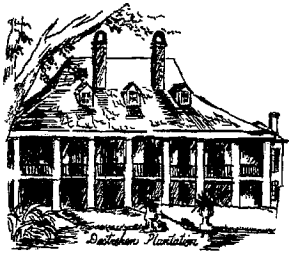
Legislation Details

File #: 2018-0345 **Version:** 1 **Name:** In Recognition: Councilman Dick Gibbs, 2018 Council Chairman
Type: Proclamation **Status:** Special Business
File created: 1/7/2019 **In control:** Parish Council
On agenda: 1/7/2019 **Final action:**
Enactment date: Yes
Title: In Recognition: Councilman Dick Gibbs, 2018 Council Chairman
Sponsors: Julia Fisher-Perrier
Indexes:
Code sections:
Attachments: [2018-0345 Chairman](#)

Date	Ver.	Action By	Action	Result
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The Parish of St. Charles

January 7, 2019



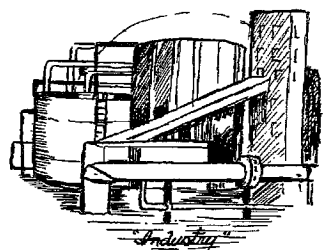
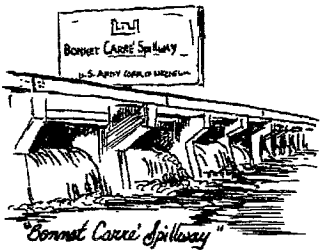
IN RECOGNITION OF SERVICE



THE ST. CHARLES PARISH COUNCIL

DEEPLY APPRECIATES YOUR

YEAR OF COMMITMENT



AS

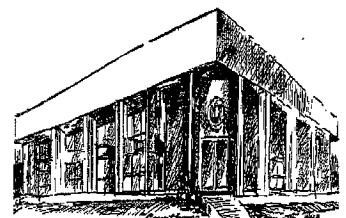
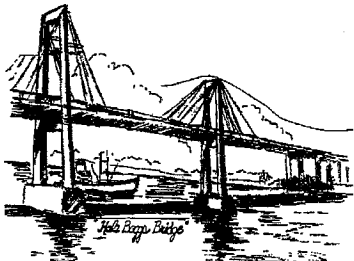
COUNCIL CHAIRMAN

OF THE

ST. CHARLES PARISH COUNCIL

January 8, 2018 – December 10, 2018

DICK GIBBS



"PARISH OF PLENTY"
created in 1807 from the county of the
"German Coast", a parish of
unprecedented economic and social
development, known for its
hospitality, rural living and sporting
opportunities... with the added
distinction of being located
on both sides of the
Mighty Mississippi River.

LARRY COCHRAN
PARISH PRESIDENT

PAUL J. HOGAN, PE
COUNCILMAN AT LARGE, DIV. B

TERRELL D. WILSON
COUNCILMAN, DISTRICT I

MARY K. CLULEE
COUNCILWOMAN, DISTRICT II

DICK GIBBS
COUNCILMAN, DISTRICT III

WENDY BENEDETTO
COUNCILWOMAN AT LARGE, DIV. A

WILLIAM BILLY WOODRUFF
COUNCILMAN, DISTRICT IV

MARILYN B. BELLOCK
COUNCILWOMAN, DISTRICT V

TRACI A. FLETCHER
COUNCILWOMAN, DISTRICT VI

JULIA FISHER-PERRIER
COUNCILWOMAN, DISTRICT VII



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Legislation Details

File #: 2018-0347 **Version:** 1 **Name:** In Recognition: Councilwoman Wendy Benedetto, 2018 Council Vice-Chairman
Type: Proclamation **Status:** Special Business
File created: 1/7/2019 **In control:** Parish Council
On agenda: 1/7/2019 **Final action:**
Enactment date: Yes
Title: In Recognition: Councilwoman Wendy Benedetto, 2018 Council Vice-Chairman
Sponsors: John R. 'Dick' Gibbs
Indexes:
Code sections:
Attachments: [2018-0347 Vice-Chair](#)

Date	Ver.	Action By	Action	Result
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The Parish of St. Charles

January 7, 2019



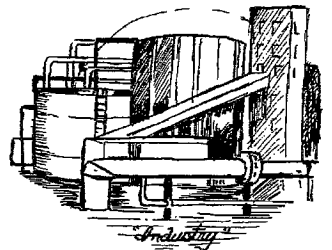
IN RECOGNITION OF SERVICE



THE ST. CHARLES PARISH COUNCIL

DEEPLY APPRECIATES YOUR

YEAR OF COMMITMENT



AS

COUNCIL VICE - CHAIRMAN
OF THE

ST. CHARLES PARISH COUNCIL

January 8, 2018 – December 10, 2018

WENDY BENEDETTO

"PARISH OF PLENTY"
created in 1807 from the county of the
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LARRY COCHRAN
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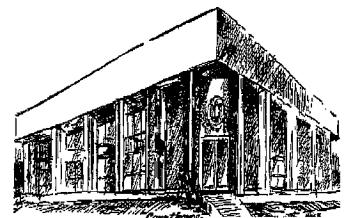
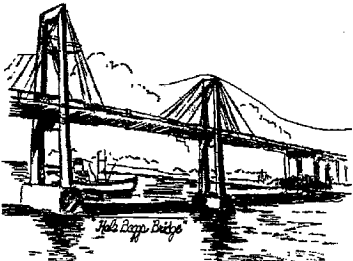
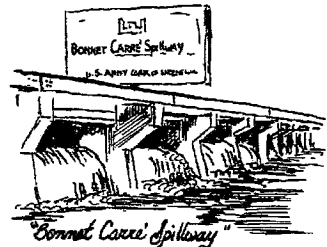
WENDY BENEDETTO
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Legislation Details

File #: 2018-0346 **Version:** 1 **Name:** Proclamation: Martin Luther King, Jr. Day
Type: Proclamation **Status:** Special Business
File created: 1/7/2019 **In control:** Parish Council
On agenda: 1/7/2019 **Final action:**
Enactment date: Yes
Title: Proclamation: Martin Luther King, Jr. Day
Sponsors: Terrell D. Wilson
Indexes:
Code sections:
Attachments: [2018-0346 MLK](#)

Date	Ver.	Action By	Action	Result
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PROCLAMATION

WHEREAS, it is appropriate that on January 21, 2019, we celebrate and offer special recognition to Dr. Martin Luther King, Jr. for his unselfish nonviolent dedication to the Civil Rights Movement; and,

WHEREAS, we recognize that his fortitude and dedication to the Civil Rights Movement has carved a place for Dr. King in history for all races as a continual fight for freedom, equality, and justice; and,

WHEREAS, Dr. King, born in Atlanta, ordained a Baptist Minister in 1954, received his doctorate from Boston University in 1955, received the 1964 Nobel Peace Prize and became a leader of U. S. Civil Rights, spoke from his heart on August 28, 1963 on the steps of the Lincoln Memorial when he gave his famous speech "I Have a Dream"; and,

WHEREAS, Dr. King's words rang out across America and became deeply rooted in the American dream that we would follow the true meaning of the words of Abraham Lincoln, "We hold these truths to be self-evident; that all men are created equal", the true dream of Dr. King; and,

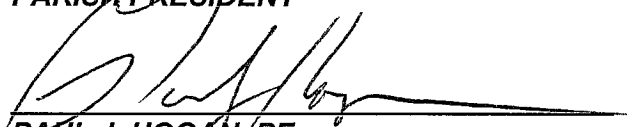
WHEREAS, Dr. King was assassinated on the balcony of the Lorraine Hotel in Memphis, Tennessee on April 4, 1968 marking a passage of history and the understanding that Dr. King did not die in vain but whose leadership and dreams will live on through history with a yearly celebration throughout the United States as a day of remembrance.

SO, IN REMEMBRANCE OF THE CONTRIBUTION OF DR. MARTIN LUTHER KING, JR. AS A LEADER OF THE CIVIL RIGHTS MOVEMENT, THE ST. CHARLES PARISH COUNCIL AND THE PARISH PRESIDENT DO HEREBY PROCLAIM

**JANUARY 21, 2019
AS
MARTIN LUTHER KING, JR. DAY
IN
ST. CHARLES PARISH**



**LARRY COCHRAN
PARISH PRESIDENT**

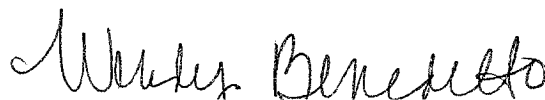


**PAUL J. HOGAN, PE
COUNCILMAN AT LARGE, DIV. B**

Terrell D. Wilson
**TERRELL D. WILSON
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Mary K. Clulee
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COUNCILWOMAN, DISTRICT II**

Dick Gibbs
**DICK GIBBS
COUNCILMAN, DISTRICT III**



**WENDY BENEDETTO
COUNCILWOMAN AT LARGE, DIV. A**

William Billy Woodruff
**WILLIAM BILLY WOODRUFF
COUNCILMAN, DISTRICT IV**

Marilyn B. Bellock
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COUNCILWOMAN, DISTRICT V**

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Legislation Details

File #:	2018-0352	Version:	1	Name:	Information Technology/GIS
Type:	Report	Status:		In Council - Reports	
File created:	1/7/2019	In control:		Parish Council	
On agenda:	1/7/2019	Final action:			
Enactment date:		Yes			
Title:	Information Technology/GIS				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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15045 Highway 18
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Hahnville, LA 70057
985-783-5000
www.stcharlesparish-la.gov

Legislation Details

File #: 2018-0341 **Version:** 1 **Name:** C-2 to M-1 on Lot K-2A2-3, Almedia or Patterson Plantation Subdivision as requested by Jacob Fruchtnicht, for JBE Industries, LLC

Type: Ordinance **Status:** Public Hearing

File created: 12/10/2018 **In control:** Parish Council

On agenda: 1/7/2019 **Final action:**

Enactment date: **Yes**

Title: An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from C-2 to M-1 on Lot K-2A2-3, Almedia or Patterson Plantation Subdivision as requested by Jacob Fruchtnicht, for JBE Industries, LLC.

Sponsors: Lawrence 'Larry' Cochran, Department of Planning & Zoning

Indexes:

Code sections:

Attachments: [2018-0341 JBE Industries Recommendation.pdf](#)
[2018-0341 12.06.18 Minutes Fruchtnicht](#)
[2018-0341 JBE LUR PZR 2018-09.pdf](#)
[2018-0341 JBE AERIAL PZR-2018-09.pdf](#)
[2018-0341 JBE ZONING PZR-2018-09.pdf](#)
[2018-0341 JBE FLUM PZR-2018-09.pdf](#)

Date	Ver.	Action By	Action	Result
12/10/2018	1	Parish Council		
12/10/2018	1	Parish President	Introduced	
12/6/2018	1	Planning Commission	Recommended	Approval
12/6/2018	1	Department of Planning & Zoning	Recommended	Approval
11/7/2018	1	Department of Planning & Zoning	Received/Assigned	PH

RECOMMENDATIONS AT A GLANCE

PZR-2018-09 requested by Jacob Fruchtnicht for JBE Industries, LLC for a change in zoning classification from C-2 to M-1 at Lot K-2A2-3 Almedia Plantation, near 201 Almedia Rd., St. Rose. Council District 5.

Planning Department Recommendation:

Approval

Planning Commission Recommendation:

Approval

Commissioner Booth: Next item on the agenda PZR-2018-09 requested by Jacob Fruchtnicht for JBE Industries, LLC for a change in zoning classification from C-2 to M-1 at Lot K-2A2-3 Almedia Plantation, near 201 Almedia Rd., St. Rose. Council District 5. Mr. Welker.

Mr. Welker: This is a request to change the zoning on Lot K-2A2-3 from C-2, general commercial to M-1, light manufacturing and industrial. The Planning Department uses the 3 rezoning criteria to determine whether or not a rezoning should be granted approval. The first 2 rezoning criteria are not met by this request, the M-1 zoning does not comply with the general commercial future land use designation of the Comprehensive Land Use Plan. It does not meet the 2nd criteria, there's nothing as far as the land use pattern or development of the area that makes the current C-2 zoning a burden of some sort to the property. The request does meet the 3rd criteria as proposed M-1 zoning and permitted uses in the district would be compatible with the adjacent M-1 zoning and industrial uses which continue along up the corridor all the way up to Airline Hwy. This is another rezoning trend along Almedia Road since the zoning ordinance was established in 1981, Almedia Road has undergone 7 separate zoning changes to M-1 zoning. Three of those changes occurred from 1985 to 1994, another 4 changes have occurred from 2013 to 2017. This patterns signals a change from what was planned as a commercial corridor to one that's becoming an industrial corridor. This is in addition to the other side of Almedia Road which has always been primarily M-1 zoned. The property is less than 3 acres and the combined area of all the different rezonings that have occurred is still under 3 acres so there's not need to make any changes to the Future Land Use Map. Lot K2A2-3 meets the 10,000 sq. ft. area and 100 ft. width requirements for the M-1 zoning district. Any future development must meet the setback requirement for the M-1 zoning district. The department recommends approval due to meeting the 3rd rezoning criteria.

Commissioner Booth: Thank you Sir. This is a public hearing for PZR-2018-09 changing from C-2 to M-1 on 201 Almedia Road, that's Lot K2A2-3. Anyone here to speak for or against this particular issue? Is the applicant here? Ok. Anyone has any questions or comments about it? This is in my area of responsibility and I've had nothing negative, in fact over the time I've been on the Commission, Almedia Road is predominately going in the direction of M-1 and I don't see a problem with it. Ms. Stein.

Ms. Stein: This would be a recommendation so we would assume that it would go to the parish council for January 7th.

Commissioner Booth: Alright, any other questions or comments? Let's cast your vote.

YEAS: Gordon, Petit, Granier, Booth, Galliano
NAYS: Richard
ABSENT: Frangella

Commissioner Booth: Mr. Richard is nay, everyone else is for it and Mr. Frangella is not here, so that goes to the council at their January meeting.

1. Use Regulations: A building or land may be used for the following purposes if in accordance with the special provisions outlined below.
 - a. A building or land shall be used only for the following purposes:
 - (1) Those uses identified as items 2 through 27 as listed in the C-3 District.
 - (2) Office parks which shall include groups or clusters of administrative, professional, and other business offices as well as individual banks and restaurants.
 - (3) Agriculture and other general farming uses.
 - (4) Warehousing and storage of nonhazardous material.

- (5) Assembly plants.
- (6) Bottled gas sales and/or service.
- (7) Food processing plants.
- (8) Cellophane products manufacturing.
- (9) Cold storage or refrigerating plants.
- (10) Electrical parts manufacturing and assembly.
- (11) Fiber products manufacturing (previously prepared fiber).
- (12) Garment manufacturing.
- (13) Glass products manufacturing.
- (14) Ironwork (no foundry, drop hammer, and no punch presses over twenty (20) tons capacity).
- (15) [Repealed by Ord. No. 92-1-1, § I, 1-21-92.]
- (16) Leather products manufacturing (previously prepared leather).
- (17) Machinery equipment sales and service.
- (18) Millwork.
- (19) Paint mixing and treatment (not employing a boiling process).
- (20) Paper products manufacturing (previously prepared material).
- (21) Plastic products manufacturing (previously prepared material).
- (22) Sheet metal products manufacturing (light).
- (23) Sign manufacture.
- (24) Open storage of building material, lumber, machinery and pipe, provided the material is enclosed within a solid fence at least six feet high within required building lines when the storage area is adjacent to or across the street from an A, R, or C District.
- (25) Railroad freight terminals, switching and classification yards, repair shops, roundhouse, power houses and fueling, sanding and watering stations.
- (26) Television and radio broadcasting transmitters.
- (27) Textile products manufacturing.
- (28) Toy manufacturing.
- (29) Well drilling services.
- (30) Wood products manufacturing (assembling work and finishing).
- b. Special exception uses and structures (variation):
 - (1) Temporary construction facilities for a period of one (1) year upon approval of the Planning Director.
- c. Special permit uses and structures include the following:
 - (1) Office buildings for gambling operations, excluding all gaming activities, upon review and approval by the Planning Commission and supporting resolution of the Council.
 - (2) Operations which store or utilize hazardous materials identified through guidelines contained in subsection VI.D.I.4.b. of these regulations upon review and approval of the Planning Commission and supporting resolution of the Council.
 - (3) Cellular installations and PCS (personal communication service) installations.
 - (4) Truck terminals (with video poker gaming facilities) upon review and approval of the Planning Commission, and supporting resolution of the Council. Truck terminals with video poker gaming facilities shall conform to the regulations set forth by the state of Louisiana and to the following regulations:
 - (1) Frontage shall be on a median-divided, major arterial with a minimum of 4-roadway lanes, and having federal or state designation.
 - (2) Minimum lot size of site shall be ten (10) acres.
 - (3) Truck terminals with video poker gaming facilities shall also have all of the following amenities:
 - a) A separate truckers' lounge
 - b) A full-service laundry facility located in a convenient area for truckers' use
 - c) Private showers for men and women and not located in an area open to general public restroom facilities
 - d) A travel store with items commonly referred to as truckers' supplies (items commonly used only by commercial motor vehicles)
 - e) Truck scales
 - f) Separate truckers' telephones
 - g) Permanent storage facilities for fuel
 - (4) These regulations shall not be applied to any truck stops with video poker gaming facilities which have received a Certificate of Zoning Compliance previous to the date of this ordinance, notwithstanding any other provisions of this ordinance.
 - (5) Towing yard. Towing yards, upon review and approval by the Planning Commission and supporting resolution of the Council, shall conform to the following regulations:
 - (1) Site plan approval. All tow yard operators must secure approval of a site plan. The site plan shall include:
 - a) The storage layout and the maximum number of vehicles proposed to be stored. All storage parking spaces shall open directly to an access drive. Vehicles shall not be stored on top of each other. All vehicles shall be stored on an aggregate parking surface;
 - b) A seven-foot solid, opaque fence will enclose such yards and shall be maintained in a constant state of good repair. Entrances will be constructed of the same material as the fence. All entrances shall remain closed when not in use;
 - c) A ten (10) foot buffer zone when abutting a C-3 or lesser intensive use or zoning district. The buffer shall be planted with acceptable trees and shrubs;
 - d) All buildings and structures to be located on the site and the required off-street parking layout.

- (2) Towing yard operators shall maintain records of each vehicle and its storage period. These records shall be available upon request of the planning department.
 - (3) Towing yards shall also adhere to state and local licensing requirements.
 - (4) Any change of permitted plan will result in a cease and desist order being placed on the towing yard.
 - (6) Green markets upon review and approval by the Planning Commission and supporting resolution of the Council. Such sites must possess frontage on a hard-surfaced public collector or arterial street.
 - (7) Barrooms, night clubs, lounges and dancehalls upon review and approval by the Planning Commission and supporting resolution of the Council.
 - (8) Automotive racing tracks and strips upon receiving a recommendation of the Planning and Zoning Commission and an ordinance granting approval by the Parish Council.
 - (9) Disposal and/or deposition of directional boring slurry upon receiving a recommendation by the planning and zoning commission and an ordinance granting approval by the parish council. The requirement for a special permit shall not apply to directional boring associated with oil and gas production, nor shall it apply to the incidental or accidental deposition at the site of the boring.
2. Spatial Requirements:
- a. Minimum lot size: Ten thousand (10,000) square feet. Minimum width: One hundred (100) feet.
 - b. Minimum yard sizes:
 - (1) Front - twenty-five (25) feet
 - (2) Side - fifteen (15) feet
 - (3) Rear - twenty-five (25) feet.
 - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
3. Transportation System: Arterial, rail, water.
4. Special Provisions:
- a. No manufacturing operations within the M-1 zoning district shall emit odors, gas or fumes beyond the lot line or produce a glare beyond the lot line. All facilities shall be dust-proofed including walkways, driveways and parking areas. All operations must be conducted within a building or within an area enclosed on all sides by a solid fence or wall no less than six (6) feet in height.
 - b. Where any industrial or commercial use in an M-1 zoning district abuts any residential district or use, a six-foot high solid wood or vinyl fence or masonry wall shall border the same and there shall be a buffer strip fifteen (15) feet wide designated and maintained on the site planted with plant materials acceptable for buffer zones unless the Planning and Zoning Department shall require a greater buffer strip.
 - c. The use(s) shall not receive, process, or create hazardous materials which are listed on the latest National Toxicology Programs Annual Report on Carcinogens, SARA Title III section 302 (EHS), and/or SARA Title III Section 313 (toxicity) without a special permit as identified in section VI.D.[I].1.c of this ordinance. Whenever a proposed development or expansion involves chemical processing or storage on a site in an M-1 zoning district and the uses do not require a special permit as identified in section VI.D.[I].1.c of this ordinance, certification shall be furnished by a chemical engineer, registered in the State of Louisiana and approved by the Parish of St. Charles, that materials associated with the enterprise do not appear on cited hazardous material lists. Those chemicals or materials which are permitted under this regulation either by special permit or certification of compliance, shall be stored in accordance with the National Fire Protection Association Flammable and Combustible Liquids Code (NFPA 30 1990), or amended version. With regard to placement of allowable materials on site, the minimum distance in feet from property line which is or can be built upon, including the opposite side of a public roadway, shall be two times the minimum distances required by NFPA 30. In the event the distances required by this paragraph exceed the minimum distances required by NFPA 30, then the requirements of this paragraph shall govern.

Appendix A. Section XV. - Amendment procedure

D. *Rezoning guidelines and criteria:* Before the Commission makes a recommendation or the Council rezones property; there should be reasonable factual proof by the proponent of a change that one or more of the following criteria are met:

- 1. The proposed rezoning conforms to land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zoning that is incompatible with the surrounding neighborhood.
- 2. The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property. One or more of following examples may be used in evaluating reasonableness:
 - a. Consideration of uses on adjacent properties that would limit the use of the site under consideration.
 - b. Consideration of unique or unusual physical or environmental limitations due to size, shape, topography or related hazards or deficiencies.
 - c. Consideration of changes in land value, physical environment or economic aspects which can be shown to limit the usefulness of vacant land or buildings.
- 3. Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.

The Planning Staff shall base rezoning analyses on these criteria but shall not be prohibited from factoring unique circumstances of the application into the analysis. The Planning and Zoning Commission may state in its recommendations to the Council: its concurrence with, or rejection of, any or all of the proponents' case for the suggested amendment, and/or its position relative to proponents' statements on the case. Planning Staff analyses and recommendations shall be forwarded to the Council along with the Commission's recommendations.

- E. *Rezoning approval criteria:* Before the Council votes to approve a rezoning, there should be reasonable factual proof by the applicant that:
1. The proposed map amendment is in compliance, or is not in conflict, with the goals and recommendations of the St. Charles Parish Comprehensive Plan and Future Land Use Map. and
 2. The proposed map amendment does not negatively impact the health, safety, and welfare of the community.

REZONING GUIDELINE EVALUATION

Before the Commission makes a recommendation or the Council rezones property; there should be reasonable factual proof by the proponent of a change that one or more of the following criteria are met:

1. *The proposed rezoning conforms to land development pattern established by the St. Charles Parish Comprehensive Plan Future Land Use Map and does not create a spot zoning that is incompatible with the surrounding neighborhood.* Plan 2030 recommends *General Commercial* for this site, which does not provide for uses permitted in the industrial zoning districts. This would not be a spot zoning as it is an extension of adjacent M-1 zoning, but due to non-conformance with the *General Commercial* Future Land Use designation, **the request fails the first criteria.**
2. *The Land-use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the applicant's property.* Almedia Road has had seven (7) rezonings to M-1 since 1985 resulting in approximately 2,260 feet of corridor frontage zoned M-1. While Almedia Road is developing as a light-industrial corridor, it still maintains a commercial and residential character on the River Road end, near the subject site. Even with the area is in transition, the current C-2 zoning does not deprive the property of all reasonable use. **The request fails the second criteria**
3. *Potential uses permitted by the proposed rezoning will not be incompatible with existing neighborhood character nor will they overburden public facilities and infrastructure.* Representatives from Public Works and Waterworks determined the proposed M-1 zoning and uses will not overburden water, sewer, drainage, or road capacity. With the amount of M-1 zoning and uses on the corridor, a change to M-1 permitting M-1 uses will not be out of character with the development pattern of the Almedia Road corridor. **The request passes the third criteria**

ANALYSIS

The applicant requests a change of zoning for Lot K-2A2-3, located on Almedia Road, from C-2, General Commercial to M-1, Light Manufacturing and Industrial, for the purpose of developing a workshop and storage for a trucking company.

The first rezoning criterion is not met as M-1 zoning does not comply with the General Commercial Future Land Use designation from the Comprehensive Plan. It does not meet the second criteria as the development pattern along Almedia Road does not create a situation in which the existing C-2 zoning prohibits reasonable use of the lot.

The request meets the third criteria as the proposed M-1 zoning and permitted uses in the district would be compatible with adjacent M-1 zoning and industrial uses which continue up the corridor to Airline Highway.

Since the Zoning Ordinance of 1981 was established, Almedia Road has undergone seven (7) changes to M-1 zoning. Three changes occurred from 1985 to 1994 over 231,000 sf. (PZR-1985-18/Ord. 85-10-1, PZR-1985-20/Ord. 86-3-3, PZR-1994-13/Ord. 94-12-13). Another four changes occurred from 2013 to 2017 over 149,087 sf. (2013-11/Ord. 13-8-1, 2015-05/Ord. 15-1-6, 2015-08/Ord. 15-3-7, 2017-03/Ord. 17-2-1). This pattern signals a change from what was planned as a commercial corridor to a predominately industrial corridor. This is in addition to the downriver side of Almedia

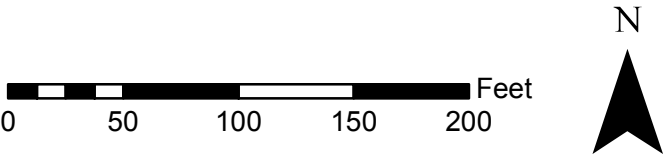
Road, approximately 85% of which is zoned M-1, and reflected in the uses, which consist of fabrication shops, construction equipment and general open storage yards, warehouses, etc.

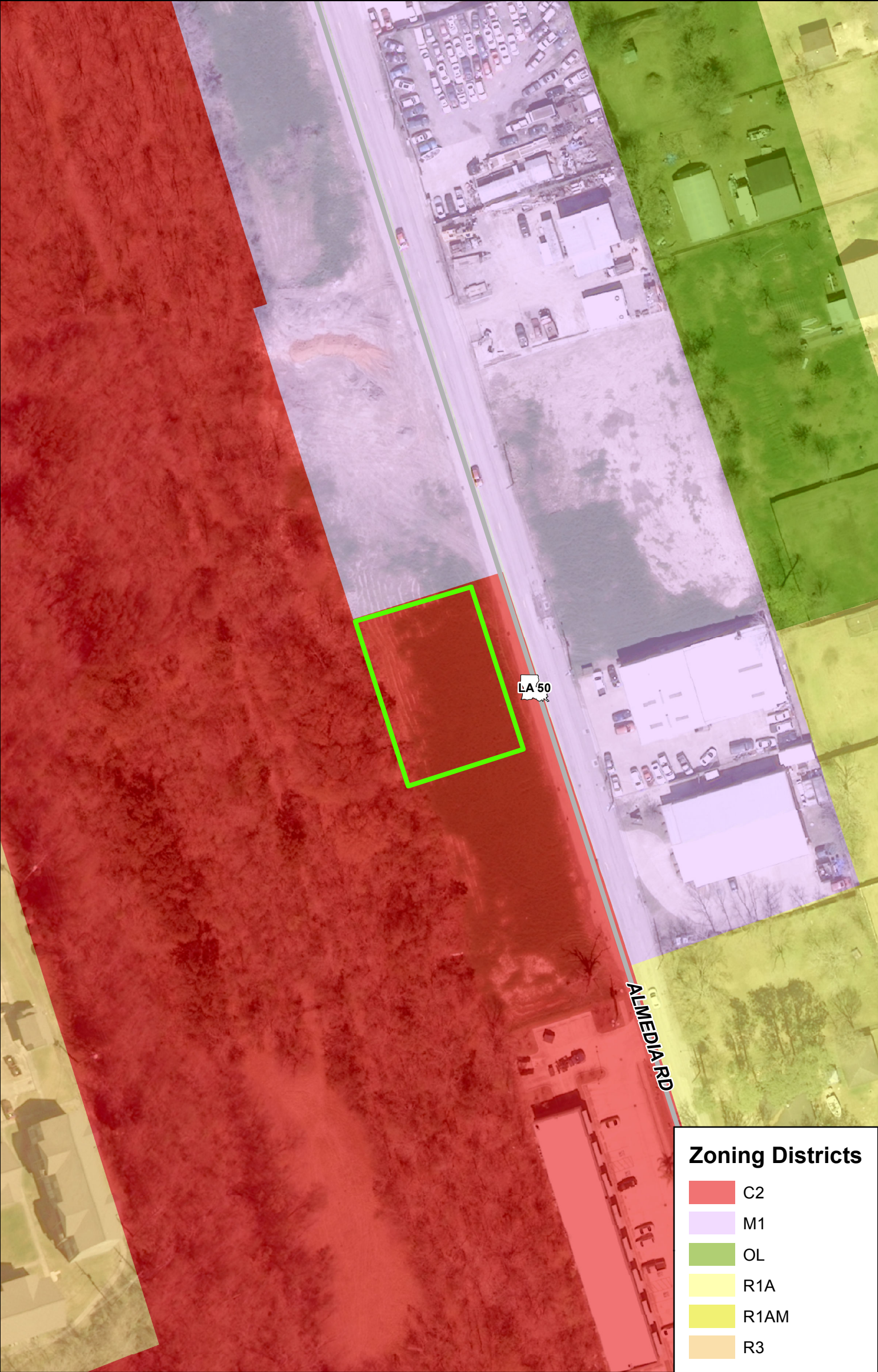
The property is less than three acres and the combined area of continuous lots to undergo rezones to M-1 are also less than three acres. Rezoning would not require an update to the future land use map.

Lot K-212-3 meets the 10,000 square foot area and 100 foot width requirements for the M-1 zoning district. Any future development must meet the more limiting setback requirements for the M-1 zoning district.

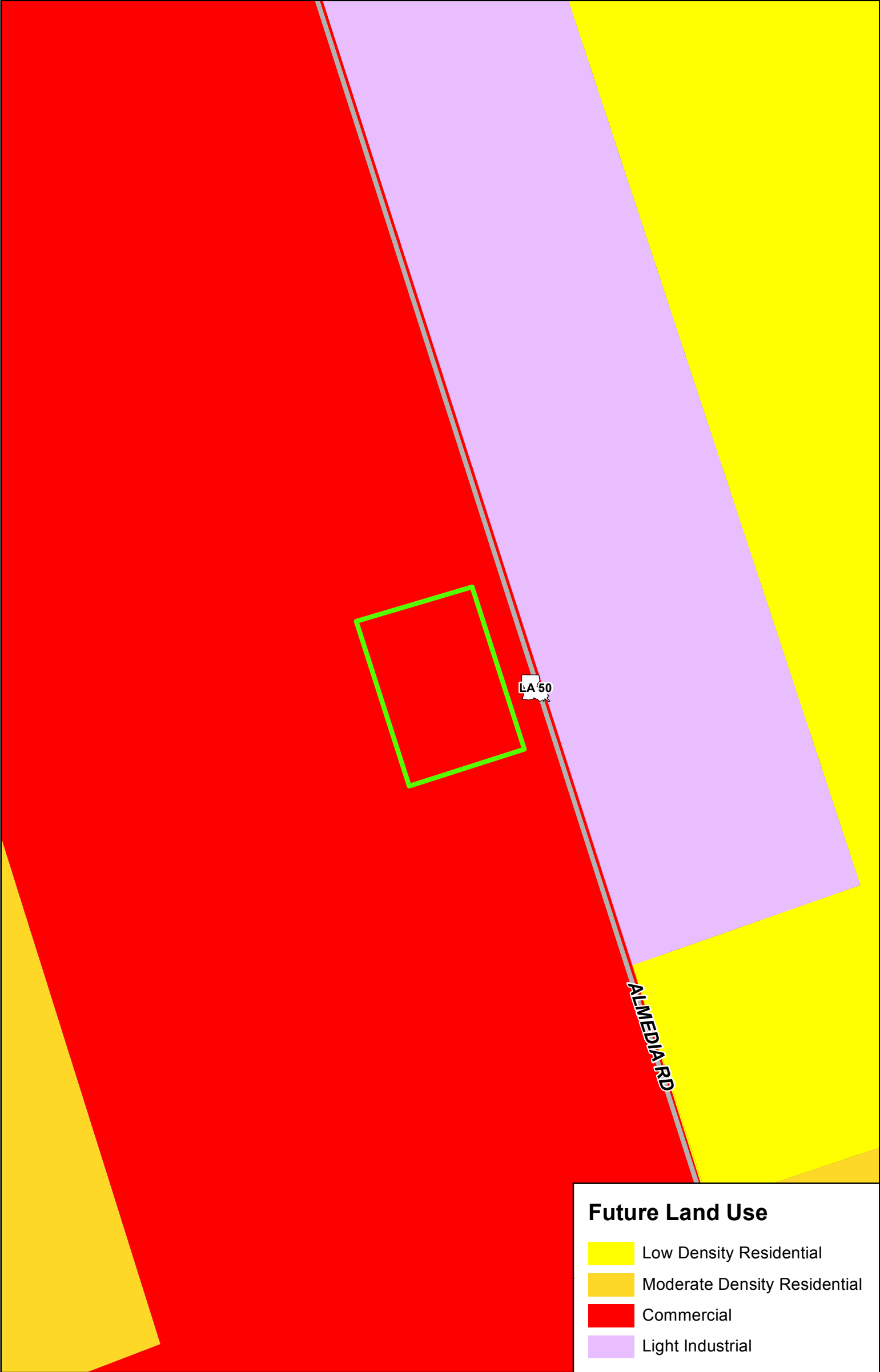
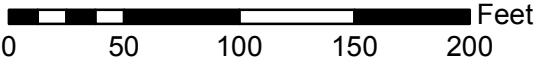
DEPARTMENT RECOMMENDATION

Approval, due to meeting the third rezoning criteria.





PZR-2018-09
Requested by: JBE Industries, LLC
C-2 to M-1



Future Land Use

Low Density Residential

Moderate Density Residential

Commercial

Light Industrial



St. Charles Parish

St. Charles Parish
Courthouse
15045 Highway 18
P.O. Box 302
Hahnville, LA 70057
985-783-5000
www.stcharlesparish-la.gov

Legislation Details

File #: 2018-0334 **Version:** 1 **Name:** Change Order No. 2 (Final) for Parish Project No. P090201-6, Mimosa Avenue Culvert Replacement

Type: Ordinance **Status:** Public Hearing

File created: 12/10/2018 **In control:** Parish Council

On agenda: 1/7/2019 **Final action:**

Enactment date: Yes

Title: An ordinance approving and authorizing the execution of Change Order No. 2 (Final) for Parish Project No. P090201-6, Mimosa Avenue Culvert Replacement, resulting in a decrease of \$10,000.00 in contract price.

Sponsors: Lawrence 'Larry' Cochran, Department of Public Works

Indexes:

Code sections:

Attachments: [2018-0334 Change Order No. 2 Mimosa Culvert Replacement](#)

Date	Ver.	Action By	Action	Result
12/10/2018	1	Parish Council		
12/10/2018	1	Parish President	Introduced	

**SECTION 00806
CHANGE ORDER**

No. 2 (FINAL)

DATE OF ISSUANCE 10/25/2018

EFFECTIVE DATE 10/25/2018

OWNER: St. Charles Parish Government

CONTRACTOR: Fleming Construction Company, LLC

Contract: Mimosa Avenue Culvert Replacement

Project: Mimosa Avenue Culvert Replacement

OWNER's Contract No P090201-6

Engineer's Contract No.: 1203

ENGINEER Professional Engineering and Environmental Consultants, Inc.

You are directed to make the following changes in the Contract Documents:

Description:

A- Delete the following work items:

1. **Delete Bid Item R-001 Relocation of Infrastructure (Delete),**
Total = (-\$10,000.00)

1. Total of deducted item=(-\$10,000.00)

Net Decrease change order=(-\$10,000.00)

Reason for Change Order: List a reason for each Line Item listed above.

Deleted work Items:

Item A1: Relocation of Infrastructure was not utilized for this project.

Attachments: (List documents supporting change)

CHANGE IN CONTRACT PRICE:
Original Contract Price \$ <u>\$341,000.00</u>
Net Increase (Decrease) from previous Change Orders No. <u>1</u> : \$ <u>6,045.44</u>
Contract Price prior to this Change Order: \$ <u>\$347,045.44</u>
Net decrease of this Change Order: \$ <u>10,000.00</u>
Contract Price with all approved Change Orders: \$ <u>\$337,045.44</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Ready for final payment: <u>90</u> (days)
Net change from previous Change Orders No. 1: Ready for final payment: <u>-7-</u> (days)
Contract Times prior to this Change Order: Ready for final payment: <u>97</u> (days)
Net increase (decrease) this Change Order: Ready for final payment: <u>-0-</u> (days)
Contract Times with all approved Change Orders: Ready for final payment: <u>97</u> (days or dates)

RECOMMENDED:

APPROVED:

ACCEPTED:

By: MO Sahl
ENGINEER (Authorized Signature)

By: _____
OWNER (Authorized Signature)

By: Joe O. Malley
CONTRACTOR (Authorized Signature)
Joe O. Malley

Date: 11/12/18

Date: _____

Date: 11-12-2018 _____



St. Charles Parish

St. Charles Parish
Courthouse
15045 Highway 18
P.O. Box 302
Hahnville, LA 70057
985-783-5000
www.stcharlesparish-la.gov

Legislation Details

File #: 2018-0340 **Version:** 1 **Name:** Change Order No. 4 for the Norco Library Renovation/Addition located at 590 Apple Street in Norco

Type: Ordinance **Status:** Public Hearing

File created: 12/10/2018 **In control:** Parish Council

On agenda: 1/7/2019 **Final action:**

Enactment date: **Yes**

Title: An ordinance to approve and authorize the execution of Change Order No. 4 for the Norco Library Renovation/Addition located at 590 Apple Street in Norco to increase the contract amount by \$3,469.00 and increase the contract time by 10 days.

Sponsors: Lawrence 'Larry' Cochran

Indexes:

Code sections:

Attachments: [2018-0340 Change Order #4](#)
[2018-0340 Change Order 4 Attachments](#)

Date	Ver.	Action By	Action	Result
12/10/2018	1	Parish Council		
12/10/2018	1	Parish President	Introduced	

Embedded Secure Document

The file <https://stcharles.legistar.com/View.ashx?M=F&ID=6827324&GUID=2C387F09-BC2F-4D20-92B3-B4EBC44C1A7B> is a secure document that has been embedded in this document. Double click the pushpin to view.



Change Proposal Request - Calculation Sheet:



Project Name / Location:	St Charles Parish Library Renov 590 Apple Street, Norco, LA
Project Number:	C1802
Change Proposal Request #:	0016
Date:	11.15.2018

Description of Change:	Remove existing vinyl siding on Gables and replace with James Hardie Siding and Trims. Includes Scaffolding, Painting, Etc.
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Item #:	Item Description:	Qty:	Unit:	Labor Unit:	Labor Cost:	Mat / Equip Unit:	Mat / Equip Cost:	Sub Unit:	Sub Cost:
	J.E. Franke Constructors, LLC:								
	Remove existing vinyl siding + install new Hardie Siding	1	lot					1,300.00	1,300.00
	New siding materials	1	lot			645.00	645.00		
	LG Painting, LLC:								
	Complete painting of new siding	1	lot					800.00	800.00
		Totals:		\$	-	\$	645.00	\$	2,100.00

Subtotal of Direct Costs:		\$	2,745.00
Indirect Costs: Taxes, Insurance, Bonds:			
Sales Tax:	10.00%	\$	64.50
Labor Burden: (PR Taxes & W/C Insurance)	35.00%	\$	-
Insurance - General Liability:	1.00%	\$	34.69
Insurance - Other:			
Payment / Performance Bond:	3.00%	\$	104.06
Subtotal of Direct & Indirect Costs:		\$	2,948.24
Markup:			
Net Overhead:	10.00%	\$	346.85
Net Profit:	5.00%	\$	173.43
TOTAL OF CHANGE PROPOSAL REQUEST #: 0016		\$	3,469
		DAYS:	10

Architect / Owner Authorization:

Authorized By:

Date: _____

PROPOSAL		
 <div style="margin-left: 200px;"> <p>LG PAINTING LLC Slidell La, 70458 Phone: 985-377-2142 www.lgpainters.com</p> </div>		
Proposal Submitted To: J.E Franke Constructor	Phone: (985)893-8280	Date: 12/05/18
Street: 422 East Lockwood St Suite 105	Job Name: Norco Library	
City, State and Zip Code: Covington LA	Job Location: Norco LA	
Work Description		Price
Price for paint right and left exterior gables at Norco Library		
TOTAL PRICE		\$800.00

BEACH LUMBER, LLC
 DBA SUNCOAST CONTRACTORS SUPPLY
 5104 A AVENUE
 LONG BEACH, MS 39560
 PH 228-679-1240 FAX 228-679-1235
 www.suncoastsupply.net

ESTIMATE 215890- 1

DATE SHIPPED
FILLED BY
DELIVERED BY
TRUCK NO.

11/27/18
 05:53 pm



ACCOUNT NO.		CUSTOMER			SHIP TO			QUOTE #			
JEFRA005 JEFRA		J E FRANKE CONSTRUCTORS 422 E LOCKWOOD STREET SUITE 105 COVINGTON LA 70433			ST CHARLES LIBRARY 390 APPLE STREET ST CHARLES PARISH NORCO			215890 11/27/18 17:53 PAGE 1			
LOCATION		CUSTOMER PO NO/ORDERED BY			97 Pat Walker			SOLD BY		ESTIMATE EXPIRES	
1-Florida		HARDI			-						
LN	QTY	DESCRIPTION				ITEM NO	U/M	PRICE	EXT		
1	10	1 X 4 X 12 SMTH HARDITRIM				14HARDI	EACH	10.950	109.50		
2	90	5-1/4 HARDI SMOOTH LAP				S050	EACH	5.950	535.50		

ESTIMATE DISCLAIMER: Contractor reserves the right to renegotiate install price, if atypical situations are encountered during removal of existing windows. This estimate is designed solely to provide the contractor/consumer with a rough estimate of the amount of material used in the given project. This material estimate will be based upon calculations or data provided by the contractor/customer and such estimate assumes, among other things, normal and typical building and construction techniques. The actual amount of material used may vary from material estimate due to a number of factors. Consequently, no representation or warranty has been made that the actual amount of material used will not vary from the estimate. Prices on this estimate are good for 30 days from original quote date unless otherwise noted and are subject to change without notice.

ESTIMATE



Brittany
Apple Street
Norco, Louisiana
(985) 222-5584

JR's Gutters
625 Chipley St.
Westwego, Louisiana 70094
Phone: (504) 303-9558
Email: radecker7414@gmail.com

Estimate # 000099
Date 11/29/2018

Description	Total
Business Improvement	\$1,300.00
Removing all Siding on Gables. Install Hardi Plank on Gables.	

Subtotal	\$1,300.00
Total	\$1,300.00



St. Charles Parish

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P.O. Box 302
Hahnville, LA 70057
985-783-5000
www.stcharlesparish-la.gov

Legislation Details

File #: 2018-0342 **Version:** 1 **Name:** Contract with Sealevel Construction, Inc. for Project No. P080502-18A, Oak Street Pump Station Improvements, in the amount of \$1,062,870.00

Type: Ordinance **Status:** Public Hearing

File created: 12/10/2018 **In control:** Parish Council

On agenda: 1/7/2019 **Final action:**

Enactment date: **Yes**

Title: An ordinance to approve and authorize the execution of a construction contract with Sealevel Construction, Inc. for Project No. P080502-18A, Oak Street Pump Station Improvements, in the amount of \$1,062,870.00.

Sponsors: Lawrence 'Larry' Cochran, Department of Public Works

Indexes:

Code sections:

Attachments: [2018-0342 Contract Oak Street PS Signed by Contractor.pdf](#)
[2018-0342 Letter of bid evaluation - Oak St PS Improvements & bid tab.pdf](#)

Date	Ver.	Action By	Action	Result
12/10/2018	1	Parish Council		
12/10/2018	1	Parish President	Introduced	

SECTION 00500

CONTRACT

This agreement entered into this _____ day of _____, 20____, by Sealevel Construction, Inc., hereinafter called the "Contractor", whose business address is P. O. Box 1037, Thibodaux, LA 70302, and the St. Charles Parish, hereinafter called the "Owner".

Owner and Contractor, in consideration of premises and the mutual covenants; consideration and agreement herein contained, agree as follows:

ARTICLE 1

STATEMENT OF WORK

- 1.01 Contractor shall furnish all labor and materials and perform all of the work required to build, construct and complete in a thorough and workmanlike manner:
Parish Project No. P080502-18A, Oak Street Pump Station Improvements
- 1.02 The abovementioned work shall be completed in strict accordance with Contract Documents prepared by: Evans-Graves Engineers, Inc.
- 1.03 It is recognized by the parties herein that said Contract Documents including by way of example and not of limitation, the Drawings and Specifications dated September 2018, Addenda number(s) 1, 2, & 3, the Instruction to Bidders, Supplemental Instructions to Bidders, Louisiana Uniform Public Works Bid Form, General Conditions, Supplementary Conditions (if applicable), any Addenda thereto, impose duties and obligations upon the parties herein, and said parties thereby agree that they shall be bound by said duties and obligations. For these purposes, all of the provisions contained in the aforementioned Contract Documents are incorporated herein by reference with the same force and effect as though said Contract Documents were herein set out in full.
- 1.04 The Work is generally described as follows: The Contract work generally comprises 1 completely removing an existing 24" pump and discharge / carrier pipe located inside an existing 48" concrete casing pipe (to remain in place), remove retain and inspect the 100 horse power electric motor, combination gear, diesel engine and drive shaft. All components (except diesel engine) are to be replaced. Install new 36" pump, pump bowl assembly, and 36" discharge / carrier pipe within an existing 48" concrete casing pipe, new electric pump, motor, and establish all connections and controls. Bypass pumping is to be provided.

ARTICLE 2

ENGINEER

- 2.01 The Project has been designed by Evans-Graves Engineers, Inc. who is hereinafter called "Engineer" and who will assume all duties and responsibilities and have the rights and authority assigned to Engineer in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.

ARTICLE 3

CONTRACT TIME

- 3.01 The Contractor shall complete all of the Work under the Contract within two hundred forty (240) calendar days from the date stated in the Notice to Proceed.

ARTICLE 4

LIQUIDATED DAMAGES

- 4.01 Owner and Contractor recognize that the Owner will suffer direct financial loss if Work is not completed within the Contract Time specified plus any extensions thereof allowed in accordance with these General Conditions of this Contract, and therefore, time is of the essence. They also recognize the delays, expense and difficulties involved in proving in a legal proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Contractor and Surety agree to forfeit and pay Owner One Thousand Five Hundred dollars (\$1,500.00) per day as Liquidated Damages for delay (but not as a penalty). Such Liquidated Damages will be assessed for each calendar day that expires after the Contract Time. This amount represents a reasonable estimate of Owner's expenses for extended delays and the costs associated therein. This provision shall be effective between the parties ipso facto and without demand or putting in default, it being specifically agreed that the Contractor by his mere failure to complete the work on or before the date specified shall be deemed in default.

ARTICLE 5

CONTRACT PRICE

- 5.01 The Owner will pay and the Contractor will accept in full consideration for the performance of the Contract the sum of:
- a) (\$1,062,870.00) One Million Sixty-Two Thousand Eight Hundred Seventy Dollars based on unit prices specified within this contract document. Contract price is firm and subject only to modification by written Change Order agreed to and signed by both parties and the Engineer and approved by the St. Charles Parish Council.

ARTICLE 6

PAYMENT PROCEDURES

- 6.01 Contractor shall submit Applications for Payment to the Engineer in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.
- 6.02 Progress Payments. Progress payments will be based upon estimated quantities of contract unit price items or upon estimated percentages of completion of the schedule of lump sum values of labor and materials incorporated into the Work or suitably stored, on the last day of each month or other mutually agreed regular monthly date ending the progress payment period, less retainage.
- 6.03 Application for Payment Form. The form of the Application for Payment must be suitable to the Owner. The Owner reserves the right to withhold payment until the form of Application for Payment is deemed acceptable by the Owner.
- 6.04 Retainage. Per Paragraph 15.01.D retainage shall be withheld and payments will be made by the Owner in the payment amount of:
- a) Ninety percent (90%) of the approved payment applications for projects with contract of less than \$500,000.00; or
- b) Ninety-five percent (95%) of the approved payment applications for projects with contract prices of \$500,000.01 or greater.
- 6.05 The normal retainage shall not be due the Contractor until after Substantial Completion and expiration of the forty-five (45) day lien period and submission to the Engineer of a clear lien certificate and invoice for retainage.

- 6.06 Final Payment. Upon the final completion of all Work, the Contractor may request a final inspection and may make a final Application for Payment as provided by Paragraph 15.06 of the General Conditions.
- 6.07 Final Acceptance. When Final Acceptance is granted by the Owner, the Owner shall file the certificate with the Recorder of Mortgages for St. Charles Parish.
- 6.08 At the expiration of the lien period the Contractor shall obtain a certificate from the Recorder of Mortgages of the Parish of St. Charles that the Contract is clear of any liens or privileges, and said certificate shall be presented to the Owner for final payment and release of retainage, less any such sums as may be lawfully withheld under the Contract.
- 6.09 Claims. Pursuant to La. R.S. 38:2242, when the Owner receives any claim of nonpayment arising out of the Contract, the Owner shall deduct such claim from the Contract Sum. The Contractor, or any interested party, may deposit security, in accordance with La. R.S. 38:2242.2, guaranteeing payment of the claim with the Recorder of Mortgages for St. Charles Parish. When the Owner receives original proof of such guarantee from the Recorder of Mortgages, the claim deduction will be added back to the Contract Sum.

ARTICLE 7

CONTRACTOR'S REPRESENTATIONS

- 7.01 In order to induce Owner to enter into this Agreement, Contractor makes the following representations:
- 7.02 Contractor has familiarized itself with the nature and extent of the Contract Documents, Work, site, locality, and all local conditions and laws and regulations that in any manner may affect cost, progress, performance or finishing of the Work.
- 7.03 Contractor has studied carefully all reports of explorations and tests of subsurface physical conditions and drawings of physical conditions which are identified in the Information Available To Bidders and as provided in the General Conditions.
- 7.04 Contractor has obtained and carefully studied (or assumed responsibility for obtaining and carefully studying) all such examinations, investigations, explorations, tests, reports and studies (in addition to or to supplement those referred to in Paragraph 2 above) which pertain to the subsurface or physical conditions at or contiguous to the site or which otherwise may affect the cost, progress, performance or furnishing of the Work as Contractor considers necessary for the performance or furnishing of the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents. In exercising its responsibility with respect to subsurface conditions and physical conditions at the site, Contractor has or will obtain or perform at no additional cost to the Owner such additional examinations, investigations, explorations, tests, reports, studies, or similar information or data as may be required by Contractor for such purposes.

ARTICLE 8

CONTRACT DOCUMENTS

8.01 The following Contract Documents, which comprise the entire Agreement between Owner and Contractor, are all hereby made a part of that Agreement to the same extent as if incorporated herein in full:

- a) Contract (Section 00500)
- b) Performance Bond (Section 00611)
- c) Payment Bond (Section 00610)
- d) Insurance Certificates
- e) Advertisement for Bids (Section 00010)
- f) Louisiana Uniform Public Works Bid Form (Section 00300)
- g) Addenda (Numbers One to Three inclusive)
- h) Contract documents bearing the general title "Oak Street Pump Station Improvements (St. Charles Parish Project P080502-18A" dated September 2018.
- i) Drawings, consisting of a cover sheet dated September 2018 and the sheets listed on Drawing one (1); each sheet bearing the following general title: "Oak Street Pump Station Improvements (St. Charles Parish Project P080502-18A"
- j) General Conditions (Section 00700)
- k) Supplementary Conditions (if applicable for compliance purposes) (Section 0800)

There are no Contract Documents other than those listed above in this Article 8. The Contract may only be amended, modified or supplemented as provided for in the General Conditions.

ARTICLE 9

MISCELLANEOUS

- 9.01 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and, unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents. Notwithstanding the foregoing, the Owner may assign this contract to the State of Louisiana or any political subdivision, municipality, special district or authority thereof without Contractor's consent and without recourse.
- 9.02 Owner and Contractor each binds himself, his partners, successors, assigns and legal representatives to the other party hereto, his partners, successors, assigns and legal representatives in respect to all covenants, agreements and obligations contained in the Contract Documents.
- 9.03 It is hereby agreed and understood by the parties hereto that any and all disputes that may result in litigation shall be litigated in the 29th Judicial District Court for the Parish of St. Charles.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement effective as of the date first written above. All portions of the Contract Documents have been signed or identified by Owner and Contractor or by Engineer on their behalf.

OWNER: Parish of St. Charles

By: _____
Larry Cochran
Title: Parish President

ATTEST:

By: _____
Title: _____

CONTRACTOR:

Sealevel Construction, Inc.

By: Richard J. Roth
Richard J. Roth
Title: President

ATTEST:

By: Amanda R. Taylor
Amanda R. Taylor
Title: Contract Administrator

END OF SECTION

SECTION 00485

AUTHORITY TO EXECUTE CONTRACT

CORPORATE RESOLUTION

A meeting of the Board of Directors of Sealevel Construction, Inc. a corporation organized under the laws of the State of Louisiana and domiciled in Thibodaux, Lafourche Parish was held this 2nd day of July, 2018 and was attended by a quorum of the members of the Board of Directors.


The following resolution was offered, duly seconded and after discussion was unanimously adopted by said quorum:

BE IT RESOLVED, that Richard J. Roth, President is hereby authorized to submit proposals and execute agreements on behalf of this corporation with the Parish of St Charles.

BE IT FURTHER RESOLVED, that said authorization and appointment shall remain in full force and effect, unless revoked by resolution of this Board of Directors and that said revocation will not take effect until St. Charles Parish, has been furnished a copy of said resolution, duly certified.

I, Richard J. Roth, hereby certify that I am the Secretary of Sealevel Construction, Inc. a corporation created under the laws of the State of Louisiana domiciled in Thibodaux, Lafourche Parish; that the foregoing is a true and exact copy of a resolution adopted by a quorum of the Board of Directors of said corporation at a meeting legally called and held on the 2nd day of July, 2018, as said resolution appears of record in the Official Minutes of the Board of Directors in my possession.

This 5th day of December, 2018.



SECRETARY
Richard J. Roth

END OF SECTION



EVANS-GRAVES ENGINEERS, INC.
Engineering Consultants
Est. 1954

John A. Graves, P.E., P.L.S.
Gerald G. Menard, P.E.
Max O. Usrey, III, P.E., P.L.S.
P. Stephen Lundgren, Jr., P.E.
Jack Carr Morgan, P.E., P.L.S.
L.R. "Eric" Erikson, P.E.
Ashlyn A. Graves

Phillip Grasso, P.E.
Keith M. Meyer, P.E.
Robert H. Brooks, III, P.L.S.
Lisa A. Blanchard, P.E.
Brett D. Blanchard, P.E., L.S.I.
Kevin D. Norman, P.L.A.
Stephen E. Wilson, Jr., P.E.

November 27, 2018

St. Charles Parish
Department of Public Works/Wastewater
100 River Oaks Road
Destrehan, LA 70047
Attn: Mr. Don Edwards

Re.: Oak Street Pump Station Improvements
St. Charles Parish, Louisiana
SCP Project No. P080502-18A
E-G Project No. 2008-21-810
Bids Received November 27, 2018

Dear Don –

Per your request, we have reviewed the bids received by St. Charles Parish (SCP) for Project No. P080502-18A on November 27, 2018. Attached for your record is a copy of the bid tabulation summary sheet and detailed bid tabulation. Three (3) bids were received as shown on the attached forms. The apparent low bidder for Base Bid Work is Sealevel Construction, Inc., Louisiana License Number 33678. A summary of bid prices is as follows:

Bidder	Base Bid	Notes
Sealevel Construction, Inc.	\$1,062,870.00	
Cycle Construction Company, LLC	\$1,308,300.00	
BLD Services, LLC	\$6,509,150.00	(See Note 1)

Note 1: The Bid of BLD Services, LLC, contained a unit price of \$78,000 and an extended unit price also of \$78,000 for Item No. 3. Item No. 3 is a linear foot bid item, and so the unit price extension has been corrected hereon, based on the bid form quantity times the bid unit price.

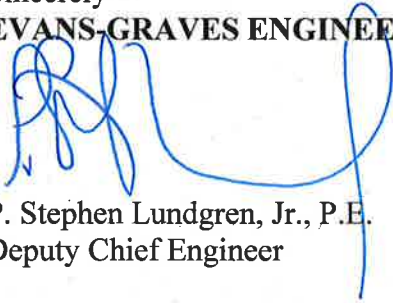
We have reviewed the apparent low bid of Sealevel Construction, Inc., and we have determined it to be a responsive bid from a Louisiana Licensed Contractor, appropriately-licensed with the Louisiana State Licensing Board for Contractors.

Our Engineering Estimate for the project was \$600,000.00 to \$700,000.00. As such, we defer to the Parish to determine if there is available budget for the apparent low Base Bid amount. If so, we recommend that a Notice of Award be issued to Sealevel Construction, Inc. (LA License Number 33678) for a construction contract for the Base Bid Price of \$1,062,870.00.

Although the bid submitted by Sealevel Construction, Inc. appears to be a responsive bid, we recommend that you evaluate the bids with your legal counsel in order to make a final determination.

Sincerely –

EVANS-GRAVES ENGINEERS, INC.

A handwritten signature in blue ink, appearing to read 'P. Lundgren', with a long horizontal flourish extending to the right.

P. Stephen Lundgren, Jr., P.E.
Deputy Chief Engineer

Attachments: Bid tabulation summary sheet
Detailed bid tabulation sheet



PROJECT TITLE: Oak Street Pump Station Improvements

PROJECT NO: P080502-18A

DATE & TIME: Tuesday, November 27th at 10 AM

ENGINEER'S ESTIMATE: \$600,000 TO \$700,000



BIDDER	ADDRESS incl EMAIL	Required at Time of Bid Opening					Required within 10 days from Apparent Low Bidder				BASE BID	Notes
		LICENSE NUMBER on ENVELOPE	ACKNOWLEDGE ADDENDUM #1-3	BID FORM 00300	BID BOND 00410 POWER OF ATTORNEY	CORPORATE RES. 00485	ATTESTATION CLAUSE 00470	E-VERIFY AFFIDAVIT 00475	REQUEST TO SUBLET 00816	AFFIDAVITS 00480		
Cycle Construction	6 East Third Street, Kenner, LA 70062; Nathan Kernion; nkernion@cycleconstruction.com	36961	✓	✓	✓	✓					\$1,308,300. ⁰⁰	
Fleming Construction	23 East Airline Drive, Kenner, LA 70062											
Lou-Con, Inc.	3100 E. St. Bernard Hwy., Meraux, LA 70075; William Smith ; wtsloucon2014@gmark.com											
M. R. Pittman Group	171 I-310 Service Road, St. Rose, LA 70087											
NCMC	P. O. Box 83760, Baton Rouge, LA 70884 Ken Harrell ken@ncmc-llc.com											
Sealevel Construction, Inc.	P. O. Box 1037, 1069 Hwy. 3185, Thibodaux, LA 70302; Marion Steib, Jr.; msteib@sealevelinc.com	33678	✓	✓	✓	✓					\$1,062,870. ⁰⁰	
BLD SERVICES, LLC		46722	✓	✓	✓	✓					\$1,127,150. ⁰⁰	



PROJECT TITLE: OAK STREET PUMP STATION IMPROVEMENTS

PROJECT NO: P080502-18A

DATE & TIME: November 27, 2018 at 10:00am

ENGINEER'S ESTIMATE \$600,000 to \$700,000



**EVANS-GRAVES
ENGINEERS, INC.**

ITEM	DESCRIPTION	QTY	UNIT	Sealevel Construction, Inc.		Cycle Construction Company, LLC		BLD Services, LLC		Engineer's Estimate	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Mobilization	1	Lump Sum	\$30,000.00	\$30,000.00	\$210,000.00	\$210,000.00	\$65,000.00	\$65,000.00	\$40,000.00	\$40,000.00
2	Remove Exist. 24" Pump, Motor, Gear Box, and 24" Discharge Pipe Inside Sump Area, Up to Sheet Pile Wall	1	Lump Sum	\$50,000.00	\$50,000.00	\$86,000.00	\$86,000.00	\$97,000.00	\$97,000.00	\$10,000.00	\$10,000.00
3	Remove Exist. 24" Discharge Pipe, Fittings, and Couplings Outside Sump Area Sheet Pile Wall	70	Linear Feet	\$75.00	\$5,250.00	\$750.00	\$52,500.00	\$78,000.00	\$5,460,000.00	\$35.00	\$2,450.00
4	Electrical Demolition	1	Lump Sum	\$9,000.00	\$9,000.00	\$10,000.00	\$10,000.00	\$18,000.00	\$18,000.00	\$10,000.00	\$10,000.00
5	Furnish & Install New 36" Pump, Motor, Gear Box, 200-HP VFD, and 36" Discharge Pipe up to Sheet Pile Wall	1	Lump Sum	\$611,000.00	\$611,000.00	\$350,000.00	\$350,000.00	\$465,000.00	\$465,000.00	\$276,000.00	\$276,000.00
6	Furnish & Install New 36" Steel Discharge Pipe in Existing 48" RCP Casing	70	Linear Feet	\$560.00	\$39,200.00	\$3,500.00	\$245,000.00	\$875.00	\$61,250.00	\$240.00	\$16,800.00
7	Furnish & Install 350kW Generator with 72-hour tank	1	Lump Sum	\$120,000.00	\$120,000.00	\$145,000.00	\$145,000.00	\$155,000.00	\$155,000.00	\$105,000.00	\$105,000.00
8	Furnish & Install Misc Electrical Work (400-A ATS, Jbox, CT Cab, 600-	1	Lump Sum	\$60,000.00	\$60,000.00	\$55,000.00	\$55,000.00	\$75,000.00	\$75,000.00	\$44,000.00	\$44,000.00
9	Riprap at Outfall Area	10	Cubic Yard	\$290.00	\$2,900.00	\$300.00	\$3,000.00	\$250.00	\$2,500.00	\$100.00	\$1,000.00
10	Railroad Flag Man	480	Manhours	\$155.00	\$74,400.00	\$185.00	\$88,800.00	\$100.00	\$48,000.00	\$130.00	\$62,400.00
11	Remove and Replace 6' Chain Link Fence	40	Linear Feet	\$28.00	\$1,120.00	\$75.00	\$3,000.00	\$60.00	\$2,400.00	\$25.00	\$1,000.00
12	Relocation of Infrastructure	1	Allowance	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00
TOTAL BASE BID				\$1,062,870.00		\$1,308,300.00		\$6,509,150.00		\$628,650.00	

NOTE: The Bid of BLD Services, LLC, contained a unit price of \$78,000 and an extended unit price also of \$78,000 for Item No. 3. Item No. 3 is a linear foot bid item, and so the unit price extension has been corrected hereon, based on the bid form quantity times the bid unit price.



St. Charles Parish

St. Charles Parish
Courthouse
15045 Highway 18
P.O. Box 302
Hahnville, LA 70057
985-783-5000
www.stcharlesparish-la.gov

Legislation Details

File #: 2018-0343 **Version:** 1 **Name:** Revoke & abandon undeveloped Walnut Street right-of-way to the east of Oak St. and undeveloped portion of Butternut St. right-of-way east of Oak St., Hahnville

Type: Ordinance **Status:** Public Hearing

File created: 12/10/2018 **In control:** Parish Council

On agenda: 1/7/2019 **Final action:**

Enactment date: **Yes**

Title: An ordinance to revoke and abandon undeveloped Walnut Street right-of-way to the east of Oak Street and undeveloped portion of Butternut Street right-of-way east of Oak Street, Hahnville LA, as shown on a survey by Jeff Ruello, PLS dated 9/22/18 and revised 12-04-18., dated 6/24/04.

Sponsors: Lawrence 'Larry' Cochran, Department of Planning & Zoning

Indexes:

Code sections:

Attachments: [2018-0343 ACT of REVOCATION Walnut and Butternut \(Parcel A\).pdf](#)
[2018-0343 revised plat.pdf](#)
[revocation JUDGEMENT.pdf](#)
[revocation JUDGEMENT MAP.pdf](#)
[2018-0343 Recommendation at a Glance.pdf](#)
[2018-0343 12.06.18 Minutes Bayou Fleet \(Parcel A\)](#)
[2018-0343 LUR PZS 2018-54 \(Bayou Fleet Parcel A\).pdf](#)
[2018-0343 AERIAL PZS-2018-54.pdf](#)
[2018-0343 ZONING PZS-2018-54.pdf](#)
[2018-0343 FLUM PZS-2018-54.pdf](#)

Date	Ver.	Action By	Action	Result
12/10/2018	1	Parish Council		
12/10/2018	1	Parish President	Introduced	
12/6/2018	1	Planning Commission	Recommended Approval	
12/6/2018	1	Department of Planning & Zoning	Recommended Approval	
11/1/2018	1	Department of Planning & Zoning	Received/Assigned PH	

**ACT OF REVOCATION
OF DEDICATED PROPERTY
BY ST. CHARLES PARISH**

**UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF ST. CHARLES**

BE IT KNOWN, that on this _____ day of the month of _____, in the year two thousand nineteen (2019).

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, in and for the Parish of St. Charles, State of Louisiana, therein residing, and in the presence of the witnesses hereinafter named and undersigned;

PERSONALLY CAME AND APPEARED:

THE HONORABLE LARRY COCHRAN, Parish President and Chief Executive Officer of the Parish of St. Charles, herein duly authorized by the provisions of the Ordinance No. _____ passed and adopted at a meeting of the St. Charles Parish Council held on _____.

That pursuant to the above related ordinance, the Parish of St. Charles, through its governing authority, the St. Charles Parish Council, does hereby abandon and revoke the dedication of the undeveloped Walnut Street right of way, said 50-foot wide right of way extending approximately 204 feet east of Oak Street; as well as a portion of undeveloped Butternut Street right of way, said 50-foot wide right of way extending approximately 204 feet east of Oak Street in Pecan Bayou Subdivision, Hahnville. The revocation of the above property herein is deemed to be in the best interest of the Parish, as such property is no longer needed by the Public and was ordered revoked in a judgement of the 29th Judicial District Court filed on August 12, 2005, a copy of which is attached hereto.

Further, that pursuant to LA R.S. 48-701 et seq, and the St. Charles Parish Code of Ordinances Chapter 2 Sec. 2-4 (c) the revocation of the dedicated property is made unto the present owners of the land contiguous thereto.

THUS DONE AND SIGNED on this _____ day of _____, 2019, in the Parish of St. Charles, State of Louisiana, in the presence of the undersigned competent witnesses and me, Notary, after a reading of the whole.

WITNESSES:

ST. CHARLES PARISH

By: _____
Larry Cochran
Parish President

NOTARY PUBLIC

PROFESSIONAL LAND SURVEYOR

29TH JUDICIAL DISTRICT COURT FOR THE

PARISH OF ST. CHARLES

STATE OF LOUISIANA

NUMBER: 61,631c/w 61,632-C

DIVISION "C"

BAYOU FLEET PARTNERSHIP, LLP

VERSUS

ALBERT D. LAQUE, ET AL

FILED: August 12, 2005

DEPUTY CLERK

du open Court

Julie B. Thompson

JUDGMENT

This matter came before this Honorable Court on the 12th day of August, 2005, on Bayou Fleet Partnership, LLP's and Pecan Bayou Contractors, LLC's Motion for Summary Judgment.

PRESENT: Robert J. Ellis, attorney for Bayou Fleet Partnership, LLP and Pecan Bayou Contractors, LLC; and

Robert L. Raymond, attorney for St. Charles Parish, et al

After considering the law, argument, memoranda and evidence,

IT IS ORDERED, ADJUDGED AND DECREED that movers, Bayou Fleet Partnership, LLP and Pecan Bayou Contractors, LLC Motion for Partial Summary Judgment is granted in part and denied in part, as follows:

That the application of Bayou Fleet Partnership, LLC and Pecan Bayou Contractors, LLC for revocation of the dedication of Walnut Street and Butternut Street east of Oak Street, as filed with the St. Charles Parish Planning and Zoning Department in Case No. 2004-58, and as shown on the "Survey of Revoked Portions of Butternut and Walnut Streets of Pecan Bayou Subdivision Into New Parcels, Parcel "X", Parcel "Y" and Parcel "Z", Situated in Section 26, T-13-S, R-20-E, Hahnville, St. Charles Parish, Louisiana", by J. Michael Dixon, P.E., dated June 24, 2004, a copy of which is attached hereto and identified as Exhibit "A", is granted; and

That the application of Bayou Fleet Partnership, LLP, as filed with the St. Charles Parish Planning and Zoning Department in Case No. 2004-58, for the

resubdivision of a portion of ground in Pecan Bayou Subdivision, situated in Section 26, T-13-S, R-20-E, Hahnville, St. Charles Parish, Louisiana, into Lots 1-B through 5-B, Block 7A, and Lots 1A through 5A, Block 8A, all as shown on the "Lot Resubdivision Plan, Preliminary Plat, Survey and Resubdivision of Block 5, Lots 4-6; Block 6, Lots 4-6; Block 7, Lots 1-6; and Block 8, Lots 1-6, and Parcels X, Y, and Z of Pecan Bayou Subdivision, into Block 7A, Lots 1B-5B and Block 8A, Lots 1A-5A, and 20' Drain Servitude, Pecan Bayou Subdivision, Situated in Section 26, T-13-E, R-20-E, Hahnville, St. Charles Parish, Louisiana", by J. Michael Dixon, P.E., dated June 24, 2004, a copy of which is attached hereto and identified as Exhibit "B", as filed with the St. Charles Parish Planning and Zoning Department in Case No. 2004-58, is hereby approved; and

That the "Preliminary Plat for Block 7A, Lots 1B-5B and Block 8A of Lots 1A-5A, of Pecan Bayou Subdivision, Situated in Section 26, T-13-S, R-20-E, Hahnville, St. Charles Parish, Louisiana", by J. Michael Dixon, P.E., dated June 24, 2004, a copy of which is attached hereto and identified as Exhibit "C", as filed with the St. Charles Parish Planning and Zoning Department in Case No. 2004-58, is hereby approved.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that movers are entitled to develop said Block 7A, Lots 1B-5B and Block 8A, Lots 1A-5A, of Pecan Bayou Subdivision, Section 26, T-13-S, R-20-E, Hahnville, St. Charles Parish, Louisiana, in accordance with the design as shown on the preliminary plat attached hereto and identified as Exhibit "C", with "open swale" drainage ditches along Oak Street and Butternut Street.

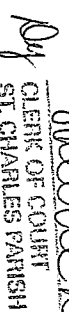
IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all other relief moved for in the Motion for Summary Judgment is denied, and all claims made by petitioners in the matters consolidated herein are dismissed with prejudice, each party to bear its costs.

Hahnville, Louisiana this 12th day of August, 2005.

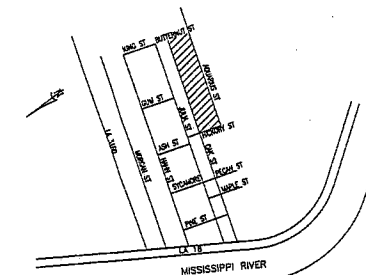
JUDGE



WITNESSED BY ME, CLERK OF COURT, AT THE COURT HOUSE, ST. CHARLES PARISH, LOUISIANA, THIS 12th DAY OF AUGUST, 2005. I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.


CLERK OF COURT
ST. CHARLES PARISH

PECAN BAYOU SUBDIVISION
SEC. 26, T13S, R20E
ST. CHARLES PARISH, LA



HAHNVILLE, LA
N.T.S.

VICINITY MAP
1" = 2000'

Ref. Bench Mark: K-93 (13.26') NAVD
Const. Bench Mark: "x" Cross Cut (14.09') NAVD
Note: Contact all utility companies before construction.

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

DOTITE 1-800-272-3020

APPROVALS:

PARISH COUNCIL CHAIRMAN _____

DATE _____

PARISH PRESIDENT _____

DATE _____

RECORDED IN THE CLERK OF COURT'S OFFICE, ST. CHARLES
PARISH ON THE _____ DAY OF _____, 2004.
ENTRY NO. _____, FOLIO _____, COB NO. _____

SIGNATURE _____ TITLE _____

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT CONFORMS TO LOUISIANA REVISED STATUTES' 33:5051, ET SEQ. AND CONFORMS TO ALL PARISH REGULATIONS GOVERNING PLATTING, WITH WAIVERS AND THE SUB-DIVISION OF LAND.

J. MICHAEL DIXON, P.L.S. 1248 6/24/04
REG. NO. DATE

SEWER DISPOSAL

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOUISIANA DEPARTMENT OF HEALTH.

THIS PROPERTY IS LOCATED IN ST. CHARLES PARISH SEWER DEPARTMENT BOUNDARY.

ROBIN DURANT

BAYOU PECAN SUBDIVISION
HAHNVILLE, LOUISIANA

STREET R.O.W. REVOCATION

DATE:
JUNE 24, 2004

SCALE:
1" = 50'

SHEET NUMBER
1 OF 2

SURVEY OF REVOKED PORTIONS OF BUTTERNUT AND WALNUT STREETS OF PECAN BAYOU SUBDIVISION INTO NEW PARCELS, PARCEL "X", PARCEL "Y" AND PARCEL "Z", SITUATED IN SECTION 26, T-13-S, R-20-E, HAHNVILLE, ST. CHARLES PARISH, LOUISIANA.

SUBDIVIDER

BAYOU FLEET PARTNERSHIP, LLP
ROBIN DURANT
P.O. BOX 466 HAHNVILLE, LA 70057

OWNER

SAME

J. MICHAEL DIXON, P.E.
CONSULTING ENGINEER
35 PARLANGE DRIVE
DESTREHAN, LOUISIANA 70047
(504) 764-0232

DESIGNED BY:
DRAWN BY:
CHECKED BY:
CHIEF DRAFTSMAN:
PROJECT MGR:
APPROVED BY:
DATE: 6/24/04

STAMP

[Signature]

REFERENCE MAPS

1. PECAN BAYOU SUBDIVISION BY H.J. FLYNN, P.L.S., DATED 1/17/1996.
2. SURVEY OF THE REMAINING UNDEVELOPED LANDS OF AUDUBON BARGES, INC. BY S.P. FLYNN, P.L.S., DATED 7/20/1996.

REFERENCE BEARING

TAKEN FROM REFERENCED SURVEY PLAT NO. 1.

ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK STANDARDS, SUPERSEDE PRIVATE SUBDIVISION COVENANTS WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE.

NO ATTEMPT HAS BEEN MADE BY THE UNDERSIGNED TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR HIS REPRESENTATIVE.

DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS IT A PART OF THIS SURVEY.

BASE FLOOD ELEVATION - FIA ZONE X MAP No. 220160-0125C DATED 6/16/1992.

PZ NOTE: PLAT SHOWS ROWS
TO BE REVOKED.

No.	DATE	REMARKS	No.	DATE	REMARKS

RECOMMENDATIONS AT A GLANCE

PZS-2018-54 requested by Bayou Fleet Partnership, LLP for the revocation of Walnut Street east of Oak Street and the revocation of a portion of Butternut Street east of Oak Street and resubdivision of the revoked streets, Lots 4, 5, & 6, Blk. 5 Lots 1-6, Blk. 7, Pecan Bayou Subd. into Parcel A, Pecan Bayou Subd. St. Charles Parish, La. Zoning District R-1A. Council District 1.

Planning Department Recommendation:

Approval

Planning Commission Recommendation:

Approval

Commissioner Booth: Next item on the agenda PZS-2018-53 requested by Bayou Fleet Partnership LLP for revocation of Walnut Street west of Oak Street and resubdivision of the revoked street, Lots 5, 6 & 7, Blk. 6, Lots 1-6, Blk. 8, Pecan Bayou into Parcel B, Pecan Bayou Subdivision, St. Charles Parish, La. Zoning District R-1A. Council District 1. Ms. Stein.

Ms. Stein: Thank you Mr. Chair. This application and the next application would create 2 large parcels on what we would call a paper subdivision in Hahnville. This property was laid out as Pecan Bayou in the late '60's. The roads and portions of the subdivision closer to the river were developed and houses got built. The streets in this area were not built and that's Walnut Street and a portion of Butternut Street. The lots were subdivided but not built with houses since they didn't have a street in front of them. In 2004 Bayou Fleet requested a different layout than the Pecan Bayou Subdivision was laid out with in 1964. It had 5 lots on this parcel, Parcel B, would have had 5 lots that all came off of, sorry 3 lots that would have come off of Oak Street and 2 lots that would have used frontage from Butternut Street. That preliminary plat was approved in 2004, it included a revocation of Walnut Street but it also requested that the subdivision be allowed to go forward with open swale drainage. It was something that the parish was maybe pushing to discourage although it was recommended approval by the Department of Public Works with open swales, they had no objection to it and was approved as a preliminary plat by the parish Planning and Zoning Commission at the time with open swale. When it went forward to the parish council, the open swale was denied. That did not necessarily kill the preliminary plat, it just killed the ability to develop the subdivision with ditches instead of subsurface drainage. The developer can tell you his side of the story but he wanted to move forward with open swales and he sued the parish and was awarded a judgement that I have here that said the subdivision is approved with open swale and the revocation of the streets, in this case it would just be a portion of Walnut Street that we were talking about. The developer for, there's a long story to it but the subdivision went to construction plan or construction plans were being prepared, those construction plans after the judgement just never got to a point that they were approved. As a result of all of this back and forth, and the construction of the subdivision not being approved, the revocation of the streets that were ordered in the judgement never went through its final processes. The owner now wants to sell the entire parcel, is what we understand, he's creating one single parcel out of it. If anything else were to happen on this property, obviously it would have to come back to you if he wants to cut any additional lots on it or develop it in any way other than putting one single family house on it, that is what can happen on Parcel B if it is created. Enact the recommendation of the judgement or get the judgement finalized and get everything done, we recommend approval of the resubdivision into Parcel B, with the revocation of Walnut Street as it's shown on a revised plat that has very minor changes to what's in your agenda, it's added in the vicinity map and a note about extension of utilities.

Mr. Albert: Mr. Chairman, just to summarize for the audience because there's a lot of background there and for you all as well. This application is taking 9 parcels plus an undeveloped street and consolidating it into one parcel, so it's rewinding the clock on everything that's there, so in the end if this is approved, there will be one piece of ground under one ownership there, which is to simplify it a little bit.

Commissioner Booth: Thank you Sir. Public hearing for PZS-2018-53, Bayou Fleet Partnership, for revocation of Walnut Street west of Oak Street and resubdivision of the revoked street, Lots 5, 6 & 7, Blk. 6, Lots 1-6, Blk. 8, Pecan Bayou into Parcel B, Pecan Bayou Subdivision, anyone here to speak for or against this particular issue? Would you state your name and address for the record please?

Evening, my name is Lawrence Zeringue I live at 619 Aquarius. I'm an adjacent land owner to the rear of these lots. I have no objection to the revocation of this portion for the combination, the only concerns I have is what will happen to this lot in the future. I have had severe problems over the years with flooding coming off of my neighbor's lots and this property here. I have a photo here, hopefully yall can see it, this is my backyard 2 days after a rain. As I said, I have no objection to this, I would just like to know, to make sure that once this thing moves forward that something is put in to be able to help with the drainage of all the people on Aquarius and to actually help me,

because I had to dig a 6 ft. wide shallow ditch through my property to make sure I alleviated all that standing water.

Commissioner Booth: Thank you Sir. Anyone else here to speak for or against this issue? Will you state your name and address for the record please ma'am.

My name is Clara Daigle, I live at 633 Aquarius St., I live beside Mr. Lawrence. We've had a problem for the last few years of flooding, rain coming from the property. We only ask that some kind of drainage be put in between us because our water is going to Aquarius and their water is supposed to go to Oak but it's all coming behind Lee's yard and Mel Faucheux's yard and we just got dirt in February or March in there and dug a ditch and we're trying to get the water out because there is nowhere for it to go and if they put more dirt on that property, it's going to come our way some more. So we're just asking for some kind of drainage between Aquarius and Pecan Bayou to get that water from us. Thank you.

Commissioner Booth: State your name and address for the record please.

My name is James Williams, 111 Hickory Street, Hahnville. I have as the other people have mentioned, no problem with the man developing his property, the only concern we do have is that of drainage. I have a little statement here that I would like to read to the Planning and Zoning. It says we, James and Demica Williams, residents of 111 Hickory Street, Hahnville adjacent to the adjacent subdivision and I'm concerned of the following issues and how the property owner, Bayou Fleet, intends to clearly identify and correct drainage issues before proceeding or advancing the planned subdivision. Prior to this request, Bayou Fleet has been contacted and requested to rectify standing water on the back side of our property that occurs either after heavy rainfalls or several days of rain, with the understanding that the subdivision will have to meet Planning and Zoning requirements to build. Unfortunately in the past, the landowner has made their own attempt to circumvent the drainage issue by proposing to take matters into their own hands, leading to our concern for this, their integrity and their lack of concern for the current homeowners adjacent to the property. Several years ago, Bayou Fleet relocated a culvert filled ditch which in turn affected the drainage to the adjacent property owners on Hickory and Oak Streets. Upon neighbors noticing the flow of water backfilling the ditch and not draining, brought their concerns to the council at that time, voicing their concerns it was decided in the former council hearing under former Councilmember Desmond Hillaire, Bayou Fleet was required to put the culvert ditch back into its original state. A couple of years following Bayou Fleet decided to take another approach by filling the property once again having a negative affect on the adjacent property owner, the fill was full of bottles, cans, plastics and other trash particles that was not conducive to environmental cleanliness. We gave respect and did not cross the property line incurring an injury. This current situation still affects us today with stagnated water which can be breeding grounds for one of the most disease carrying mosquitoes. These foregoing actions leave us to question Bayou Fleet's integrity, concern for the community standard of the parish, the type of housing proposed and the type of circumventing actions that are not transparent. I hope tonight's Council will review further before voting in favor of proposed subdivision and provide answers back to us, the existing owners, I would be remiss if I did not close and say Bayou Fleet has cut down some of the grass, kept the area clear whereas rodents and other things would not come upon the property owners, we thank them for that but our concern mainly is the drainage. If they do what they're going to do or build whatever, we want to know as property owners would it come back on us. Thank you.

Commissioner Booth: Thank you Sir. Anyone else here to speak for or against this particular issue? State your name and address please.

John Pechon, 122 Hickory Street. Good evening, I'll try to make this brief. I'm sure that they would like to develop the property and that would be their right, but right now the ground is low and saturated, they're going to have to build the property up. Already the ditches can't support the drainage whenever it rains. The electrical grid back there, we lose electricity at least twice a month, you ask the workers why, antiquated grid and too many people on it. Right now unless they would be willing to come in and put new

sewer systems, drainage systems and update the grids, there's no room for development back there.

Commissioner Booth: Thank you Sir. Anyone else? State your name and address for the record please.

My name is Robin Durant, I'm Bayou Fleet, the owner of the property. First of all we don't want to develop anything we just want to sell it. We had some time ago requested dividing the property up but demands of the parish made it uneconomical to do it for us at that time. We did litigate over the revocation of the streets. My position with the parish is either revoke them or put them in and Judge St. Pierre agreed with me. He said hold the parish to either put the streets in or revoke them and he decided to revoke them and the parish, Bobby Raymond, was the attorney at the time, agreed to revoke the streets and since the open swale ditches had been in existence since 1964 the judge agreed they shouldn't have to now be covered. What's basically happened, the difficulty these people are referring to is particularly on Aquarius and on Hickory Street is that the people have built their houses and the regulations require that you grade your property from the rear to the front lot. So all these people that have water in their back yard is because they've turtle backed their lots and all of the water that falls on the back side or their back yard comes down to my property because they're not graded forwarded and that is something that would have to be dealt with by some future developer. Like I said all I want to do is establish this resubdivision. The only thing I'm trying to address is the revocation of the streets, which we have a judgement from Judge St. Pierre, he directed the parish to revoke the streets. I didn't realize that we had to go through the process of resubdivision and going in front of the Council to get approval of his judgement but apparently we do, which is what we're trying to do now. I just want to sell the property, I don't want to develop it, I don't want to divide it up into 5 lots or cut it up into 10 lots, you know all I want to do is sell it. The only way we can do that and get a clear title is to go through this resubdivision and revocation of the streets. The complaints that the people have will be something that they should bring up in front of the Council or the Planning and Zoning when whoever buys the property from me comes in and want to develop it or build something. My belief is that what I had suggested to the parish that I do is to fill the lots in order that they properly drain in accordance with the regulations from the rear to the front ditch which is what all these other people should be doing. If they've turtle backed their lots to where they have no place for the water that falls in their backyards to get out to the front, then they need to deal with that. They shouldn't ask me to deal with the problem developed by the turtle backing of their lots, but irrespective for some future developer to deal with, all I want to do is sell my property and the only way I can do it, the only way I can get a clear title is by going through this resubdivision which effectively just revokes the streets in accordance with the judgement we have. That's all I really have to say.

Commissioner Booth: Thank you Sir.

Mr. Durant: Thank you.

Commissioner Booth: Anyone else here to speak for or against this issue? Any questions or comments from the Commission?

Commissioner Gordon: One question, Administration, if the lot sells and whoever the buyer is and he or she wants to build, would they have to do a Drainage Impact Analysis on the lot?

Ms. Stein: Likely if they build 1 single family residence which again is what would be permitted outright, that's it. What he's doing is reducing on this particular parcel 9 lots to 1, 1 structure is permitted per lot, we'd be looking at 1 house that would not necessarily require a drainage impact. Should the purchaser wish to subdivide these properties further, yes, most likely that would require a Drainage Impact Analysis unless they come back to you with any more than 1 lot, anyway, but it may not be a major subdivision.

Mr. Albert: Drainage Impact Analysis is an element of construction approval for when you're building a major subdivision and occasionally some minor subdivisions. It's

something that's submitted to Public Works, they review it, it's part of the set of letters that you get when a subdivision is brought before you. The times that we consider drainage are during those processes and when structures are built when we look at the drainage patterns, not a drainage impact analysis, that's looking at the whole area where all the water is going to move between the properties and how. When we look at the drainage pattern on any individual lot or building that's going up, it's looking to make sure that it matches the drainage pattern that was approved as part of that analysis during the subdivision process. So if the assumption is that there is an issue with water out there right now the only way for that to actually be fixed would be to move forward with the process and for other structures to go up to start managing the water in an appropriate and modern way.

Commissioner Booth: Ok. Any other questions or comments?

Commissioner Granier: So what are the options to be able to satisfy the judgement but also protect the residents from them being able to or the concern of the drainage being able to be addressed with the next property owner?

Mr. Albert: Not being dismissive at all of the concerns, the process is already established to protect them because that drainage would be reviewed. If someone came in and wanted to do 6 new lots there, that major subdivision is going to get reviewed and have a drainage impact analysis as it comes before you, so that process is already there. If it's 2 or 3 homes then each one of those are going to be evaluated in the permitting process when we check to make sure that they are draining towards I'm assuming it would be Oak Street in this instance. So like I said, not to be dismissive of it but you really only have to act on this thing tonight because the drainage question is something you would deal with at a later time when that other application comes in.

Commissioner Granier: Unless it's only 1.

Mr. Albert: Unless it's only 1, correct, but they could build that 1 right now without coming here

Commissioner Granier: I understand.

Mr. Albert: And I don't think they'd go through all of this for one.

Commissioner Booth: Any other questions or comments? Call for the vote.

YEAS: Gordon, Petit, Granier, Richard, Booth, Galliano

NAYS: None

ABSENT: Frangella

Commissioner Booth: That passes, Mr. Frangella is not here tonight. That goes to the Council, the final approval will be done by the Parish Council.

Commissioner Booth: Next item on the agenda PZS-2018-54 requested by Bayou Fleet Partnership, LLP for the revocation of Walnut Street east of Oak Street and the revocation of a portion of Butternut Street east of Oak Street and resubdivision of the revoked streets, Lots 4, 5, & 6, Blk. 5 Lots 1-6, Blk. 7, Pecan Bayou Subd. into Parcel A, Pecan Bayou Subd. St. Charles Parish, La. Zoning District R-1A. Council District 1. Ms. Stein.

Ms. Stein: Thank you Mr. Chair. This application is very similar to the last application, the only difference is that it revokes both an undeveloped portion of Walnut Street with the addition of an undeveloped portion of Butternut Street. The plat that you have in your agenda on page 38, at the 11th hour we noticed that the entire right of way of Butternut was not being dissolved into Parcel A. We got with the applicant, he was extremely accommodating. He owns huge, vast amounts of land on the opposite side of Butternut Street but did and intended to keep that 16 ft. of Butternut Street, that's procedurally difficult, it doesn't really meet the letter of the law, we asked him to please put it in with Parcel A which he did and we recommend approval again. Thanks.

Commissioner Booth: Thank you. Public hearing for PZS-2018-54 for Bayou Fleet, same as the last one we had but this one is the revocation of Walnut Street east of Oak Street and Butternut Street east of Oak and the lots have been stated. Anyone here to speak for or against.

Lawrence Zeringue, 619 Aquarius. Currently and has happened in the past along Butternut Street there is a drainage structure, an 18 inch culvert existing now, it used to be open many years ago. That culvert to my knowledge and from looking at it this morning is actually still within the right of way and is still draining most of Oak Street and to some extent probably some of Aquarius. I would also ask since the applicant requested a change for the drawing, Marny did he respond that he knew that Mr. Durant was going to revoke the entire right of way of Butternut?

Ms. Stein: Yes, that is the application, the entire right of way.

Mr. Zeringue: Currently Butternut Street has been gated off. Public Works has been unable for the past several years to get in there and do any maintenance to the culvert. The culvert does drain Oak Street and in my opinion is needed by the parish. Also, the original drawing here would show just a 16 ft. remaining dedicated for Butternut. I believe if the parish were to maintain that culvert and get in there that is not a big enough of an area to run heavy equipment, dump trucks without running it over the catch basins and culvert itself. For the remainder of the property, I personally have no objection. I think it was also recommended many, many, years ago that Butternut not be revoked and it's generally because of this because if this right of way were to be removed, anyone, the next property owner could remove that pipe and severely hamper the drainage for area and this would send all of the water coming down Oak Street almost all the way to River Road coming down Butternut and down through Aquarius. There has been issues I've noticed where high water and flooding just along Butternut because of something like this. At the intersection of Oak Street and Butternut there's 24 in. pipes coming in and there's 18 in going out. In my opinion the parish does need at least Butternut to at least maintain drainage for the area. Thank you.

Commissioner Booth: Anyone else to speak for or against this issue? State your name and address again please.

My name is Robin Durant, I live on River Road in Hahnville. I really would just like to address a few of the comments that the gentleman made.

Commissioner Booth: Yes.

Mr. Durant: The culvert that he's referring to is for the most part on my private property, it runs about 400 ft. I spent about \$150K putting it in, the last thing I want to do is remove it. Since I've been in this parish everything I've done has been a dramatic improvement to the parish and to my business and to several residences that I rebuilt on River Road, my farm property, what was back there was just a fallow, horrible, ex-cane field that was used as dump by the neighborhood, it's a beautiful farm now and the last thing that I want to do is to flood my own property. The implication that I'm doing things to damage or to harm, to flood is just ludicrous, everything I've done has improved the flow of water. The simple fact of the matter is that the judgement was 7 or 8 years ago, revoked the street and the right of way and you can't revoke part of the street, it's either revoked or it's not revoked. If the parish had wanted to retain ownership of some part of the street they could have appealed the judgement but that was 7 or 8 years ago. I think we're beyond whether or not the parish needs the right of way or needs the drainage but irrespective of all that I have no intention of doing anything to drainage, frankly the drainage back there is very good. That culvert is the subject of I hate to even mention it, but other litigation that I've had with the parish and there's a settlement agreement which was entered in between my company and the parish when St. Pierre was Parish President and it covers that ditch and the agreement I have with the parish concerning not that ditch, the culvert and a number of other ditches. I just ask that you approve my request here and let me go ahead and sell my piece of property in accordance with the judgement that was issued 6, 7, 8 whatever it was years ago. Thank you.

Commissioner Booth: Thank you Sir. Anyone else here to speak for or against this issue? Any questions or comments from the Commission?

Commissioner Granier: I'm going culvert crazy I guess. So what is exactly on his private property and what's part of a right of way that may or may not exist after tonight, I'm confused about the culvert.

Mr. Zeringue: Exactly what's the question pertaining?

Commissioner Granier: You have a concern about the culvert being removed, so what is the question about the culvert?

Mr. Zeringue: The main issue I have is whether or not because it does handle public drainage and I just like to make sure that the parish actually has the ability to go in there on its own volition to clean it if they need to, if they so deem that it needs to be larger, it would be on their nickel to go in and replace it, that's the main thing. We have actual drainage that's on public right of way and we've never been able to determine if it's 100% on or off the servitude, I mean the right of way, I'm sorry.

Commissioner Granier: So this culvert we're discussing he's saying is on his private property.

Mr. Zeringue: That is the 18 inch culvert that I was referring to when I was speaking. Historically the water would come down Oak Street and would turn towards Julia Street and then from there I imagine that it did go through Mr. Durant's property to actually get to the Crawfish Canal in the back, way in the back to the properties. Crawfish Canal is also considered the 40 Arpent Canal. As I've said I don't have any objections to it, I just like to make sure that the parish is actually able to have access to maintain as needed.

Commissioner Booth: Any other questions or comments?

Mr. Durant: Part of the litigation that I had with the parish was looking at servitudes. The parish did come to the conclusion that they got no servitude on any of this property back there. There was a drainage servitude on one side or both sides of Butternut Street, just like there's a drainage servitude on the side of every street, but when the street's revoked, that's revoked and it was revoked 7 or 8 years ago. The culvert that I put in is along where the right of way used to be, but when I put it in the judgement for the revocation had already been issued, technically yes I hadn't gone in front of the Council or in front of you to get the judgement confirmed or whatever you want to call it, the resubdivision but I considered it my property when I put in the culvert and like I say the culvert that I put in runs not only on that little piece, I guess it's about 200 ft. on Butternut, where Butternut Street is about 200 ft. from Oak to the section he's talking about, the culvert I put in runs all the way 100 ft. past Julia Street and then runs about 250-300 ft. right through the middle of my property at a right angle to Butternut Street tying into a farm, sugar cane field, ditch that I tied the culvert into. It was created because the parish years ago came on my property without permission, without a servitude, without any right of way or anything and they cut the ditch and it was their position that since it had been there for so many years that it was their ditch but what happened is the ditch ran along Butternut Street and then it made a right angle and when the water would run and it would rain real hard, it was creating a big swirl, a big cut out and all of my property was beginning to cave in and then it was getting washed away and then as it ran down the ditch towards the back of my property, it was creating some other problems where it went underneath another road that I wanted to tie into so what was happening is I had a fence that was slowing eroding away and falling into the ditch, I had a big swirl back at the end on my property and I had the right angle at the end of Julia Street which is why I spent \$150K putting in the culvert, but I put it in on my own property, didn't ask for the parish to pay for it, didn't ask for any of that. As far as his comment about that parish being able to get in there, if the parish wants to get in to my property, they can come in, they have keys to the locks on my gates. I don't stop them from coming in, but frankly I maintain my property, they don't need to come in. I think the last time the parish came in, Chris Tregre, asked if I wanted him to come in

and I had just cleaned out the ditches and kept the grass all cut but I don't have one of those bush hogs that can cut on the ditch on an articulated arm that will cut along the ditches and he asked would you like me to come in and cut the brush out of the ditch and I said that would be great, yeah, and so 2 days later they came and the parish cut the trash out of the ditch, cleaned it up, but I don't stop the parish from coming in and maintaining drainage ditches, that would be stupid, it's draining my property too. I just think the gentleman doesn't understand the situation and once again all I'm really trying to do is get the judgement formalized so I can sell this little piece of property and I'm not going to plug up the ditch.

Commissioner Granier: I do have another question in general, I'm sorry. So that subdivision drainage goes through his culvert, am I getting that right or am I totally lost?

Mr. Durant: There was one other thing, the gentleman said that all the water that comes down Oak Street goes into that culvert, down Butternut, over pass Julia and onto my property, that's half true. One side of Oak Street drains that way. The master drainage plan provides for the other side of Oak Street to go down Butternut in the other direction over to Aquarius and tie into the other end, another ditch that runs perpendicular to it. I can show you on this drawing right here that Oak Street comes down here and half of the water on the up side of Oak Street, the water should run this way and on the down side of Oak Street it should go into the culvert then onto my property and then over to the Hahn Street ditch. So half of the water comes down Oak Street is supposed to go on the up river side of Oak Street to a ditch towards Aquarius and on the other side it can go onto my property. That's the way it is today.

Commissioner Granier: That's the way it's going to be

Mr. Durant: until somebody else changes it because I'm not going to change it.

Commissioner Richard: You're talking about the culvert, not an open swale ditch

Mr. Durant: The culvert I put in, I put the culvert in because of the right angle turn because it was digging a huge big hole on my property.

Commissioner Richard: If you sell the property though, who owns the culvert then? I'm getting confused where the culvert is laying on the property line.

Mr. Durant: About 100 ft. section of the culvert will be on the block and there is no servitude, there is no parish servitude, it's my ditch, it's my culvert and I'm not going to tear it up, why would I do that?

Mr. Zeringue: I have a slight rebuttal. I do know the master drainage plan very well. There is no discernable information as to which way the water goes one way or the other. At one time there was in my opinion a relatively large ditch that Mr. Durant had with the 18 in. pipe put in and naturally some of the water probably does come towards Aquarius, I'm not going to deny that that is possibly existing. So my thing is I just want to make sure that the parish is able to maintain it as I said if we need to.

Commissioner Booth: Thank you Sir. Anyone else with comments or questions? State your name and address again please.

John Pechon, 122 Hickory Street. I'll make this brief. It seems like and I understand you want to sell your property but he's saying all the neighborhood drainage comes and just trust me I'm not going to do anything to impede that or tear it up or anything else, that's fine but he wanting to sell the property, what about the next guy? Shouldn't there be some type of stipulation?

Commissioner Booth: It's been stated earlier that drainage or drainage study would be done if any construction would take place. Anyone else have a comment or question? Call for the vote.

Mr. Albert: Just to clarify that was closing the public hearing.

Commissioner Booth: Yes the public hearing is now closed.

YEAS: Gordon, Petit, Granier, Richard, Booth Galliano

NAYS: None

ABSENT: Frangella

Commissioner Booth: And that goes to the Council, Mr. Frangella is not here tonight.

3. Subdivisions and resubdivisions which meet the guidelines contained in Section II.C. of these regulations shall be presented to the Department of Planning and Zoning in the form of a plan which

conforms to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The proposed subdivision shall contain the following information:

- a. Location of the property.
- b. Name(s) and address(es) of the owners.
- c. Name and address of the Land Surveyor preparing the plan as well as the date the survey was prepared. The survey shall be dated within one (1) year of the subdivision application date.
- d. Existing property lines and lot numbers, including names and width of adjoining streets.
- e. Proposed property lines and revised numbers of proposed lots.
- f. Location and dimensions of existing buildings.
- g. Layout and dimensions of all existing, proposed, and required servitudes and rights-of-way, including but not limited to servitudes for sidewalks, utilities, access, drainage ditches, and canals.
- h. Existing lakes and ponds.
- i. North arrow and scale.
- j. The following note shall be added to all resubdivision maps: All necessary sewer, water and/or other utility extensions, relocations or modifications shall be made solely at the lot owner's expense.
- k. Stormwater Pollution Prevention Plan. For Minor Subdivisions that involve more than one (1) acre, the MS4 Administrator may require the submittal of a Stormwater Pollution Prevention Plan and/or Post Construction Stormwater Permit, including all required documentation, in accordance with Chapter 25—Stormwater Management and Erosion and Sedimentation Control.

III. - Geometric standards.

C. Lots:

1. Size. The width, depth, area, and minimum building setback line shall conform to the St. Charles Parish Zoning Ordinance for the type of development.
 - a. Corner Lot. Corner lots shall have extra width to permit setback lines on the side of the lots adjacent to a side street. The extra width shall be sufficient to allow the lot to meet the minimum zoning requirements of the St. Charles Parish Zoning Ordinance excluding the side street setback distance.
 - b. Width. The lot width at the minimum building setback line shall not be less than that specified by the St. Charles Parish Zoning Ordinance.
2. Lot Lines. All lot side lines shall be at right angles to straight street lines or radial to curved street lines unless a variation is approved in writing by the Commission.
3. Large Lots. When a parcel of land is subdivided into large lots, the Commission may require the shape and dimensions of the lots arranged so that resubdivision of any lots will meet the requirements of these Regulations and the St. Charles Parish Zoning Ordinance.

[I.] R-1A. Single family residential detached conventional homes—Medium density.

2. Spatial Requirements:
 - a. Minimum lot size: Six thousand (6,000) square feet per family; minimum width—sixty (60) feet
 - b. Minimum yard sizes:
 - (1) Front—Twenty (20) feet
 - (2) Side—Five (5) feet
 - (3) Rear—Twenty (20) feet
 - (4) For lots with less than one hundred (100) feet depth, front setback and rear setback shall be twenty (20) percent of lot depth respectively with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line.
 - (5) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
 - c. Accessory buildings:
 - (1) An accessory building may occupy no more than twenty-five (25) percent of the required rear yard.
 - (2) The accessory building shall not exceed two-story construction.
 - (3) Minimum setback of accessory buildings including overhangs, shall be three (3) feet.
 - (4) Nonresidential accessory buildings shall not be permitted.
 - d. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter. For accessory buildings, overhangs shall not be closer than three (3) feet to any property line.
 - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front or rear yard.

Administrative Code, Sec. 2-4. - Procedure to dedicate, or revoke dedication of street, canal, etc.

- (a) A formal act of dedication shall be filed by any person requesting the parish council to accept for maintenance streets and drainage using the following format:
 - (1) The act shall state the name of the person dedicating the street or drainage.
 - (2) The act shall contain a description of the property in which the street or drainage is located.
 - (3) The act shall state the name of the street, the width and length to be accepted.
 - (4) All drainage ditches shall be properly marked with widths shown. The dedication shall spell out the width and length of each ditch.

- (5) Two (2) updated maps shall be submitted to accompany each act of dedication. These maps shall give a description of the area including section, tract and range lines; name of subdivision, if applicable; date; civil engineer or surveyor; title; north point of compass and scale of map.
- (b) Prior to a request for the parish to assume for maintenance any street or drainage, it shall be necessary for the parish engineers to certify that the street or drainage meets parish specifications.
- (c) Acts of revocation on streets, drainage ditches or canals shall contain the same information as requested for acts of dedication and shall be accompanied by the submission of a subdivision plan which shall be executed through the local subdivision process, formally incorporating revoked properties into adjacent parcels.

ANALYSIS

The applicant proposes a minor resubdivision to create one parcel, Parcel A, out of nine (9) lots and a portion of unimproved Walnut Street and Butternut Street. Parcel A exceeds the area and width requirements for the R-1A zoning district and meets geometric standards for lots.

The property was laid out as Pecan Bayou in the late 60s. The roads and portions of Pecan Bayou Subdivision closer to the river were developed with houses. The streets in this area, Walnut Street and a portion of Butternut Street, were not built, so the lots were never developed.

In 2004, Bayou Fleet requested a different layout of five (5) larger lots under proposed Parcel A all fronting Oak Street (as well as five larger lots under Parcel B proposed in PZS 2018-53 fronting both Oak Street and the developed portion of Butternut Street). The Preliminary Plat of the new lot layout was approved. While this conceptual layout of new lots, *including* the revocation of the streets, was approved, the subdivision was proposed with open-swale drainage which was denied (PZS-2004-58).

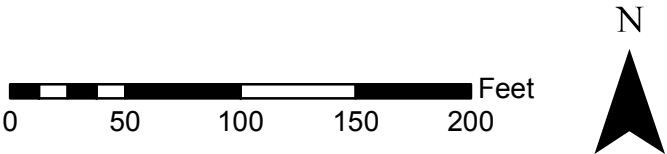
The applicant appealed and received a judgement by the 29th Judicial District Court, filed on August 12, 2005, which granted approval of the subdivision, as laid out, with the revocation of streets and the open swale drainage. A Preliminary Plat expires after six (6) months if it does not request construction approval, final plat approval, or has no other activity. The Department has found no record of either request in that time frame. As a result, the formal revocation of the streets did not occur.

In order to create Parcels A and B as presented, with the portions of the undeveloped but dedicated street rights-of-way within them, the revocation process has to be completed through this process of resubdivision with an ordinance revoking the streets.

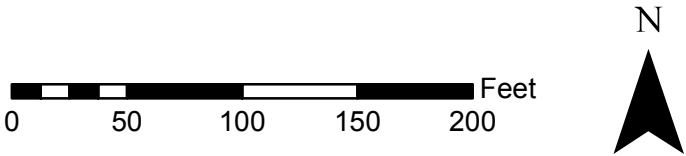
DEPARTMENT RECOMMENDATION

Approval.

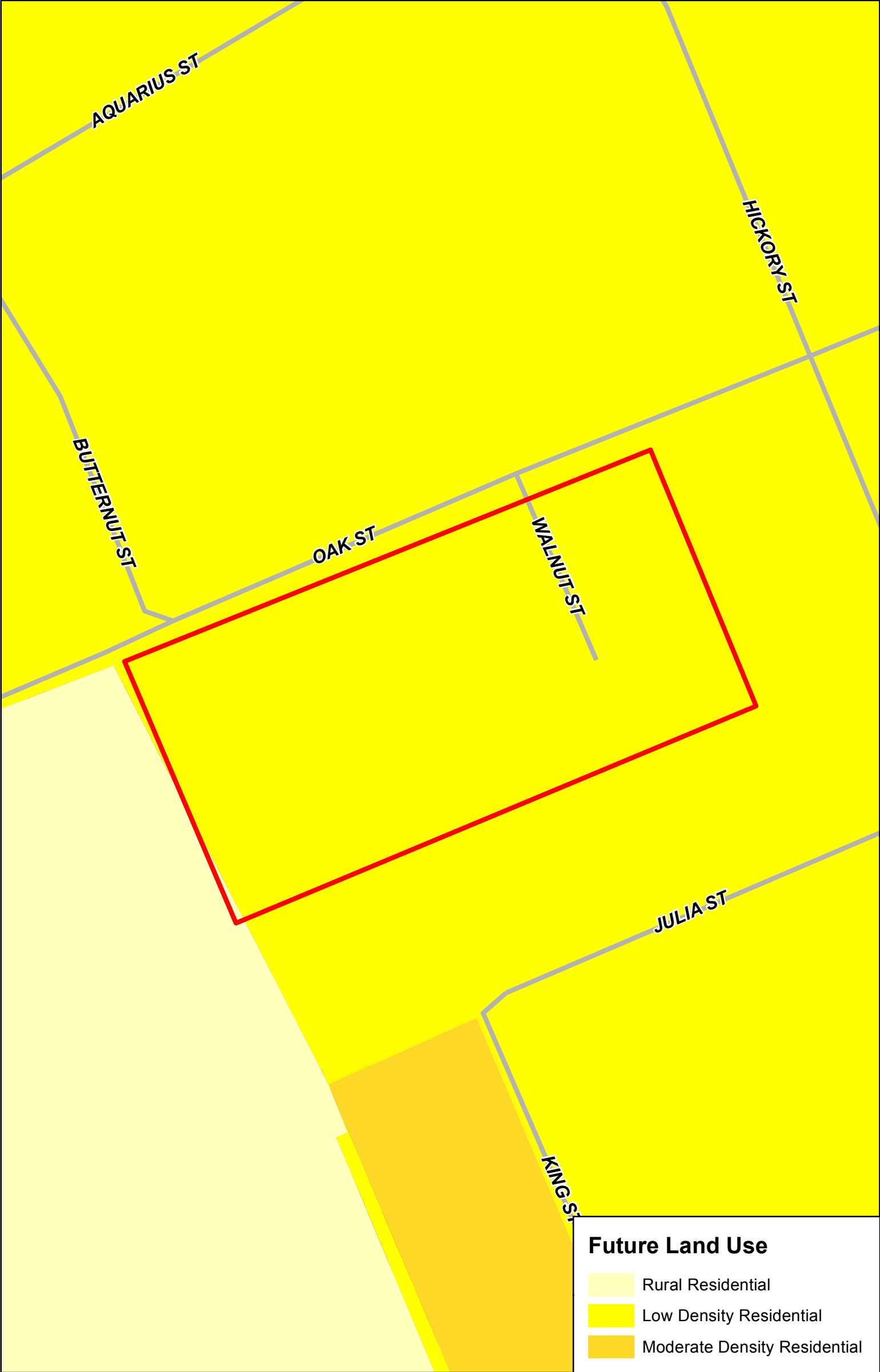
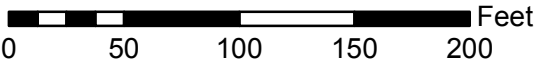
PZS-2018-54
Requested by: Bayou Fleet
Resubdivision of Parcel A






PZS-2018-54
Requested by: Bayou Fleet
Resubdivision of Parcel A



PZS-2018-54
Requested by: Bayou Fleet
Resubdivision of Parcel A



Future Land Use

	Rural Residential
	Low Density Residential
	Moderate Density Residential



St. Charles Parish

St. Charles Parish
Courthouse
15045 Highway 18
P.O. Box 302
Hahnville, LA 70057
985-783-5000
www.stcharlesparish-la.gov

Legislation Details

File #: 2018-0344 **Version:** 1 **Name:** Revoke and abandon undeveloped Walnut Street right-of-way to the west of Oak Street in Hahnville
Type: Ordinance **Status:** Public Hearing
File created: 12/10/2018 **In control:** Parish Council
On agenda: 1/7/2019 **Final action:**
Enactment date: Yes

Title: An ordinance to revoke and abandon undeveloped Walnut Street right-of-way to the west of Oak Street in Hahnville, as shown on a survey by Jeff Ruello, PLS dated 9/22/18 and revised 12-04-18.

Sponsors: Lawrence 'Larry' Cochran, Department of Planning & Zoning

Indexes:

Code sections:

Attachments: [2018-0344 ACT of REVOCATION Walnut \(Parcel B\).pdf](#)
[2018-0344 revised plat.pdf](#)
[revocation JUDGEMENT.pdf](#)
[revocation JUDGEMENT MAP.pdf](#)
[2018-0344 walnut Recommendation at a Glance.pdf](#)
[2018-0344 12.06.18 Minutes Bayou Fleet \(Parcel B\)](#)
[2018-0344 Walnut LUR PZS 2018-53 \(Bayou Fleet Parcel B\).pdf](#)
[2018-0344 walnut AERIAL PZS-2018-53.pdf](#)
[2018-0344 walnut ZONING PZS-2018-53.pdf](#)
[2018-0344 walnut FLUM PZS-2018-53.pdf](#)

Date	Ver.	Action By	Action	Result
12/10/2018	1	Parish Council		
12/10/2018	1	Parish President	Introduced	
12/6/2018	1	Department of Planning & Zoning	Recommended Approval	
12/6/2018	1	Planning Commission	Recommended Approval	
11/1/2018	1	Department of Planning & Zoning	Received/Assigned PH	

**ACT OF REVOCATION
OF DEDICATED PROPERTY
BY ST. CHARLES PARISH**

**UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF ST. CHARLES**

BE IT KNOWN, that on this _____ day of the month of _____, in the year two thousand nineteen (2019).

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, in and for the Parish of St. Charles, State of Louisiana, therein residing, and in the presence of the witnesses hereinafter named and undersigned;

PERSONALLY CAME AND APPEARED:

THE HONORABLE LARRY COCHRAN, Parish President and Chief Executive Officer of the Parish of St. Charles, herein duly authorized by the provisions of the Ordinance No. _____ passed and adopted at a meeting of the St. Charles Parish Council held on _____.

That pursuant to the above related ordinance, the Parish of St. Charles, through its governing authority, the St. Charles Parish Council, does hereby abandon and revoke the dedication of the undeveloped Walnut Street right of way, said 50-foot wide right of way extending approximately 220 feet west of Oak Street in Pecan Bayou Subdivision, Hahnville. The revocation of the above property herein is deemed to be in the best interest of the Parish, as such property is no longer needed by the Public and was ordered revoked in a judgement of the 29th Judicial District Court filed on August 12, 2005, a copy of which is attached hereto.

Further, that pursuant to LA R.S. 48-701 et seq, and the St. Charles Parish Code of Ordinances Chapter 2 Sec. 2-4 (c) the revocation of the dedicated property is made unto the present owners of the land contiguous thereto.

THUS DONE AND SIGNED on this _____ day of _____, 2019, in the Parish of St. Charles, State of Louisiana, in the presence of the undersigned competent witnesses and me, Notary, after a reading of the whole.

WITNESSES:

ST. CHARLES PARISH

By: _____
Larry Cochran
Parish President

NOTARY PUBLIC

APPROVALS

Patty B. Borch
CHAIRMAN, PLANNING & ZONING COMMISSION
DATE 12/6/16

CHAIRMAN, PARISH COUNCIL
DATE

PARISH PRESIDENT
DATE

RECORDED IN THE CLERK OF COURT'S OFFICE, ST. CHARLES PARISH

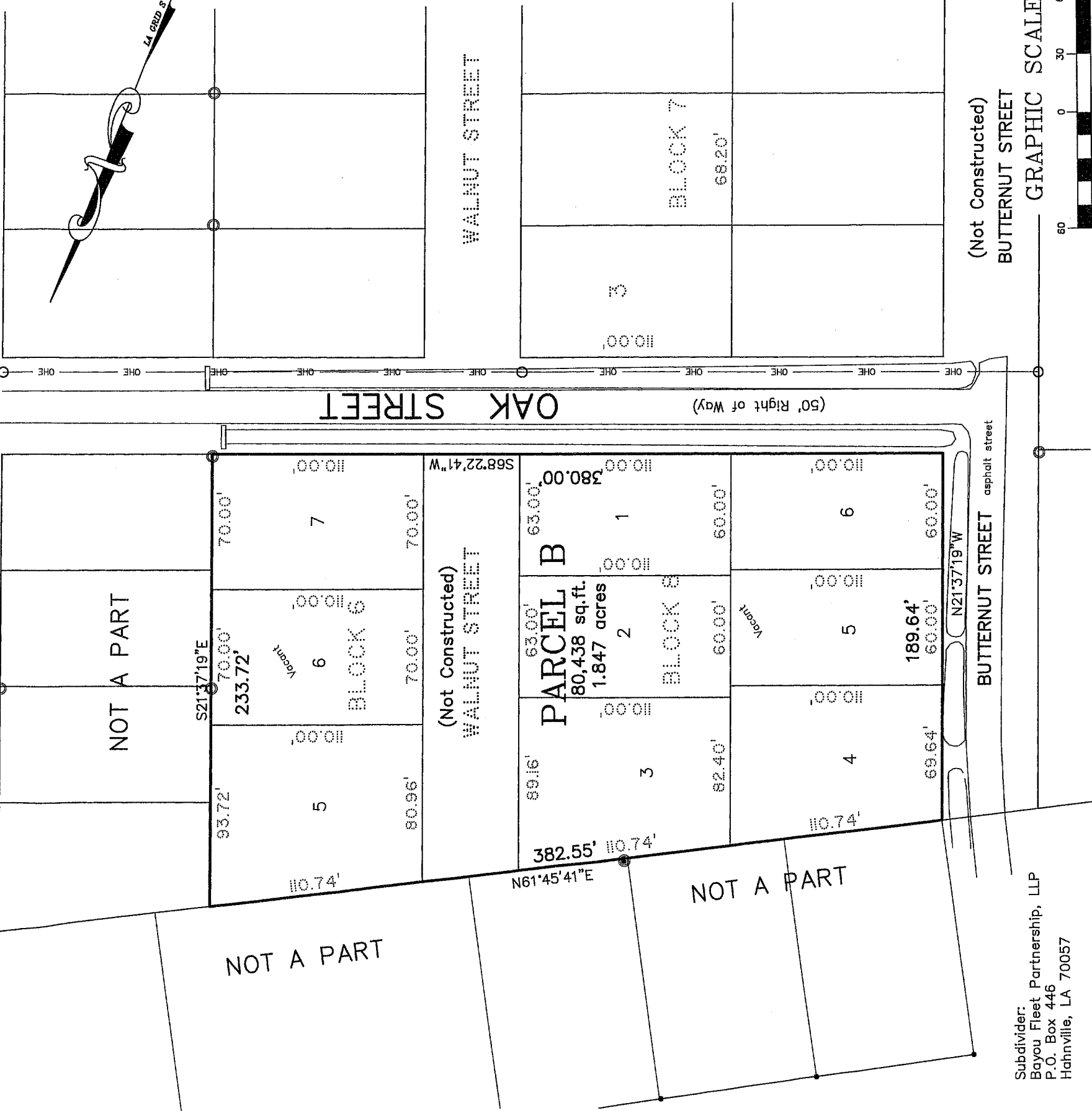
ON THE _____ DAY OF _____, 20____ IN CONVEYANCE

BOOK _____, FOLIO _____, ENTRY NO. _____

All necessary sewer, water and/or other utility extensions, relocation's or modifications shall be made solely at the lot owners expense.

HICKORY STREET

VICINITY MAP
1" = 4000'



Subdivider:
Bayou Fleet Partnership, LLP
P.O. Box 446
Hahnville, LA 70057

Revised 12-04-18 to address Parish Comments

Corners to be set upon subdivision approval
BEARINGS AND COORDINATES REFER TO LA
GRID SOUTH ZONE NAD 83, USING GPS
OBSERVATIONS REFERENCED LSU C46
GULFNET

LA 811
Call 811

1-800-272-3020

BEFORE YOU DIG.

The Locations Of Underground And Other Non Visible Utilities Shown Hereon Have Been Determined From Data And/or Extracted From Records Made Available To Us By Agencies Controlling Such Records. Where Found, The Surface Features Of Locations Are Shown. The Actual Non Visible Locations May Vary From Those Shown Hereon. Each Agency Should Be Contacted Relative To The Precise Location Of Its Underground Installation Prior To Any Reliance Upon The Accuracy Of Such Locations Shown Hereon, Including To Excavation And Digging.

Made at the request of:
BAYOU FLEET

REFERENCE MAPS:

1. SURVEY OF THE REMAINING UNDEVELOPED LANDS OF OIL TRANSPORT CO., INC. HAHNVILLE, ST. CHARLES PARISH, LOUISIANA, BY RIVERLANDS SURVEYING COMPANY DATED JULY 20, 1996
2. SURVEY OF PECAN BAYOU SUBDIVISION, HAHNVILLE, LOUISIANA, STAMPED PRELIMINARY, BY HAROLD J. FLYNN, DATED JANUARY 17, 1996
3. PECAN BAYOU SUBDIVISION, HAHNVILLE, BY COLLIER, DATED NOV. 23, 1962

There is no representation that any applicable servitudes and/or restrictions have been shown hereon, or that those set forth in the description and/or information furnished the undersigned. A title or public record search for such information was not made by the undersigned. THE DATA FOR THIS SURVEY IS BASED ON THE DATA FOR THIS SURVEY.

LICENSED

I certify that this professional is an actual ground survey made by me, or by these under my direction, and that no visible encroachments exist either way across the property lines except as shown hereon and that this survey and plat were in accordance with the adopted Louisiana Standards of Practice. This is a Class C Survey.

J. K. D. D. D.
PROFESSIONAL LAND SURVEYOR

(Not Constructed)
BUTTERNUT STREET
GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

LANDMARK SURVEYING, INC.

1513 Nichel Street
Hahnville, Louisiana 70123

Phone: 504-733-3303

Fax: 504-734-8357

© Copyright

THE REVOCATION OF WALNUT STREET WEST OF OAK STREET AND RESUBDIVISION OF THE REVOCATED STREET, LOTS 5, 6 & 7, BLOCK 6, LOTS 1 THROUGH 6, BLOCK 8, PECAN BAYOU SUBDIVISION INTO **PARCEL B** PECAN BAYOU SUBDIVISION, ST CHARLES PARISH, LOUISIANA

DATE: 09/22/18 DRAWN BY: SMR JOB NO. 18-0197 DRAWING NO. 180197-1
SCALE: 1" = 60' CHECKED BY: JFR

RECOMMENDATIONS AT A GLANCE

PZS-2018-53 requested by Bayou Fleet Partnership LLP for revocation of Walnut Street west of Oak Street and resubdivision of the revoked street, Lots 5, 6 & 7, Blk. 6, Lots 1-6, Blk. 8, Pecan Bayou into Parcel B, Pecan Bayou Subdivision, St. Charles Parish, La. Zoning District R-1A. Council District 1.

Planning Department Recommendation:

Approval

Planning Commission Recommendation:

Approval

Commissioner Booth: Next item on the agenda PZS-2018-53 requested by Bayou Fleet Partnership LLP for revocation of Walnut Street west of Oak Street and resubdivision of the revoked street, Lots 5, 6 & 7, Blk. 6, Lots 1-6, Blk. 8, Pecan Bayou into Parcel B, Pecan Bayou Subdivision, St. Charles Parish, La. Zoning District R-1A. Council District 1. Ms. Stein.

Ms. Stein: Thank you Mr. Chair. This application and the next application would create 2 large parcels on what we would call a paper subdivision in Hahnville. This property was laid out as Pecan Bayou in the late '60's. The roads and portions of the subdivision closer to the river were developed and houses got built. The streets in this area were not built and that's Walnut Street and a portion of Butternut Street. The lots were subdivided but not built with houses since they didn't have a street in front of them. In 2004 Bayou Fleet requested a different layout than the Pecan Bayou Subdivision was laid out with in 1964. It had 5 lots on this parcel, Parcel B, would have had 5 lots that all came off of, sorry 3 lots that would have come off of Oak Street and 2 lots that would have used frontage from Butternut Street. That preliminary plat was approved in 2004, it included a revocation of Walnut Street but it also requested that the subdivision be allowed to go forward with open swale drainage. It was something that the parish was maybe pushing to discourage although it was recommended approval by the Department of Public Works with open swales, they had no objection to it and was approved as a preliminary plat by the parish Planning and Zoning Commission at the time with open swale. When it went forward to the parish council, the open swale was denied. That did not necessarily kill the preliminary plat, it just killed the ability to develop the subdivision with ditches instead of subsurface drainage. The developer can tell you his side of the story but he wanted to move forward with open swales and he sued the parish and was awarded a judgement that I have here that said the subdivision is approved with open swale and the revocation of the streets, in this case it would just be a portion of Walnut Street that we were talking about. The developer for, there's a long story to it but the subdivision went to construction plan or construction plans were being prepared, those construction plans after the judgement just never got to a point that they were approved. As a result of all of this back and forth, and the construction of the subdivision not being approved, the revocation of the streets that were ordered in the judgement never went through its final processes. The owner now wants to sell the entire parcel, is what we understand, he's creating one single parcel out of it. If anything else were to happen on this property, obviously it would have to come back to you if he wants to cut any additional lots on it or develop it in any way other than putting one single family house on it, that is what can happen on Parcel B if it is created. Enact the recommendation of the judgement or get the judgement finalized and get everything done, we recommend approval of the resubdivision into Parcel B, with the revocation of Walnut Street as it's shown on a revised plat that has very minor changes to what's in your agenda, it's added in the vicinity map and a note about extension of utilities.

Mr. Albert: Mr. Chairman, just to summarize for the audience because there's a lot of background there and for you all as well. This application is taking 9 parcels plus an undeveloped street and consolidating it into one parcel, so it's rewinding the clock on everything that's there, so in the end if this is approved, there will be one piece of ground under one ownership there, which is to simplify it a little bit.

Commissioner Booth: Thank you Sir. Public hearing for PZS-2018-53, Bayou Fleet Partnership, for revocation of Walnut Street west of Oak Street and resubdivision of the revoked street, Lots 5, 6 & 7, Blk. 6, Lots 1-6, Blk. 8, Pecan Bayou into Parcel B, Pecan Bayou Subdivision, anyone here to speak for or against this particular issue? Would you state your name and address for the record please?

Evening, my name is Lawrence Zeringue I live at 619 Aquarius. I'm an adjacent land owner to the rear of these lots. I have no objection to the revocation of this portion for the combination, the only concerns I have is what will happen to this lot in the future. I have had severe problems over the years with flooding coming off of my neighbor's lots and this property here. I have a photo here, hopefully yall can see it, this is my backyard 2 days after a rain. As I said, I have no objection to this, I would just like to know, to make sure that once this thing moves forward that something is put in to be able to help with the drainage of all the people on Aquarius and to actually help me,

because I had to dig a 6 ft. wide shallow ditch through my property to make sure I alleviated all that standing water.

Commissioner Booth: Thank you Sir. Anyone else here to speak for or against this issue? Will you state your name and address for the record please ma'am.

My name is Clara Daigle, I live at 633 Aquarius St., I live beside Mr. Lawrence. We've had a problem for the last few years of flooding, rain coming from the property. We only ask that some kind of drainage be put in between us because our water is going to Aquarius and their water is supposed to go to Oak but it's all coming behind Lee's yard and Mel Faucheux's yard and we just got dirt in February or March in there and dug a ditch and we're trying to get the water out because there is nowhere for it to go and if they put more dirt on that property, it's going to come our way some more. So we're just asking for some kind of drainage between Aquarius and Pecan Bayou to get that water from us. Thank you.

Commissioner Booth: State your name and address for the record please.

My name is James Williams, 111 Hickory Street, Hahnville. I have as the other people have mentioned, no problem with the man developing his property, the only concern we do have is that of drainage. I have a little statement here that I would like to read to the Planning and Zoning. It says we, James and Demica Williams, residents of 111 Hickory Street, Hahnville adjacent to the adjacent subdivision and I'm concerned of the following issues and how the property owner, Bayou Fleet, intends to clearly identify and correct drainage issues before proceeding or advancing the planned subdivision. Prior to this request, Bayou Fleet has been contacted and requested to rectify standing water on the back side of our property that occurs either after heavy rainfalls or several days of rain, with the understanding that the subdivision will have to meet Planning and Zoning requirements to build. Unfortunately in the past, the landowner has made their own attempt to circumvent the drainage issue by proposing to take matters into their own hands, leading to our concern for this, their integrity and their lack of concern for the current homeowners adjacent to the property. Several years ago, Bayou Fleet relocated a culvert filled ditch which in turn affected the drainage to the adjacent property owners on Hickory and Oak Streets. Upon neighbors noticing the flow of water backfilling the ditch and not draining, brought their concerns to the council at that time, voicing their concerns it was decided in the former council hearing under former Councilmember Desmond Hillaire, Bayou Fleet was required to put the culvert ditch back into its original state. A couple of years following Bayou Fleet decided to take another approach by filling the property once again having a negative affect on the adjacent property owner, the fill was full of bottles, cans, plastics and other trash particles that was not conducive to environmental cleanliness. We gave respect and did not cross the property line incurring an injury. This current situation still affects us today with stagnated water which can be breeding grounds for one of the most disease carrying mosquitoes. These foregoing actions leave us to question Bayou Fleet's integrity, concern for the community standard of the parish, the type of housing proposed and the type of circumventing actions that are not transparent. I hope tonight's Council will review further before voting in favor of proposed subdivision and provide answers back to us, the existing owners, I would be remiss if I did not close and say Bayou Fleet has cut down some of the grass, kept the area clear whereas rodents and other things would not come upon the property owners, we thank them for that but our concern mainly is the drainage. If they do what they're going to do or build whatever, we want to know as property owners would it come back on us. Thank you.

Commissioner Booth: Thank you Sir. Anyone else here to speak for or against this particular issue? State your name and address please.

John Pechon, 122 Hickory Street. Good evening, I'll try to make this brief. I'm sure that they would like to develop the property and that would be their right, but right now the ground is low and saturated, they're going to have to build the property up. Already the ditches can't support the drainage whenever it rains. The electrical grid back there, we lose electricity at least twice a month, you ask the workers why, antiquated grid and too many people on it. Right now unless they would be willing to come in and put new

sewer systems, drainage systems and update the grids, there's no room for development back there.

Commissioner Booth: Thank you Sir. Anyone else? State your name and address for the record please.

My name is Robin Durant, I'm Bayou Fleet, the owner of the property. First of all we don't want to develop anything we just want to sell it. We had some time ago requested dividing the property up but demands of the parish made it uneconomical to do it for us at that time. We did litigate over the revocation of the streets. My position with the parish is either revoke them or put them in and Judge St. Pierre agreed with me. He said hold the parish to either put the streets in or revoke them and he decided to revoke them and the parish, Bobby Raymond, was the attorney at the time, agreed to revoke the streets and since the open swale ditches had been in existence since 1964 the judge agreed they shouldn't have to now be covered. What's basically happened, the difficulty these people are referring to is particularly on Aquarius and on Hickory Street is that the people have built their houses and the regulations require that you grade your property from the rear to the front lot. So all these people that have water in their back yard is because they've turtle backed their lots and all of the water that falls on the back side or their back yard comes down to my property because they're not graded forwarded and that is something that would have to be dealt with by some future developer. Like I said all I want to do is establish this resubdivision. The only thing I'm trying to address is the revocation of the streets, which we have a judgement from Judge St. Pierre, he directed the parish to revoke the streets. I didn't realize that we had to go through the process of resubdivision and going in front of the Council to get approval of his judgement but apparently we do, which is what we're trying to do now. I just want to sell the property, I don't want to develop it, I don't want to divide it up into 5 lots or cut it up into 10 lots, you know all I want to do is sell it. The only way we can do that and get a clear title is to go through this resubdivision and revocation of the streets. The complaints that the people have will be something that they should bring up in front of the Council or the Planning and Zoning when whoever buys the property from me comes in and want to develop it or build something. My belief is that what I had suggested to the parish that I do is to fill the lots in order that they properly drain in accordance with the regulations from the rear to the front ditch which is what all these other people should be doing. If they've turtle backed their lots to where they have no place for the water that falls in their backyards to get out to the front, then they need to deal with that. They shouldn't ask me to deal with the problem developed by the turtle backing of their lots, but irrespective for some future developer to deal with, all I want to do is sell my property and the only way I can do it, the only way I can get a clear title is by going through this resubdivision which effectively just revokes the streets in accordance with the judgement we have. That's all I really have to say.

Commissioner Booth: Thank you Sir.

Mr. Durant: Thank you.

Commissioner Booth: Anyone else here to speak for or against this issue? Any questions or comments from the Commission?

Commissioner Gordon: One question, Administration, if the lot sells and whoever the buyer is and he or she wants to build, would they have to do a Drainage Impact Analysis on the lot?

Ms. Stein: Likely if they build 1 single family residence which again is what would be permitted outright, that's it. What he's doing is reducing on this particular parcel 9 lots to 1, 1 structure is permitted per lot, we'd be looking at 1 house that would not necessarily require a drainage impact. Should the purchaser wish to subdivide these properties further, yes, most likely that would require a Drainage Impact Analysis unless they come back to you with any more than 1 lot, anyway, but it may not be a major subdivision.

Mr. Albert: Drainage Impact Analysis is an element of construction approval for when you're building a major subdivision and occasionally some minor subdivisions. It's

something that's submitted to Public Works, they review it, it's part of the set of letters that you get when a subdivision is brought before you. The times that we consider drainage are during those processes and when structures are built when we look at the drainage patterns, not a drainage impact analysis, that's looking at the whole area where all the water is going to move between the properties and how. When we look at the drainage pattern on any individual lot or building that's going up, it's looking to make sure that it matches the drainage pattern that was approved as part of that analysis during the subdivision process. So if the assumption is that there is an issue with water out there right now the only way for that to actually be fixed would be to move forward with the process and for other structures to go up to start managing the water in an appropriate and modern way.

Commissioner Booth: Ok. Any other questions or comments?

Commissioner Granier: So what are the options to be able to satisfy the judgement but also protect the residents from them being able to or the concern of the drainage being able to be addressed with the next property owner?

Mr. Albert: Not being dismissive at all of the concerns, the process is already established to protect them because that drainage would be reviewed. If someone came in and wanted to do 6 new lots there, that major subdivision is going to get reviewed and have a drainage impact analysis as it comes before you, so that process is already there. If it's 2 or 3 homes then each one of those are going to be evaluated in the permitting process when we check to make sure that they are draining towards I'm assuming it would be Oak Street in this instance. So like I said, not to be dismissive of it but you really only have to act on this thing tonight because the drainage question is something you would deal with at a later time when that other application comes in.

Commissioner Granier: Unless it's only 1.

Mr. Albert: Unless it's only 1, correct, but they could build that 1 right now without coming here

Commissioner Granier: I understand.

Mr. Albert: And I don't think they'd go through all of this for one.

Commissioner Booth: Any other questions or comments? Call for the vote.

YEAS: Gordon, Petit, Granier, Richard, Booth, Galliano

NAYS: None

ABSENT: Frangella

Commissioner Booth: That passes, Mr. Frangella is not here tonight. That goes to the Council, the final approval will be done by the Parish Council.

1. In instances where a net increase of five (5) or fewer lots is proposed by subdivision or resubdivision and no new or additional public improvements are required, no formal preliminary plat shall be required. The plan of resubdivision shall comply with requirements outlined in section II.C.3 of this section, and with all relevant land use regulations, including the St. Charles Parish Zoning Ordinance and Subdivision Regulations. The Planning and Zoning Commission may approve or deny the application. The basis for denial shall be stated at the meeting and on the record of the Planning and Zoning Commission.

3. Subdivisions and resubdivisions which meet the guidelines contained in Section II.C. of these regulations shall be presented to the Department of Planning and Zoning in the form of a plan which conforms to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The proposed subdivision shall contain the following information:
 - a. Location of the property.
 - b. Name(s) and address(es) of the owners.
 - c. Name and address of the Land Surveyor preparing the plan as well as the date the survey was prepared. The survey shall be dated within one (1) year of the subdivision application date.
 - d. Existing property lines and lot numbers, including names and width of adjoining streets.
 - e. Proposed property lines and revised numbers of proposed lots.
 - f. Location and dimensions of existing buildings.
 - g. Layout and dimensions of all existing, proposed, and required servitudes and rights-of-way, including but not limited to servitudes for sidewalks, utilities, access, drainage ditches, and canals.
 - h. Existing lakes and ponds.
 - i. North arrow and scale.
 - j. The following note shall be added to all resubdivision maps: All necessary sewer, water and/or other utility extensions, relocations or modifications shall be made solely at the lot owner's expense.
 - k. Stormwater Pollution Prevention Plan. For Minor Subdivisions that involve more than one (1) acre, the MS4 Administrator may require the submittal of a Stormwater Pollution Prevention Plan and/or Post Construction Stormwater Permit, including all required documentation, in accordance with Chapter 25—Stormwater Management and Erosion and Sedimentation Control.

III. - Geometric standards.

C. Lots:

1. Size. The width, depth, area, and minimum building setback line shall conform to the St. Charles Parish Zoning Ordinance for the type of development.
 - a. Corner Lot. Corner lots shall have extra width to permit setback lines on the side of the lots adjacent to a side street. The extra width shall be sufficient to allow the lot to meet the minimum zoning requirements of the St. Charles Parish Zoning Ordinance excluding the side street setback distance.
 - b. Width. The lot width at the minimum building setback line shall not be less than that specified by the St. Charles Parish Zoning Ordinance.
2. Lot Lines. All lot side lines shall be at right angles to straight street lines or radial to curved street lines unless a variation is approved in writing by the Commission.
3. Large Lots. When a parcel of land is subdivided into large lots, the Commission may require the shape and dimensions of the lots arranged so that resubdivision of any lots will meet the requirements of these Regulations and the St. Charles Parish Zoning Ordinance.

[I.] R-1A. Single family residential detached conventional homes—Medium density.

2. Spatial Requirements:
 - a. Minimum lot size: Six thousand (6,000) square feet per family; minimum width—sixty (60) feet
 - b. Minimum yard sizes:
 - (1) Front—Twenty (20) feet
 - (2) Side—Five (5) feet
 - (3) Rear—Twenty (20) feet
 - (4) For lots with less than one hundred (100) feet depth, front setback and rear setback shall be twenty (20) percent of lot depth respectively with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line.
 - (5) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
 - c. Accessory buildings:
 - (1) An accessory building may occupy no more than twenty-five (25) percent of the required rear yard.
 - (2) The accessory building shall not exceed two-story construction.
 - (3) Minimum setback of accessory buildings including overhangs, shall be three (3) feet.
 - (4) Nonresidential accessory buildings shall not be permitted.
 - d. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter. For accessory buildings, overhangs shall not be closer than three (3) feet to any property line.
 - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front or rear yard.

Administrative Code, Sec. 2-4. - Procedure to dedicate, or revoke dedication of street, canal, etc.

- (a) A formal act of dedication shall be filed by any person requesting the parish council to accept for maintenance streets and drainage using the following format:
 - (1) The act shall state the name of the person dedicating the street or drainage.
 - (2) The act shall contain a description of the property in which the street or drainage is located.
 - (3) The act shall state the name of the street, the width and length to be accepted.
 - (4) All drainage ditches shall be properly marked with widths shown. The dedication shall spell out the width and length of each ditch.

- (5) Two (2) updated maps shall be submitted to accompany each act of dedication. These maps shall give a description of the area including section, tract and range lines; name of subdivision, if applicable; date; civil engineer or surveyor; title; north point of compass and scale of map.
- (b) Prior to a request for the parish to assume for maintenance any street or drainage, it shall be necessary for the parish engineers to certify that the street or drainage meets parish specifications.
- (c) Acts of revocation on streets, drainage ditches or canals shall contain the same information as requested for acts of dedication and shall be accompanied by the submission of a subdivision plan which shall be executed through the local subdivision process, formally incorporating revoked properties into adjacent parcels.

ANALYSIS

The property owner proposes a resubdivision to create one parcel, Parcel B, out of nine (9) lots and a portion of unimproved Walnut Street. Parcel B exceeds the minimum area and width for R-1A zoned lots and meets geometric standards for lots.

The property was laid out as Pecan Bayou in the late 60s. The roads and portions of Pecan Bayou Subdivision closer to the river were developed with houses. The streets in this area, Walnut Street and a portion of Butternut Street, were not built, so the lots were never developed.

In 2004, Bayou Fleet requested a different layout of five (5) larger lots under proposed Parcel B fronting Oak Street and the developed portion of Butternut Street (as well as five larger lots Parcel A all fronting Oak Street proposed in PZS 2018-54). The Preliminary Plat of the new lot layout was approved. While this conceptual layout of new lots, *including* the revocation of the streets, was approved, the subdivision was proposed with open-swale drainage which was denied (PZS-2004-58).

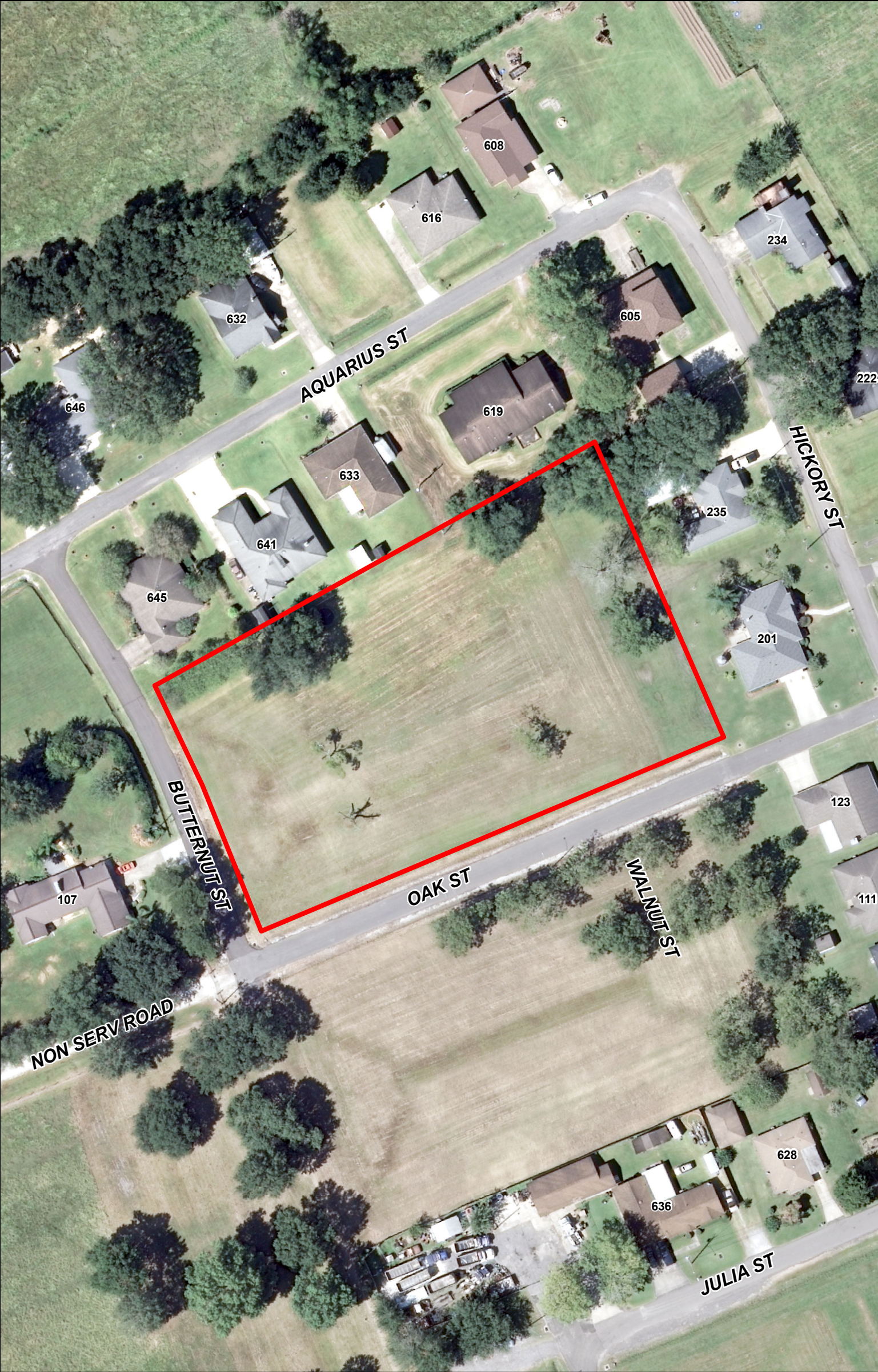
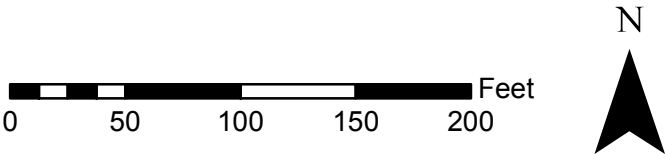
The applicant appealed and received a judgement from the 29th Judicial District Court, filed on August 12, 2005, which granted approval of the subdivision, as laid out, with the revocation of streets and the open swale drainage. A Preliminary Plat expires after six (6) months if it does not request construction approval, final plat approval, or has no other activity. The Department has found no record of either request in that time frame. As a result, the formal revocation of the streets did not occur.

In order to create Parcels A and B as presented, with the portions of the undeveloped but dedicated street rights-of-way within them, the revocation process has to be completed through this process of resubdivision with an ordinance revoking the streets.

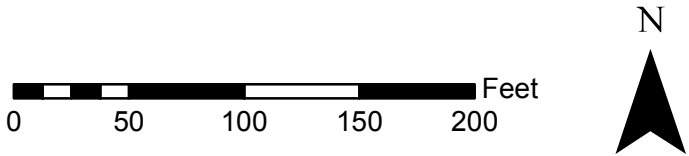
DEPARTMENT RECOMMENDATION

Approval.

PZS-2018-53
Requested by: Bayou Fleet
Resubdivision of Parcel B



PZS-2018-53
Requested by: Bayou Fleet
Resubdivision of Parcel B

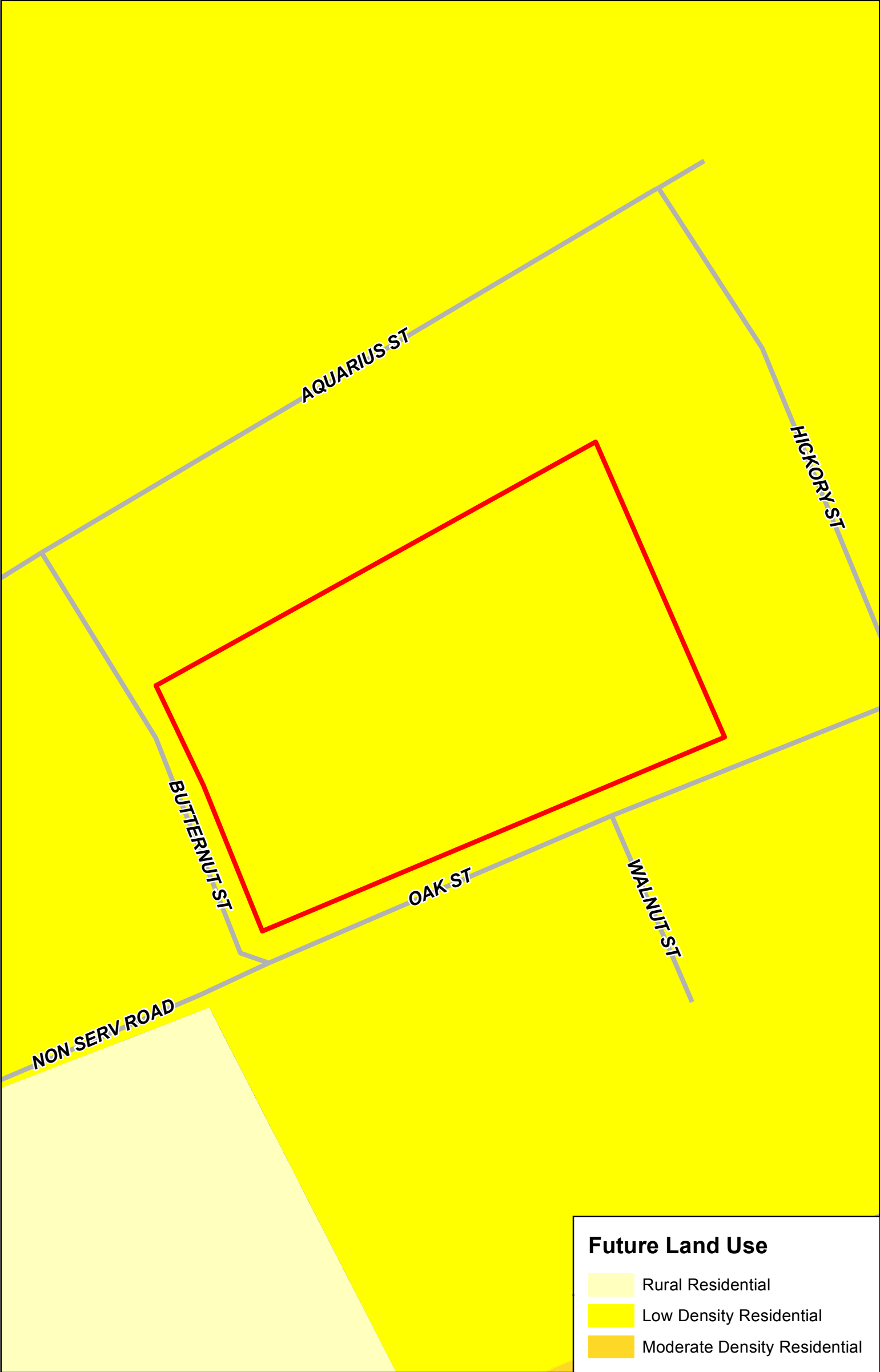
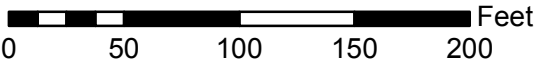


Zoning Districts

OL

R1A

R1AM





St. Charles Parish

St. Charles Parish
Courthouse
15045 Highway 18
P.O. Box 302
Hahnville, LA 70057
985-783-5000
www.stcharlesparish-la.gov

Legislation Details

File #: 2018-0276 **Version:** 2 **Name:** Amend Code-Subdivision Regulations, II. Subdivision Procedure to revise item G, Final Plat Requirements, to eliminate the requirement for copies of final plat and as-built plans on film reproducible material

Type: Ordinance **Status:** Public Hearing

File created: 12/10/2018 **In control:** Parish Council

On agenda: 1/7/2019 **Final action:**

Enactment date: Yes

Title: An ordinance to amend the St. Charles Parish Subdivision Regulations of 1981, II. Subdivision Procedure to revise item G, Final Plat Requirements, to eliminate the requirement for copies of final plat and as-built plans on film reproducible material.

Sponsors: Paul J. Hogan

Indexes:

Code sections: Appendix C. II. - Subdivision procedure

Attachments: [2018-0276 Recommendation at a Glance.pdf](#)
[2018-0276 12.06.18 Minutes Eliminate film reproducible.pdf](#)
[2018-0276 LUR PZO 2018-06.1.pdf](#)
[2018-0276 8-30-18 Memo to PZ](#)
[2018-0276 PH email to P&Z](#)
[2018-0276 Postponed Indefinitely Proposed Ord](#)
[2018-0276 10-28-18 PH email to PZ](#)

Date	Ver.	Action By	Action	Result
12/10/2018	2	Parish Council		
12/10/2018	2	Council Member(s)	Introduced	
12/6/2018	2	Planning Commission	Recommended Approval	
12/6/2018	2	Department of Planning & Zoning	Recommended Approval	
10/28/2018	1	Council Member(s)	Correspondence Sent	
10/15/2018	1	Parish Council	Public Hearing Requirements Satisfied	
10/15/2018	1	Parish Council	Postponed Indefinitely	Pass
10/15/2018	1	Parish Council	Postponed Indefinitely	
10/15/2018	1	Council Member(s)	Correspondence Sent	
10/1/2018	1	Parish Council	Publish/Scheduled for Public Hearing	
10/1/2018	1	Council Member(s)	Introduced	
8/30/2018	1	Council Secretary	Correspondence Sent	

RECOMMENDATIONS AT A GLANCE

PZO-2018-06 requested by Paul J. Hogan, PE, Councilman-At-Large, Div. B for an ordinance to amend the St. Charles Parish Subdivision Regulations to eliminate the requirement for final plats on film reproducible material.

Planning Department Recommendation:

Approval

Planning Commission Recommendation:

Approval

Commissioner Booth: Next item on the agenda PZO 2018-06 requested by Paul J. Hogan, PE, Councilman-At-Large, Div. B for an ordinance to amend the St. Charles Parish Subdivision Regulations to eliminate the requirement for final plats on film reproducible material. Ms. Stein would you tell us where we're going with this one, we've been working with this for a while.

Ms. Stein: Thank you Mr. Chair. I apologize, this is coming back to you at the request of the Council Secretary, the last ordinance that I proposed to you had some additional language that was unnecessary and actually a little bit confusing as it had already been done. That update has finally been put into our Code of Ordinances, it was an administrative problem. We'd like your support on this ordinance which will again save time and money for developers and surveyors and will alleviate storage problems for the department, we do not have a blueline machine, we don't need this format, nothing submitted to us on this type of paper anymore. So we ask for your support. Thank you.

Commissioner Booth: Thank you Ma'am. Public hearing for PZO-2010-06, Mr. Hogan, Councilman at Large Div. B so we can clean up the language we've already seen in previous meetings and save time and money. Anyone here to speak in favor or against this particular ordinance revision? Seeing none, the public hearing is closed. Any comments or questions from the Commission? Cast your vote please.

YEAS: Gordon, Petit, Granier, Richard, Booth Galliano

NAYS: None

ABSENT: Frangella

Commissioner Booth: That's unanimous, Mr. Frangella is not here.

St. Charles Parish

Department of Planning & Zoning

Land Use Report

Case Number: PZO 2018-06

Introduced by Paul J. Hogan, PE, Councilman-At-Large, Div. B

Background

Staff revised the ordinance proposed last month in PZO 2018-06 at the Council Secretary's request to avoid confusion. The current version will eliminate the requirement for final plats to be on film-reproducible material.

Because the Planning and Zoning Department does not have a blue line machine, documents on film-reproducible material are an unnecessary storage burden for the department and an unnecessary cost for developers. Several different ordinance amendments in the last five years have eliminated requirements for documents on this type of material.

Last month's ordinance also contained language to eliminate the requirement for final as-built drawings of sanitary sewer, storm drainage, street lighting, and water systems on film-reproducible media. Ordinance 17-7-18, adopted July 31, 2017, had *already* eliminated these requirements. The company that maintains the Parish Code of Ordinances, Municode, completed that edit last month, and staff have revised the proposed ordinance accordingly.

Potential outcomes

The ordinance would eliminate the requirement for final plats on "polyester base film or equal drawing material" which will save developers time and money.

Recommendation

APPROVAL



ST. CHARLES PARISH

OFFICE OF THE COUNCIL SECRETARY

P.O. BOX 302 • HAHNVILLE, LOUISIANA 70057


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MEMORANDUM

DATE: AUGUST 30, 2018

TO: MR. MICHAEL ALBERT
PLANNING & ZONING DIRECTOR

FROM: MICHELLE IMPASTATO
COUNCIL SECRETARY 

RE: PROPOSED ORDINANCE
AMEND APPENDIX C., SECTION I. GENERAL,
B. DEFINITIONS; SECTION G. FINAL PLAT REQUIREMENTS;
SECTION IV. DESIGN STANDARDS. E. MISCELLANEOUS

This is to formally request that you initiate the process to have the referenced placed on the Agenda for consideration by the Planning Commission at their Meeting of October 1, 2018.

Thank you.

MI595/ag

Enclosure

cc: Mr. Billy Raymond, Chief Administrative Officer w/enclosure
Ms. Wendy Watkins w/enclosure

Angela Gaubert

From: Paul Hogan
Sent: Monday, October 15, 2018 8:07 PM
To: Michael Albert
Cc: Angela Gaubert; Michelle Impastato; Valarie Berthelot; Marny Stein; Earl Matherne
Subject: RE: Proposed Ordinance to Amend Code (#595)

Mike,

Please have the commission postpone indefinitely at their next meeting the ordinance they took up. We will be starting over.

Thanks,

Paul J. Hogan, PE
Councilman at Large, Div. B
504-615-4862

From: Michael Albert
Sent: Friday, October 12, 2018 11:11 AM
To: Paul Hogan <phogan@stcharlesgov.net>; Marny Stein <mstein@stcharlesgov.net>; Earl Matherne <ematherne@stcharlesgov.net>
Cc: Angela Gaubert <agaubert@stcharlesgov.net>; Michelle Impastato <mimpastato@stcharlesgov.net>; Valarie Berthelot <vberthelot@stcharlesgov.net>
Subject: RE: Proposed Ordinance to Amend Code (#595)

Paul,

You know that we routinely and promptly try to provide feedback on proposed ordinance changes.

This one simply arrived at a bad time. The Planners were finishing up several major subdivisions and were immediately thereafter swept up in the literal staff migration to the other side of our building during renovations.

The packets with the reports and recommendations did go out on time and we would have willingly passed a request to table on to the Commission if you had the opportunity to review it before then.

We will be sure to call you if there are problems in the future. At the same time, please consider talking to me (and Snookie when Sub Regs are involved) ahead of time with at least the basis of the idea. Marny has stated that there are good proposals in what you are looking to do, but she also tells me that there is a substantial amount of work required to bring the code as proposed together in a more cohesive way. If I understand what and why we're looking at a change, it helps me better allocate staff resources, especially while we are all jammed up together in 40% of our normal work space.

Thanks and have a good weekend.

Michael J. Albert, AICP
Director of Planning and Zoning



ST. CHARLES PARISH

Department of Planning & Zoning
P (985) 783-5060 / F (985) 783-6447
malbert@stcharlesgov.net
www.stcharlesgov.net

From: Paul Hogan
Sent: Thursday, October 11, 2018 9:56 PM
To: Marny Stein
Cc: Michael Albert; Angela Gaubert; Michelle Impastato; Valarie Berthelot
Subject: FW: Proposed Ordinance to Amend Code (#595)

Marney,

Sorry for not being too happy at tonight's meeting. But having to rush to get there and sit through the meeting till the end, when I had another engagement to attend to which this meeting was to put me late, only to be advised that there were issues with the ordinance, whereby it was a waste of my time to attend the meeting, did not sit well with me. I know that having it sent to the P&Z department on August 30 did not give the department a lot of time to review it before tonight's October 11 meeting. But once it was reviewed, a call would have been appreciated to advise me of the concern whereby I would have asked that you all advise the commission that I request it not be acted upon.

In the future, I will try to get ordinance revisions sent to the department earlier so that there is sufficient time for the department to be able to review and be able to advise of any concerns in advance of the commission meeting, not during the meeting.

Thanks,

Paul J. Hogan, PE
Councilman at Large, Div. B
504-615-4862

From: Angela Gaubert
Sent: Thursday, August 30, 2018 10:43 AM
To: Michael Albert <malbert@stcharlesgov.net>
Cc: Wendy Watkins <wwatkins@stcharlesgov.net>; Michelle Impastato <mimpastato@stcharlesgov.net>; Valarie Berthelot <vberthelot@stcharlesgov.net>; Nicole Breaux <nbreaux@stcharlesgov.net>; Paul Hogan <phogan@stcharlesgov.net>; Billy Raymond <braymond@stcharlesgov.net>
Subject: Proposed Ordinance to Amend Code (#595)

Mr. Albert,
Please see the attached memo to place an item on the next Planning & Zoning agenda.
Hard copy to follow.

Wendy,
Please see word version also attached.

Thanks.

Angela Gaubert

Secretary

St. Charles Parish Council Clerical

Office of the Council Secretary

985-783-5000 Ext. 5231

Fax: 985-783-2067

Email: agaubert@stcharlesgov.net

NOTE: Please be aware that receipt and/or response to this email may be considered a PUBLIC RECORD.

2018-0276

INTRODUCED BY: PAUL J. HOGAN, PE, COUNCILMAN-AT-LARGE, DIVISION B

An ordinance to amend the Code of Ordinances, Parish of St. Charles, Appendix C. – St. Charles Parish Subdivision Regulations of 1981, I. General, to add under B. Definitions: concreted monument, monument, and survey points, II. Subdivision procedure. to revise Section G. Final Plat Requirements., 2. Mandatory Submission Requirements. a. and I., to revise 3. Final Plat/Additional Submission Requirements. f., g., h., and i., and to revise IV. Design Standards. E. Miscellaneous: 5. Monuments. a. and b.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That the Code of Ordinances, Appendix C. – St. Charles Parish Subdivision Regulations of 1981, I. General, is hereby amended by adding under B. Definitions: monument, concreted monument, and survey points, II. Subdivision procedure. by revising Section G. Final Plat Requirements., 2. Mandatory Submission Requirements. a. and I., by revising 3. Final Plat/Additional Submission Requirements. f., g., h., and i., and by revising IV. Design Standards. E. Miscellaneous: 5. Monuments. a. and b. as follows:

I. General.

B. Definitions:

Concreted Monument. A monument encased in concrete, a minimum of four (4) inches in diameter extending three (3) feet below the ground line, set at the locations required within this section of the Code.

Monument. A ½ inch diameter steel rod or steel pipe one-half (½) inch to three-quarters (¾) inch in diameter, a minimum of 18 inches in length.

Survey points. Point of Curvature (PC), Point of Intersection (PI), Point of Tangency (PT), Point of Reverse Curve (PRC), and Point of Compound Curve (PCC).

AS WRITTEN:

II. Subdivision Procedure.

G. Final Plat Requirements.

2. Mandatory Submission Requirements.

- a. The seal of the land surveyor preparing the plat and the date of preparation. Certification statement and signature by a Professional Land Surveyor licensed to practice in the State of Louisiana. The statement shall certify that the final Plat is based upon an actual survey made by said individual, that the distances, courses, all angles and all survey information are shown correctly, that monuments have been set and the lot and block corners are staked correctly on the ground, and that the Professional Land Surveyor has fully complied with the provisions of Louisiana Revised Statutes 33:5051, et seq., and all parish ordinances governing the subdivision of land.
- I. All permanent monuments required by these regulations shall be shown. Monuments and their locations shall be shown on the Final Plat:
 - (1) At all corners, control points and angle points on the boundary of the subdivision, but spaced no more than five hundred (500) feet apart.
 - (2) At all points where the boundary of the subdivision intersects street right-of-way lines.
 - (3) At all corners formed by the intersection of street right-of-way lines.
 - (4) At the point of curvature and the point of tangency on all horizontal curves.

AS REVISED:

II. Subdivision Procedure.

G. Final Plat Requirements.

2. Mandatory Submission Requirements.

- a. The seal of the land surveyor preparing the plat and the date of preparation. Certification statement and signature by a Professional Land Surveyor licensed to practice in the State of Louisiana. The statement shall certify that the final Plat is based upon an actual survey made by said individual, that the distances, courses, all angles and all survey information are shown correctly, that all lot and block corners are staked correctly on the ground, that all boundary concreted monument locations noted on the Final Plat have been set, that monuments have been set at all other locations requiring the concreted monuments and that these locations are noted on the Final Plat, and that the Professional Land Surveyor has fully complied with the provisions of Louisiana Revised Statutes 33:5051, et seq., and all parish ordinances governing the subdivision of land.
- l. All monuments and concreted monuments required by these regulations shall be shown on the Final Plat. Monuments shall be set prior to Final Plat approval at 1) all corners, control points and angle points on the boundary of the subdivision, but spaced no more than five hundred (500) feet apart, 2) at all points where the boundary of the subdivision intersects street right-of-way lines, 3) at all corners formed by the intersection of street right-of-way lines, and 4) at the point of curvature and the point of tangency on all horizontal curves. All exterior monuments on the outer boundary of the subdivision shall be concreted prior to approval of the Final Plat. The location of interior monuments that are to be concreted, having a maximum spacing between each of 500' within the subdivision along street right-of-ways, shall be submitted for approval and approved in writing by the Department of Planning and Zoning within fourteen (14) days of submittal. These interior concreted monuments may be set after Final Plat approval upon the completion of all utility installations, but must be set prior to the 12-month warranty inspection of the subdivision and prior to any construction occurring within the subdivision after Final Plat approval.

AS WRITTEN:

II. Subdivision Procedure.

G. Final Plat Requirements.

3. Final Plat/Additional Submission Requirements.

- f. One (1) film reproducible of the storm drainage system.
- g. One (1) film reproducible of the street lighting system.
- h. One (1) film reproducible of the water system.
- i. One (1) copy of the traverse calculations for the subdivision. The minimum traverse calculations required shall include a closed traverse of the subdivision boundaries and a closed traverse along the centerline of each street within the development. It is stipulated that the correctness and accuracy of survey data and computations rests with the Registered Professional Civil Engineer or Registered Land Surveyor submitting the Final Plat of the subdivision. The field traverse shall be balanced by the following method:
 - (1) Check angular closure. If closure is less than $(\sqrt{n}) \times (15 \text{ seconds})$, where n = number of angles turned, proceed with subsequent steps. If closure is greater than $(\sqrt{n}) \times (15 \text{ seconds})$, rerun field traverse until angular closure is less than $(\sqrt{n}) \times (15 \text{ seconds})$.

- (2) Adjust all angles equally.
- (3) Rerun traverse with adjusted angles.
- (4) Check linear closure. If closure is within 1 in 10,000, proceed with subsequent step. If closure is not within 1 in 10,000, rerun field traverse until closure conforms to previous steps.
- (5) Adjust dimensions by compass rule.

AS REVISED:

II. Subdivision Procedure.

G. Final Plat Requirements.

3. Final Plat/Additional Submission Requirements.
 - f. Reserved
 - g. Reserved
 - h. Reserved
 - i. The traverse calculations and closure of the subdivision boundaries and the street right-of-ways within the subdivision shall be in accordance with Louisiana Revised Statute §2913. Positional Accuracy Specification and Positional Tolerances [Formerly §2909]

AS WRITTEN:

IV. Design standards.

E. Miscellaneous.

5. Monuments.
 - a. Permanent control monuments of materials specified in these regulations shall be required at all of the following locations and shall be shown on the Final Plat.
 1. At all corners, control points and angle points on the boundary of the subdivision, but spaced no more than five hundred (500) feet apart.
 2. At all points where the boundary of the subdivision intersects street right-of-way lines.
 3. At all corners formed by the intersection of street right-of-way lines.
 4. At the point of curvature and the point of tangency on all horizontal curves.
 - b. Specifications.
 1. Subdivision boundary corner markers shall be concrete monuments a minimum of four (4) inches in diameter extending three (3) feet below the ground line or a steel pipe a minimum of one-half ($\frac{1}{2}$) inch in diameter and a maximum of three-quarters ($\frac{3}{4}$) inch in diameter firmly embedded in concrete which extends three (3) feet below the ground.
 2. Lot corner markers shall be a steel pipe one-half ($\frac{1}{2}$) inch to three-quarters ($\frac{3}{4}$) inch in diameter extending two (2) feet below the ground line. If conditions prohibit placement of the monuments on line, off-set marking will be permitted provided that exact off-set distances and courses are shown on the Final Plat.

AS REVISED:

IV. Design standards.

E. Miscellaneous.

5. Monuments.
 - a. Monuments and concreted monuments shall be required at the locations specified in II. Subdivision procedure, G. Final Plat Requirements.
 - b. Reserved

SECTION II. That the foregoing provisions of this ordinance shall be included and incorporated in the Code of Ordinances of the Parish of St. Charles as an addition or amendment thereto, and the provisions shall be appropriately renumbered to conform to the uniform numbering system of the Code.

The foregoing proposed ordinance was postponed indefinitely on October 15, 2018, by the following vote:

YEAS: HOGAN, WILSON, CLULEE, GIBBS, WOODRUFF, FLETCHER,
FISHER-PERRIER

NAYS: NONE

ABSENT: BENEDETTO, BELLOCK

2018-0276 Postponed Amend Code Appendix C-Subdivision Regs-I B II G IV (8-29-18) Revised (L_10-1-18-early)

Angela Gaubert

From: Paul Hogan
Sent: Sunday, October 28, 2018 6:05 PM
To: Marny Stein
Cc: Michelle Impastato; Angela Gaubert
Subject: RE: LAC - Minimum Standards for Surveying

Marny.

Please accept this as my formal request that pzo 2018-05 be withdrawn of what ever since we have pzo 2018-06 that covers part of this and another one to follow. I am not sure if I will be able to make the mtg on the 1st. if I cant make it, please bring them up to speed on this and advise them that you and I have worked on this and I am good with it. and let them know we will be coming with another to cover the monument stuff.

Thanks,

Paul J. Hogan, PE
Councilman at Large, Div. B
504-615-4862

From: Marny Stein
Sent: Wednesday, October 24, 2018 10:23 AM
To: Michelle Impastato <mimpastato@stcharlesgov.net>
Cc: Paul Hogan <phogan@stcharlesgov.net>
Subject: RE: LAC - Minimum Standards for Surveying

Paul,
I had a great meeting with Michelle this morning. We should be on track the NO MORE MYLAR/FILM REPRODUCIBLE/POLYESTER-BASED revisions.

After we publish the November agenda, I will try to find the correlation between Chapter 29 on the 2010 LAC you sent and the attached.

It's the LAPELS COMPENDIUM OF FEDERAL AND STATE LAWS RELATING TO SURVEYING—2018.

Anything proposed for SCP Sub Rags, I would cross ref/double-check with LA RS and LAC.

We'll get it done.

Best,
marny

From: Paul Hogan
Sent: Friday, October 12, 2018 5:13 PM
To: Marny Stein; Michael Albert
Subject: FW: LAC - Minimum Standards for Surveying

Marney,

Louisiana Administrative Code (LAC)

The *Louisiana Administrative Code* is a state-certified publication that provides a set of rules which have been formally adopted or amended by Louisiana state agencies.

Click on Chapter 29 in the Table of Contents.

https://www.ltrc.lsu.edu/ltrc_11/pdf/Minimum%20Standards%20for%20Surveyors%20Rules_May_2010.pdf#page28



St. Charles Parish

St. Charles Parish
Courthouse
15045 Highway 18
P.O. Box 302
Hahnville, LA 70057
985-783-5000
www.stcharlesparish-la.gov

Legislation Details

File #: 2018-0331 **Version:** 1 **Name:** Authorize the Parish President to buy the property known as 409 Down the Bayou Road, Des Allemands from Sherwood A. Berard

Type: Ordinance **Status:** Tabled

File created: 11/26/2018 **In control:** Parish Council

On agenda: 12/10/2018 **Final action:**

Enactment date: Yes

Title: An ordinance to approve and authorize the Parish President to buy the property known as 409 Down the Bayou Road, Des Allemands from Sherwood A. Berard, which property is more particularly described in the attached "Agreement to Purchase and Sell" document.

Sponsors: Lawrence 'Larry' Cochran, Department of Public Works

Indexes:

Code sections:

Attachments: [2018-0331 Agreement to purchase and sell](#)
[2018-0331 drawing.pdf](#)

Date	Ver.	Action By	Action	Result
12/10/2018	1	Parish Council		
12/10/2018	1	Parish Council		
12/10/2018	1	Parish Council		
12/10/2018	1	Parish Council		
12/10/2018	1	Parish Council		
11/26/2018	1	Parish Council		
11/26/2018	1	Parish President	Introduced	

AGREEMENT TO PURCHASE AND SELL

THIS AGREEMENT, effective as hereinafter stated:

Sherwood A. Berard, whose mailing address P. O. Box 100, DesAllemands, Louisiana, and whose tax identification number is XXX-XX-_____ respectively, (hereinafter collectively referred to as "Seller"), and

St. Charles Parish, a political subdivision of the State of Louisiana, whose mailing address is P. O. Box 302, Hahnville, LA, 70057 and whose tax identification number is 72-6001208, (hereinafter referred to as "Purchaser").

1. **Property:** In consideration of the mutual obligations undertaken herein, Seller does hereby agree to sell and Purchaser does hereby agree to buy, subject to the terms and conditions hereinafter set forth, the property known as 409 Down the Bayou Road, DesAllemands, St. Charles Parish, Louisiana, (said interest being hereinafter collectively referred to as the "Property").
2. **Deposit:** Within five (5) business days of being notified of Seller's execution of this Agreement, Purchaser will deliver to Seller the sum of \$-0- as a deposit. (the "Deposit"). The failure to make the Deposit shall constitute a breach of this Agreement.
3. **Purchase Price:** The purchase price for the Property shall be ONE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 (\$155,000.00 DOLLARS (the "Purchase Price") payable in cash at the Closing, as hereinafter defined.
4. **Conditions to Close:**
 - A. This Agreement and Purchaser's obligation of performance hereunder are expressly contingent upon approval of a physical inspection of the Property by Purchaser at Purchaser's sole cost and expense within thirty (30) days after the effective date of this Agreement (the "Inspection Period").
 - B. Purchaser shall have the right to engage a qualified engineer to conduct an environmental inspection (the "Environmental Inspection") of the Property for any substance regulated by any federal, state or local law, rule, regulation, or ordinance involving the environment. Purchaser and its representatives shall have the right to conduct such physical tests and studies of the Property and samples thereof as Purchaser may deem appropriate, including without limitation intended, soil tests, groundwater tests, wastewater system tests and inspections, architectural and engineering inspections, hazardous substances tests and inspections and air quality tests, termite inspections, structural tests and HVAC tests, including without limitation, the Environmental Inspection. The costs of all of these inspections shall be shared equally by the parties.
 - C. If Purchaser, in Purchaser's sole and absolute discretion, objects to any item discovered during the Inspection Period, then Purchaser may elect by written notice to Seller prior to the expiration of the Inspection Period, to terminate this Agreement, in which case the Deposit shall be immediately refunded to Purchaser.

- D. This Agreement to Purchase and Sell is contingent on the St. Charles Parish Council approving the purchase of the subject property.

5. Representations and Warranties:

Seller represents and warrants to Purchaser that:

- a) Seller is the sole owner of the Property and has good valid and merchantable title to the Property and that Seller is the only owner of the Property, and all requisite action has been taken to make this Agreement valid and binding in accordance with its terms.
- b) There is no litigation proceedings pending or, to the best of Seller's knowledge, threatened, against or relating to Seller or any of the Property, including, without limitation, any proceedings for collection of taxes, condemnation or other exercise of eminent domain, or proceedings affecting the annexation or zoning of any of the Property and Seller is not presently in bankruptcy and have not filed for bankruptcy;
- c) There are no outstanding sales contracts, options to purchase, rights of first refusal to purchase or lease, or any other contracts with respect to any of the Property and are no leases or other agreements for use, occupancy or possession with respect to any of the Property
- d) Between the Effective Date and the Closing, Seller shall not make or enter into any contract, option, lease or other agreement for the sale, lease, use, occupancy or possession of all or any part of the Property without the prior written approval of Purchaser.

6. **Environmental Representations:** Seller hereby represents and warrants that as of the date hereof and as of the Closing hereunder (i) as long as Seller has owned the Property, Seller has not ever caused or permitted any hazardous materials or substances to be placed, held, located, or disposed of on, under or at the Property or any part thereof, and (ii) Seller does not have any knowledge that any person has ever caused or permitted any hazardous materials or substances to be placed, held, located, or disposed of, on, under or at the Property or any part thereof. The representations and warranties contained in this paragraph shall survive the Closing. Seller represents and warrants to Purchaser that Seller has not received written notice from any federal, state or local government of any current violation of any city, parish, state, federal, building, land use, fire, health, safety, environmental, hazardous materials or other governmental or public agency codes, ordinances, regulations, or orders with respect to the Property, or any lands adjacent to the Property. The representations and warranties contained in this paragraph shall survive the Closing.

7. **Sale with Warranty:** Seller's ability to deliver to Purchaser a merchantable title is a condition precedent to Purchaser's obligations hereunder. Seller's inability to deliver such title within the time stipulated herein permits Purchaser to terminate this Agreement upon delivery of written notice to Seller prior to the Closing. At Closing Seller shall sell and deliver a good, valid and merchantable title to the Property to Purchaser with full warranties of title, and with full substitution and subrogation in and to all rights and actions of warranty which said Seller has or may have against all preceding owners. At the sole expense of Purchaser, Purchaser shall order a title insurance commitment insuring title to the Property. If Purchaser's

title examination reveals any valid exceptions, claims or defects which would render Seller's title to the Property unmerchantable (hereinafter "Defects"), Purchaser shall have the right to either cancel this Agreement or shall promptly notify Seller and Seller shall, at Seller's expense, take all reasonable efforts to cure such Defects. The Closing Date will be extended by an additional sixty (60) days from the date of receipt of Purchaser's notice in order to cure or remove such Defects. Should Seller be unable to cure or remove any Defect, Purchaser shall have the right to either terminate this Agreement and its obligations hereunder or to proceed with the purchase of the Property subject to such Defect. At Closing Seller shall pay and release all amounts secured by mortgages, deeds of trust or other liens on the Property ("Monetary Liens"). Should Seller decline or be unable to cure or remove any Defect, Purchaser shall have the right to terminate this Agreement and its obligations hereunder. If Purchaser elects to terminate this Agreement in the manner hereinabove provided, Purchaser shall be reimbursed its out of pocket expenses for any environmental assessment it ordered of the Property and shall be entitled to reimbursement of its expenses in ordering the Commitment.

8. **Date of Closing:** Time being of the essence, the Closing shall take place on or before thirty (30) days after the purchase has been approved by the St. Charles Parish Council on a date to be chosen by Purchaser upon three (3) days prior notice to Seller.
9. **Commissions:** Neither Seller nor Purchaser has contracted for the payment of any real estate commission, brokerage, finders or other fees with respect to the transaction contemplated hereby and each party hereto hereby agrees to defend, indemnify and hold harmless the other party from and against any claim by third parties for brokerage, commission, finders or other fees relative to this Agreement or the sale of the Property, and any court costs, attorney's fees or other costs or expenses arising therefrom, alleged to be due by, through or under the indemnifying party.
10. **Closing:**
 - (A) At the Closing, real and personal property taxes relating to the Property, shall be prorated as of the Closing date. If the current year's immovable property taxes are not available as of the Closing, then the taxes paid during the preceding calendar year tentatively shall be used in computing the prorations applicable to the current year. Should actual taxes billed by the applicable governmental authorities vary from those used for proration at Closing, appropriate adjustments shall be made between the parties based on actual taxes as soon as practicable after the actual taxes are determined, notwithstanding that the Closing has already occurred. All utility charges (based upon meter readings as of the date immediately preceding the Closing), shall be paid by Seller up to the date of Closing. The obligations set forth in this paragraph which are, by their nature, to be performed after the Closing, shall survive the closing and delivery of the act of sale.
 - (B) At the Closing, Seller shall execute and/or deliver to Purchaser the following:
 - (i) An act of Cash Sale with full warranties in recordable form acceptable to Purchaser's title company;

- (ii) An affidavit as described in Section 1445 of the Internal Revenue Code (or Regulations promulgated thereunder) stating under penalty of perjury that the Seller is not a "foreign person" as defined in Section 6039c of the Internal Revenue Code, and stating the Seller's U.S. taxpayer identification number;
 - (iii) Any affidavit required by Purchaser's title company to delete the mechanics and materialmen's lien exemption from the title insurance policy and a gap indemnity to cover any acts recorded but not yet indexed in the public records;
 - (iv) All liens and encumbrances of ascertainable amounts shall be paid and satisfied of record by Seller and Seller shall make arrangements satisfactory to Purchaser for the payment and satisfaction of such liens and encumbrances of record on the Closing; and
 - (v) All other documents reasonably required to be executed by Seller or Purchaser to consummate the transaction in accordance with this Contract.
- (C) As provided above, Seller shall convey title with full warranty of title and with full substitution and subrogation to all of Seller's rights against prior owners and warrantors.
- (D) Seller shall pay a reasonable vendor's closing fee and all conveyance, mortgage and tax research certificates in the name of Seller insofar as they may affect the Property and all title curative work. All costs for preparation, recordation, registration and transfer of the Act of Sale of Property from Seller to Purchaser, all title insurance costs shall be borne by Purchaser and all other fees and costs in connection with the sale of the Property, unless otherwise stipulated to the contrary herein. Each party shall pay the cost and expense for their respective attorneys.
- (E) The Closing shall be passed at Purchaser's attorneys' office.

11. Defaults:

- (A) If Seller fails to perform its obligations hereunder within the time stipulated herein (unless Seller has the right to waive such performance), Purchaser shall have the right to either (i) demand specific performance plus damages resulting from Seller's breach which includes reasonable attorneys' fees or (ii) sue for all damages incurred by Purchaser from Seller's breach.
- (B) If Purchaser fails to perform its obligations hereunder within the time stipulated herein, (unless Purchaser has the right to waive such performance) Seller shall have the right, after placing Purchaser in default to either (i) dissolve this Agreement (ii) demand specific performance plus damages resulting from Purchaser's breach which includes reasonable attorneys' fees.

- 12. Attorneys' Fees:** If any party fails to comply with the terms of this offer, if accepted, then such defaulting party is obligated to and agrees to pay all reasonable attorneys' fees and costs incurred by the non-defaulting party in enforcing its respective rights.

13. **Notices:** All notices, demands or other communications of any type (hereinafter "Notice") given by Seller to Purchaser or by Purchaser to Seller, whether required by this Agreement or in anyway related to the transaction contemplated herein, shall be in writing and delivered to the person to whom the Notice is directed, either in person, or by Federal Express or similar overnight delivery service, or by United States Mail, registered or certified, return receipt requested. Any notice given or received by either party's attorney shall have the same effect as though given or received by such party personally. Notice delivered by mail shall be effective when received or when tendered for delivery, and shall be addressed, if to Seller, as follows:

**Sherwood A. Berard
P. O. Box 100
DesAllemands, LA 70030**

and addressed, if to Purchaser, as follows:

**St. Charles Parish
c/o Parish President
P. O. Box 302
Hahnville, LA 70070**

with a copy to:

**Robert L. Raymond
14108 River Road
Destrehan, Louisiana 70047**

Either party may change the address for Notice specified above by giving the other party ten (10) days advance written notice of such change of address.

14. **Expropriation and Annexation:** Seller hereby warrants that it has not received notification of any pending or threatened expropriation or condemnation proceeding involving the Property or any portion thereof. If the Property is taken in whole or part by condemnation or expropriation proceedings, between the date of mutual execution of this Agreement and the date of Closing, this Agreement may, at Purchaser's option, be terminated, whereupon neither party shall have any further liability or obligation to the other hereunder and the Deposit shall be returned to Purchaser. Alternatively, Purchaser may elect to accept the Property in its then condition, whereupon any condemnation award shall be assigned and/or paid to Purchaser at Closing.
15. **Risk of Loss:** The risk of any and all losses to the Property as a result of casualty from and after the Effective Date shall be on the Seller (unless caused by the acts or negligence of Purchaser or Purchaser's agents, employers or contractors, in which case Purchaser shall be responsible for damages attributable to such casualty). If the Property is materially damaged by fire or other casualty prior to the Closing, then Purchaser will have the right to take title to the Property in its damaged condition, with no reduction in the Purchase Price but with the right to receive all insurance proceeds payable to Seller for repair of the damage to the

Property. If the Purchaser elects to continue this Agreement in effect and to take title to the Property or if the damage to the Property is not material, Seller shall at Closing assign to Purchaser all insurance proceeds payable for repair of the damage to the Property, and the Purchase Price will not be reduced.

16. **Effective Date** This Agreement has been signed by Purchaser as of the _____ day of _____, 2018, and shall stand as an offer which, if accepted by Seller by 3:00 p.m. on _____, 2018 shall constitute an Agreement to Purchase and Sell as provided herein. If Seller does not accept Purchaser's offer within the required time and in the required manner, then this instrument shall become null and void, and the parties shall have no further obligation to each other hereunder. This Agreement shall be effective as of the date of execution by Seller.

SELLER:


SHERWOOD A. BERARD

PURCHASER:

ST. CHARLES PARISH

By: _____
LARRY COCHRAN
PARISH PRESIDENT

Date: _____

Time: _____

Date: _____

Time: _____

FROM:		INVOICE																													
A.R.E. Real Estate Services, Inc. 7 Storehouse Ln Ste A Destrehan, LA 70047-3823 Telephone Number: (985) 764-6512 x27 Fax Number: (985) 764-8394		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center; padding: 2px;">INVOICE NUMBER</th> </tr> <tr> <td colspan="2" style="text-align: center; padding: 2px;">180479</td> </tr> <tr> <th colspan="2" style="text-align: center; padding: 2px;">DATES</th> </tr> <tr> <td style="padding: 2px;">Invoice Date:</td> <td style="padding: 2px;">08/01/2018</td> </tr> <tr> <td colspan="2" style="padding: 2px;">Due Date:</td> </tr> <tr> <th colspan="2" style="text-align: center; padding: 2px;">REFERENCE</th> </tr> <tr> <td style="padding: 2px;">Internal Order #:</td> <td style="padding: 2px;">180479</td> </tr> <tr> <td style="padding: 2px;">Lender Case #:</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">Client File #:</td> <td style="padding: 2px; border: 1px solid black; border-radius: 50%; text-align: center;">P.O. # 186117</td> </tr> <tr> <td style="padding: 2px;">FHA/VA Case #:</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">Main File # on form:</td> <td style="padding: 2px;">180479</td> </tr> <tr> <td style="padding: 2px;">Other File # on form:</td> <td style="padding: 2px;">P.O. # 186117</td> </tr> <tr> <td style="padding: 2px;">Federal Tax ID:</td> <td style="padding: 2px;">72-1256240</td> </tr> <tr> <td style="padding: 2px;">Employer ID:</td> <td style="padding: 2px;"></td> </tr> </table>		INVOICE NUMBER		180479		DATES		Invoice Date:	08/01/2018	Due Date:		REFERENCE		Internal Order #:	180479	Lender Case #:		Client File #:	P.O. # 186117	FHA/VA Case #:		Main File # on form:	180479	Other File # on form:	P.O. # 186117	Federal Tax ID:	72-1256240	Employer ID:	
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TO: Rachel Whitener St. Charles Parish Department of Public Works & Wastewater St. Charles Parish Procurement Office P.O. Box 302 Hahnville, LA 70057 E-Mail: rwhitener@stcharlesgov.net Telephone Number: (985) 783-5102 Fax Number: (985) 725-2250 Alternate Number:																															
DESCRIPTION																															
<table style="width: 100%;"> <tr> <td style="width: 50%;">Lender: St. Charles Parish Department of Public Works & Waste</td> <td style="width: 50%;">Client: St. Charles Parish Department of Public Works & Waste</td> </tr> <tr> <td colspan="2">Purchaser/Borrower: St. Charles Parish Dept. of Public Works</td> </tr> <tr> <td colspan="2">Property Address: 409 Down the Bayou Road</td> </tr> <tr> <td>City: Des Allemands</td> <td></td> </tr> <tr> <td>County: St. Charles</td> <td>State: LA Zip: 70030</td> </tr> <tr> <td colspan="2">Legal Description: Two portions of Lot 152, Coteau De France</td> </tr> </table>				Lender: St. Charles Parish Department of Public Works & Waste	Client: St. Charles Parish Department of Public Works & Waste	Purchaser/Borrower: St. Charles Parish Dept. of Public Works		Property Address: 409 Down the Bayou Road		City: Des Allemands		County: St. Charles	State: LA Zip: 70030	Legal Description: Two portions of Lot 152, Coteau De France																	
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General Purpose Appraisal		600.00																													
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PAYMENTS		AMOUNT																													
Check #:	Date:	Description:																													
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		SUBTOTAL 0.00																													
PAYMENT DUE UPON RECEIPT- Thank you		TOTAL DUE	\$ 600.00																												

RESIDENTIAL APPRAISAL REPORT



Front

Property Location:	409 Down the Bayou Road Two portions of Lot 152, Coleau De France Des Ailemands, LA 70030
Borrower:	St. Charles Parish Dept. of Public Works
Client:	St. Charles Parish Department of Public Works & Wastewater St. Charles Parish Procurement Office Hahnville, LA 70057
Effective Date:	07/11/2018
Prepared By:	Karla J. Scott, SRA, AI-RRS Louisiana Certified Residential Real Estate Appraiser LA 1031



7 Storehouse Lane
Suite A
Destrehan, LA 70047-3823

Visit us online at <http://www.are-appraisal.com>

Subject Photo Page

Borrower	St. Charles Parish Dept. of Public Works				
Property Address	409 Down the Bayou Road				
City	Des Alemands	County	St. Charles	State	LA Zip Code 70030
Lender/Client	St. Charles Parish Department of Public Works & Wastewater				



Subject Front

409 Down the Bayou Road
Sales Price 0
Gross Living Area 1,399
Total Rooms 4
Total Bedrooms 2
Total Bathrooms 1
Location Rural
View Res: Bayou
Site 12,554 sf
Quality Good
Age 80



Subject Rear



Subject Street

Subject Photo Page

Borrower	St. Charles Parish Dept. of Public Works					
Property Address	409 Down the Bayou Road					
City	Des Armands	County	St. Charles	State	LA	Zip Code 70030
Lender/Client	St. Charles Parish Department of Public Works & Wastewater					



Subject Front

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Subject Rear



Subject Street

Photograph Addendum

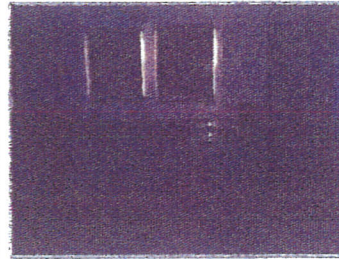
Borrower	St. Charles Parish Dept. of Public Works				
Property Address	409 Down the Bayou Road				
City	Des Alémands	County	St. Charles	State	LA Zip Code 70030
Lender/Client	St. Charles Parish Department of Public Works & Wastewater				



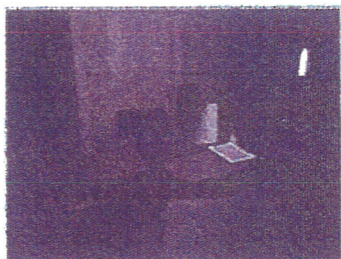
Living Room



Kitchen



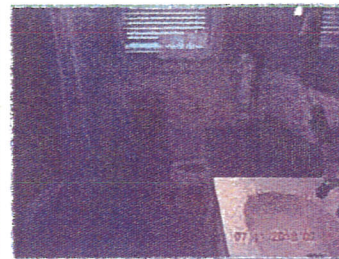
Kitchen - 2nd view



Kitchen - 2nd view



Bedroom



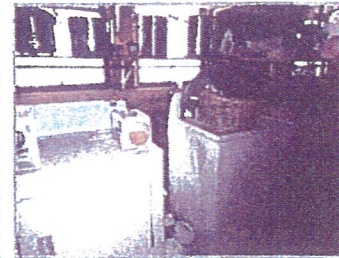
Bath



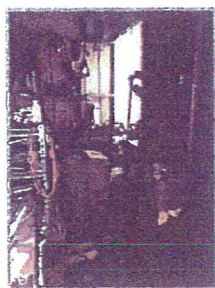
Bedroom



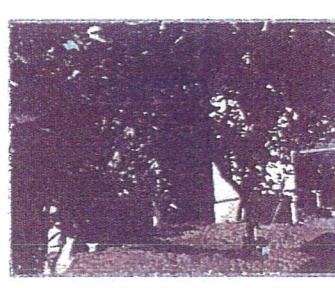
Office



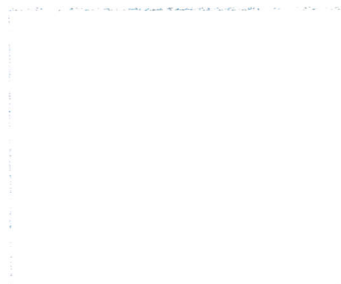
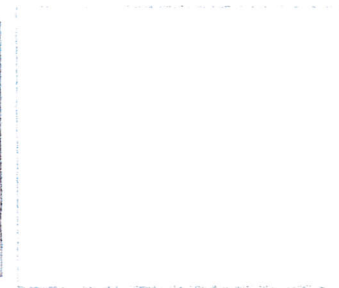
Laundry



Garage

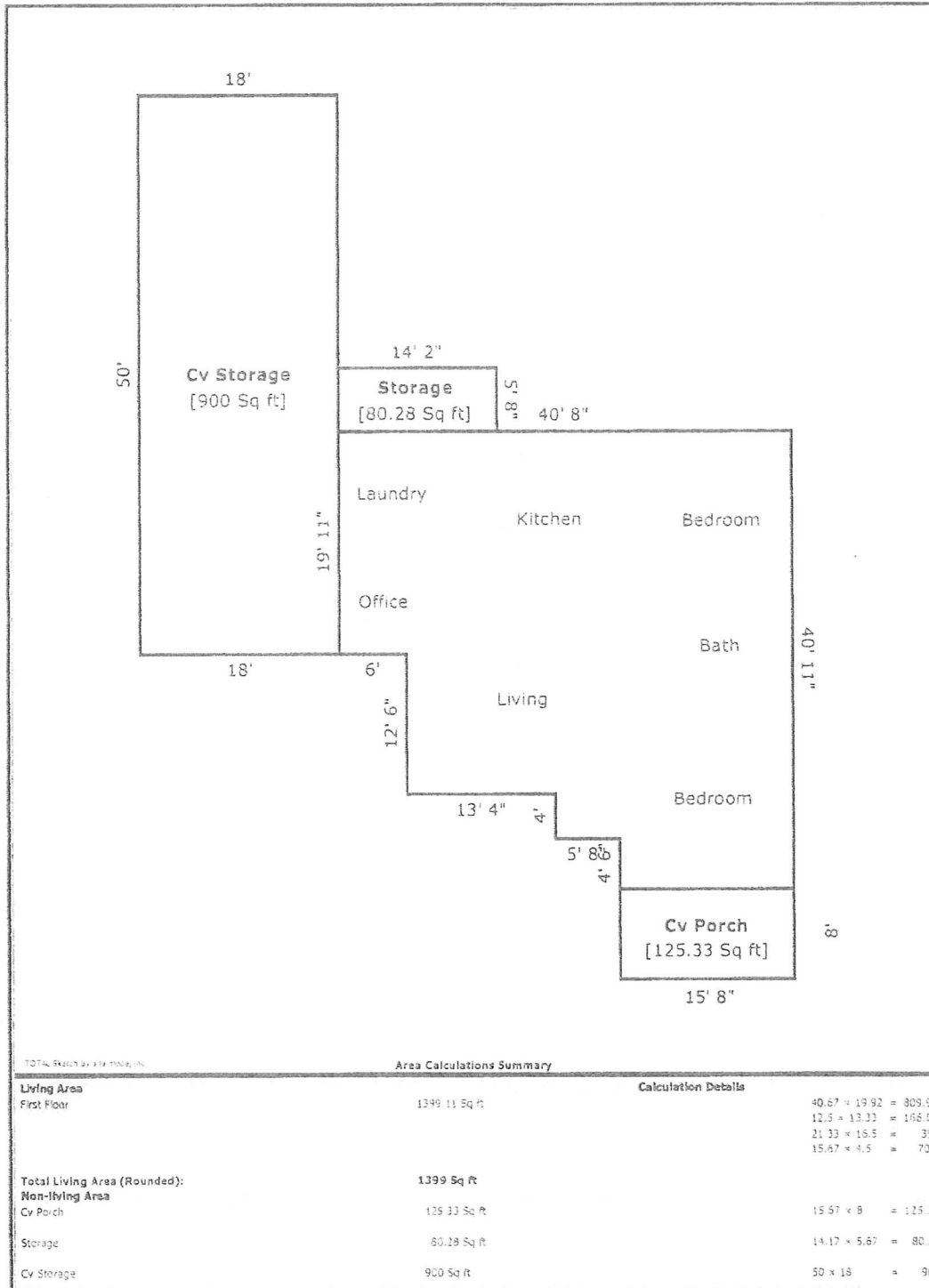


Rear



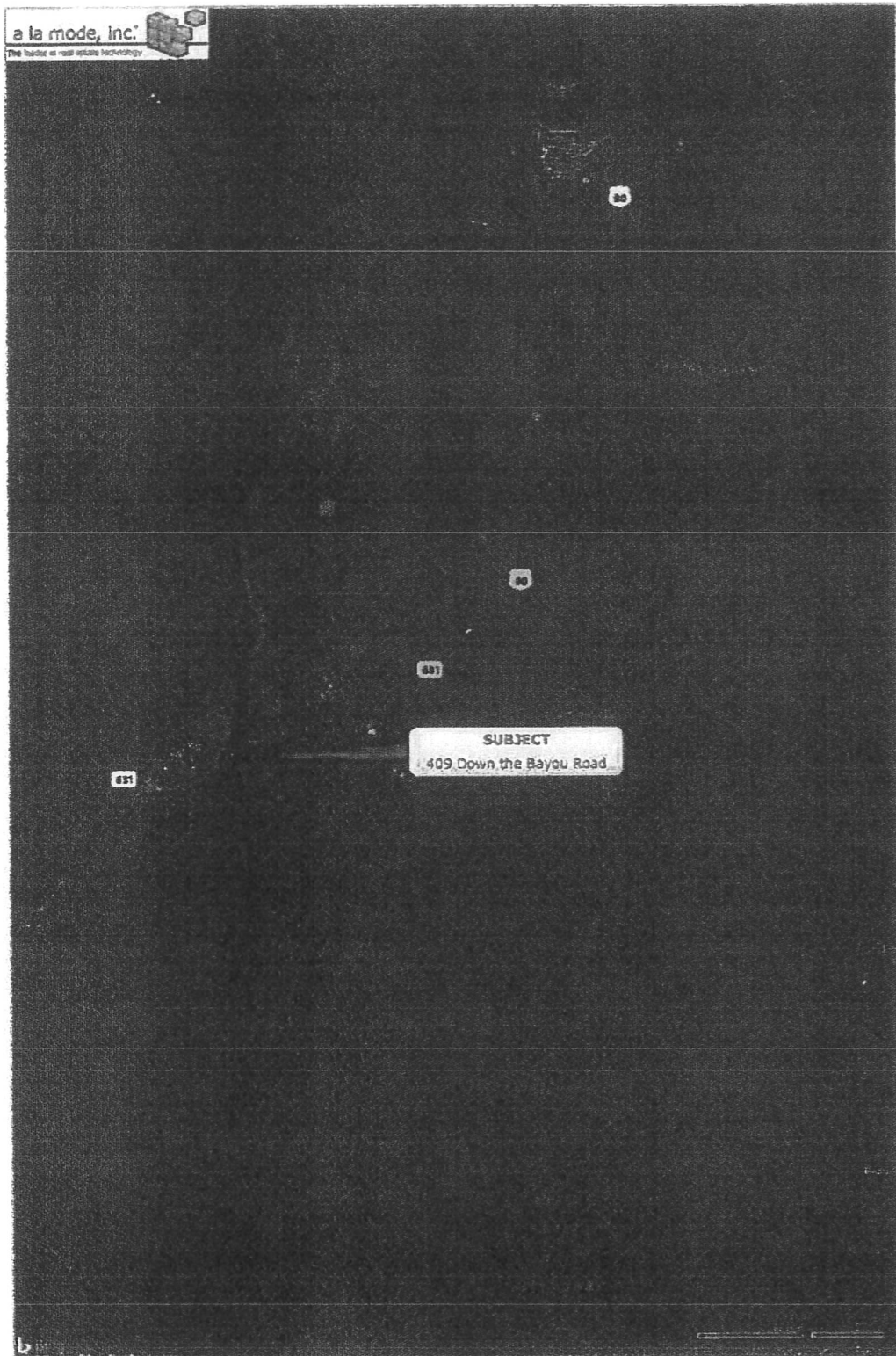
Building Sketch

Borrower	St. Charles Parish Dept. of Public Works				
Property Address	409 Down the Bayou Road				
City	Des Allemands	County	St. Charles	State	LA Zip Code 70030
Lender/Client	St. Charles Parish Department of Public Works & Wastewater				

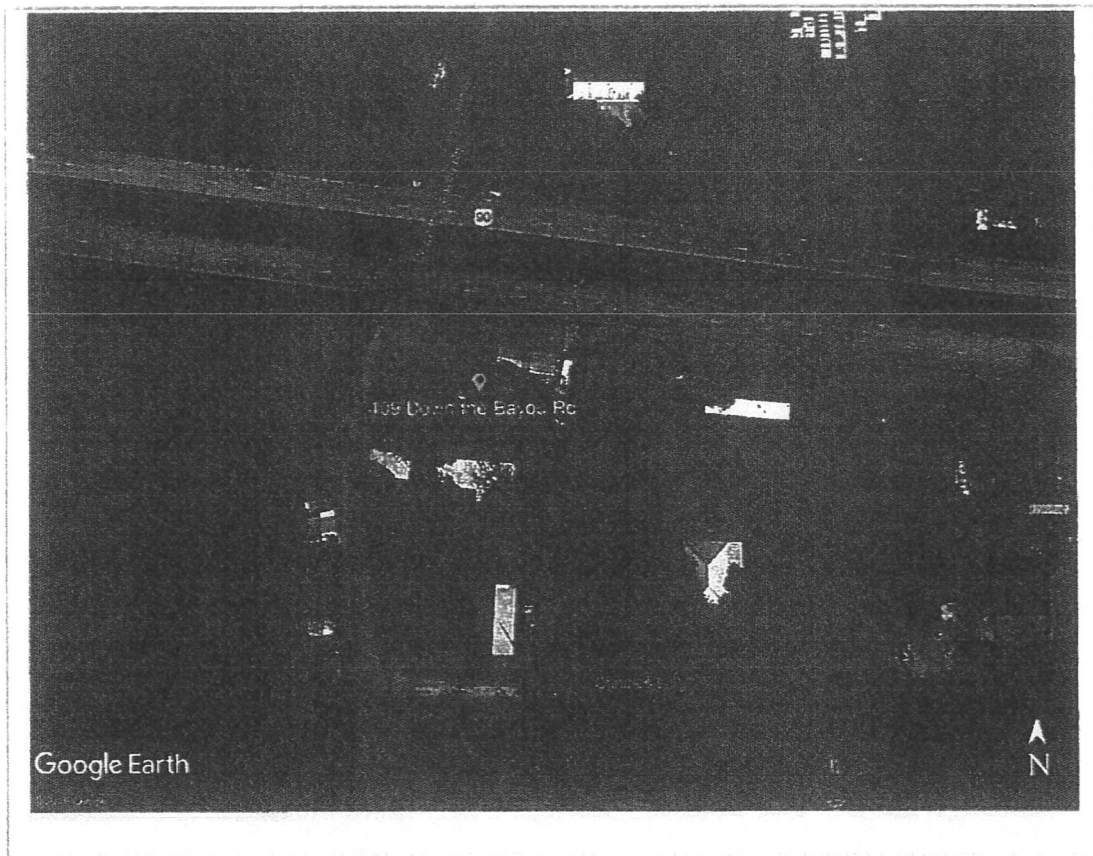


Neighborhood Map

Borrower	St. Charles Parish Dept. of Public Works				
Property Address	409 Down the Bayou Road				
City	Des Armands	County	St. Charles	State	LA Zip Code 70030
Lender/Client	St. Charles Parish Department of Public Works & Wastewater				



Aerial View



Parcel

St Charles Parish Assessor



DISCLAIMER: Every reasonable effort has been made to ensure the accuracy of the data presented. The Assessor of St. Charles Parish makes no warranties, express or implied, regarding the completeness, reliability or currency of the data and accepts no liability associated with the use or misuse of said data. The Assessor retains the right to make changes to the data at any time without notice. The parcel data on this map is used to license, identify and inventory parcels within St. Charles Parish for assessment purposes only and is not to be used or interpreted as a legal survey or legal document. Additional data sources not originating in the Assessor's Office are also presented for informational purposes only. Assessor's Office, all data should be verified by consulting the appropriate county or municipal office.

RESIDENTIAL APPRAISAL SUMMARY REPORT

SUBJECT	Property Address: 409 Down the Bayou Road		City: Des Allemands		State: LA		Zip Code: 70030	
	County: St. Charles		Legal Description: Two portions of Lot 152, Coteau De France		Assessor's Parcel #: 40031520152F			
	Tax Year: 2017		RE Taxes: \$ 880.49		Special Assessments: \$ 0		Sewer (if applicable): St. Charles Parish Dept. of Public Works	
	Current Owner of Record: Sherwood Adams Bernard		Occupant: <input checked="" type="checkbox"/> Owner		Tenant: <input type="checkbox"/> Visitor: <input type="checkbox"/> Manufactured Housing: <input type="checkbox"/>			
ASSIGNMENT	Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe):		HCA: \$ 0		per year: <input type="checkbox"/> per month: <input type="checkbox"/>			
	Market Area Name: Des Allemands		Map Reference: 35380		Census Tract: 0602.00			
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe):		This report reflects the following value (if not current, see comments): <input checked="" type="checkbox"/> Current (the inspection date is the effective date)		Retrospective: <input type="checkbox"/> Prospective: <input type="checkbox"/>			
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)		Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe):		Intended Use: Establish market value for possible property purchase			
MARKET AREA DESCRIPTION	Intended user(s) (by name or type): St. Charles Parish Department of Public Works		Client: St. Charles Parish Department of Public Works & V		Address: St. Charles Parish Procurement Office, P.O. Box 302, Hahnville, LA 70057			
	Appraiser: Karla J. Scott, SRA, AI-RRS		Address: 7 Storehouse Lane, Suite A, Destrehan, LA 70047-3833					
	Location: <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural		Predominant Occupancy: <input type="checkbox"/> One-Unit Housing <input type="checkbox"/> Present Land Use: <input type="checkbox"/> Change in Land Use: <input type="checkbox"/>		PRCE: 400		One-Unit: 50% <input checked="" type="checkbox"/> Not Likely: <input type="checkbox"/>	
	Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		Demand supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	
SITE DESCRIPTION	Market Area Boundaries: Description and Market Conditions (including support for the above characteristics and trends):		The subject community has a linear configuration and is defined by U.S. Highway 90, Highway 631 and Bayou Des Allemands.					
	The rural location of the subject is comprised of a variety of property types, uses and levels of maintenance. Employment, shopping and other basic consumer services are nearby or within a reasonable commute.							
	The state and local economies are in a period of stability with net population stable. Current interest rates are stable. Trends for the metro area and state sales activity is stable and pricing is stable.							
	Dimensions: 94.49/73.11 x 114.38/135 x 84.49 x 23.35		Site Area: 12,654 sf					
DESCRIPTION OF THE IMPROVEMENTS	Zoning Classification: R-1AM		Description: Single Family Residential / Medium Density					
	Allows Manufactured Homes: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown		Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Legal <input type="checkbox"/> Not Legal					
	Are DCRA's applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown		Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Ground Rent (if applicable): \$					
	Highest & Best Use as improved: <input checked="" type="checkbox"/> Present Use <input type="checkbox"/> Other Use (describe):							
DESCRIPTION OF THE IMPROVEMENTS	Actual Use as of Effective Date: Residential		Use as depicted in this report: Residential					
	Summary of Highest & Best Use: The site's physical constraints, width, topography, shape and topography are all well suited to residential use. Current demand, price levels and surrounding activity support the development of the site for single family use. The highest and best use of the site is immediate development with an owner occupied residential use.							
	Utilities: Public: <input checked="" type="checkbox"/> Other: <input type="checkbox"/>		Off-site Improvements: Type: <input type="checkbox"/> Public: <input checked="" type="checkbox"/> Private: <input type="checkbox"/>		Topography: Most, Level, Slope, etc. Rear			
	Electricity: <input checked="" type="checkbox"/> Street: <input type="checkbox"/> Energy: <input type="checkbox"/>		Duro Gutter: None		Size: Typical for the area			
DESCRIPTION OF THE IMPROVEMENTS	Gas: <input checked="" type="checkbox"/> ATMOS		Sewer: None		Shape: Rectangular			
	Water: <input checked="" type="checkbox"/> St. Charles Parish		Street Lights: Yes		Drainage: Adequate			
	Sanitary Sewer: <input checked="" type="checkbox"/> St. Charles Parish		Alley: None		View: Residential/Highway 90 Bridge			
	Storm Sewer: <input checked="" type="checkbox"/> St. Charles Parish							
DESCRIPTION OF THE IMPROVEMENTS	Other site elements: <input type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul-de-Sac <input type="checkbox"/> Other (describe):		FEMA Flood Hazard Area: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> FEMA Flood Zone: X500		FEMA Map #: 22018001750		FEMA Map Date: 6/16/1992	
	Site Comments: A more precise determination of a flood hazard should be made by a licensed surveyor. The subject site abuts Bayou Des Allemands and the owner has riparian rights which are highly desirable in the subject market. The subject is located under the U.S. Highway 90 bridge from St. Charles to Lafourche Parish, a major thoroughfare that runs east to New Orleans and west to Morgan City, Lake Charles and Bayou. The constant traffic creates high levels of noise which is not acceptable to a large portion of residential purchases. However, the particular sight will attract a very specific buyer due to its location on Bayou Des Allemands.							
	General Description: # of Units: 1, # of Stories: 1, Type: <input checked="" type="checkbox"/> Det., Design (Style): Cottage, Actual Age (Yrs): 30, Effective Age (Yrs): 30		Exterior Description: Foundation: Conc. Pier, Exterior Walls: Brick Veneer, Roof Surface: Seal Tar Shingle, Gutters & Downspouts: None, Window Type: DH Wood, Storm Screens: Wood		Foundation: Slab, Clay Space: Yes, Basement: None, Sump Pump: None, Compens: None, Settlement: None noted, Infestation: None noted		Basement: <input checked="" type="checkbox"/> None, Area Sq. Ft.: <input type="checkbox"/> Finished, Ceiling: <input type="checkbox"/> Walls: <input type="checkbox"/> Floor: <input type="checkbox"/> Outside Entry: <input type="checkbox"/>	
	Interior Description: Floors: Wood/Ceramic-Good, Walls: Paneling - Average, Trim/Finish: Painted - Avg, Bath Floor: Tile - Gd, Bath Wainscot: Fiberglass - Avg, Doors: Solid Wd - Gd		Appliances: Refrigerator: <input checked="" type="checkbox"/> Range Oven: <input checked="" type="checkbox"/> Dishwasher: <input checked="" type="checkbox"/> Fan Hood: <input checked="" type="checkbox"/> Microwave: <input checked="" type="checkbox"/> Washer/Dryer: <input type="checkbox"/>		Amenities: <input type="checkbox"/> None, Fireplace(s) #: <input type="checkbox"/> Woodstove(s) #: <input type="checkbox"/>		Heating: <input type="checkbox"/> Fuel: FWA, Cooling: <input type="checkbox"/> Central: 1 Unit, Other: <input type="checkbox"/>	
DESCRIPTION OF THE IMPROVEMENTS	Finished area above grade contains: 4 Rooms, 2 Bedrooms, 1 Bath(s), 1,399 Square Feet of Gross Living Area Above Grade							
	Additional features: None noted							
	Describe the condition of the property (including physical, functional and external obsolescence):		The subject is well maintained with only minor deferred maintenance noted. The owners repair and/or replace components as needed. There is a covered porch, open patio and large covered carport/storage. The kitchen has updated appliances and stainless counters. The owner reported the brick veneer is over cypress tongue and groove siding. The dwelling has the original solid panel interior doors with the glass hardware. No repairs required as a condition of value.					

File No. 130479

RESIDENTIAL APPRAISAL SUMMARY REPORT

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.					
	Data Source(s): Multi-List Service & Deadfax - a private reporting service of property transfers					
	1st Prior Subject Sale Transfer: Analysis of sale transfer history and/or any current agreement of sale listing. No prior transfers noted of the subject					
	Date: No prior transfers found for property within the past 36 months. The subject is not listed with the local multi-list services nor is it offered for					
	Price: past 36 months sale by owner					
	Source(s): MLS/Deadfax					
	2nd Prior Subject Sale Transfer:					
	Date:					
	Price:					
	Source(s): GSREIN MLS/Deadfax					
SALES COMPARISON APPROACH TO VALUE (if developed): The Sales Comparison Approach was not developed for this appraisal.						
SALES COMPARISON APPROACH	FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
	Address	439 Down the Bayou Road Des Alamandis LA 70030	149 Canon Dr Des Alamandis LA 70030	18335 Old Spanish Trl Des Alamandis LA 70030	3930 Highway 90 E Des Alamandis LA 70030	
	Proximity to Subject	0.23 miles NE	1.37 miles NE	1.19 miles SW		
	Sale Price	\$ 160,100	\$ 110,000	\$ 163,800	\$ 116,000	
	Sale Price/GLA	\$ 160.1	\$ 77.79 /sq ft	\$ 117.00 /sq ft	\$ 96.47 /sq ft	
	Data Source(s)	Pub Rec Owner	GSREIN #2124341 DOM 54	GSREIN #2128438 DOM 4	Appraiser Files DOM Unknown	
	Verification Source(s)	Inspection	Deadfax #29128	Public Record 833715	Deadfax 1201214	
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+/- \$ Adjust	DESCRIPTION	+/- \$ Adjust
	Sales or Financing	Cash	VA		Cash	
	Concessions	C	Paid 0	+5,500	Paid 0	
	Date of Sale/Time	N/A	12/13/2017	10/13/2017	07/09/2015	+10,000
	Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple	
	Location	Rural	Rural	Rural	Rural	
	Site	1.265 ac	3.640 ac	+10,000	1.250 ac	0
	View	Res/Bayou	Residential	+10,000	Bayou/Busy Highway	+10,000
	Design/Style	Cottage	Ranch		Cottage	
	Quality of Construction	Good	Average	+14,140	Good	+23,880
	Age	80	50		38	+12,040
	Condition	Avg/Good	Average	+7,070	Good/Renovation	+21,000
	Above Grade	Total Rooms: 3	Total Rooms: 3		Total Rooms: 3	
	Room Count	4 2 1	5 3 1	+2,500	5 3 1	+5,000
	Gross Living Area	1,359 sq ft	1,414 sq ft		1,400 sq ft	+6,800
	Basement & Finished	0	0		0	
	Rooms Below Grade	0	0		0	
	Functional Utility	Average	Average		Average	
	Heating/Cooling	F.W.A./Central	F.W.A./Central		F.W.A./Central	
	Energy Efficient Items	None noted	None noted		Windows	None noted
	Garage/Carport	2 Carport	2 Carport		1 Carport	+1,000
	Porch/Patio Deck	Cy Porch/Deck	None	+2,000	Cy Porch/Deck	Screen Patio 0
	Amenities	None	None		None	
Amenities	None	None		None		
Amenities	Storage Room	Shed	0	None	+1,000	
Amenities	Covered Storage	None	+1,000	None	+1,000	
Amenities	None	None		None		
Net Adjustment (Total)		X + 43,710		X + 43,710		
Adjusted Sale Price						
of Comparables		\$ 153,710		\$ 155,805	\$ 156,760	
Summary of Sales Comparison Approach: Due to the very limited activity of properties similar in view and/or with a water view or access, it was necessary to expand search parameters and include sales that exceed 12 month date of sale. Because time and guidelines were exceeded four closest sales have been included. Adjustments have been made for differences from the subject where appropriate and supported by available market data. Adjustments are a combination of paired sale and surveys of market participants. Sales 3 & 4 exceed 12 month date and sale and required upward time adjustments. The adjustments are based on a 3% per year increase in the market and are calculated on a per month basis. Site adjustments reflect market reaction to size and utility factors and are calculated on a per square foot basis. View adjustments were required for sales 1, 2 & 3. Sale 3 is located on the District waters in Lafourche Parish, however it front on Highway 90 a major thoroughfare with heavy traffic counts which impedes ingress and egress. Sales 1, 3 & 4 all warranted upward quality adjustments calculated at \$10 and \$20 per square foot respectively. These adjustments were made for the differences in quality of materials and workmanship of the original structures. Sale 1 upward condition adjustment reflects its lack of cosmetic updates and is calculated at \$5.00 per square foot of the sale. Sale 2 had been renovated with modern materials and required a downward adjustment of \$15 per square foot of the sale. Room adjustments are for bath count differences. Adjustments have also been made for size, parking and amenities.						
Indicated Value by Sales Comparison Approach \$ 155,000						

ADDITIONAL COMPARABLE SALES

FEATURE		SUBJECT		COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6				
Address		409 Down the Bayou Road Des Allamands, LA 70030		230 Badeaux Ln Des Allamands, LA 70030								
Proximity to Subject				3.73 miles SE								
Sale Price		\$	0	\$	172,000	\$		\$				
Sale Price GLA		\$	/sq ft	\$	136 \$1 /sq ft	\$	/sq ft	\$	/sq ft			
Data Source s		Pub Rec/Owner		MLS #996600, DOM 8								
Verification Source s		Inspection		Public Record 807738								
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+/- \$ Adjust		DESCRIPTION		+/- \$ Adjust		
Sales or Financing				Conv								
Concessions		0		Paid \$500								
Date of Sale/Time		N/A		09/26/2014		+19,350						
Rights Appraised		Fee Simple		Fee Simple								
Location		Rural		Rural								
Size		12,854 sf		45550		-40,000						
View		Res/Bayou		Res/Bayou								
Design (Style)		Cottage		Cottage								
Quality of Construction		Good		Fair		+25,200						
Age		80		20		-24,400						
Condition		Avg/Good		Avg/Good								
Above Grade		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths				
Room Count		4 2 1		5 2 1 1		-2,500						
Gross Living Area		1,399 sq ft		1,280 sq ft		+5,600		sq ft		sq ft		
Basement & Finished		0		0								
Rooms Below Grade		0		0								
Functional Utility		Average		Average								
Heating/Cooling		F W A /Central		F W A /Central								
Energy Efficient Items		None noted		None noted								
Garage/Carport		2 Carport		Driveway		+2,000						
Porch/Patio/Deck		Cv Porch/Own Pat		Wood Porch		-2,000						
Amenities		None		None								
Amenities		None		None								
Amenities		Storage Room		None		-1,000						
Amenities		Covered Storage		None		-1,000						
Amenities		None		None								
Net Adjustment Total				+ X \$		-14,750		+ \$		-		\$
Adjusted Sale Price of Comparables				\$		167,250		\$		\$		\$

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach: The adjustments I made are market derived, and based upon market based sales analysis. The quality and condition ratings for the subject and comparable sales are based upon my personal inspection of the subject, and/or comparables, and my interpretation of the photos and comments for comparable sales from the MLS, and how they compare to the subject. I am not privy to and do not have access or knowledge of quality and condition ratings from other appraiser's peers for the same comparable sales utilized. Additionally, the appraiser does not have knowledge or information regarding the adjustment methods utilized by other appraiser's peers.

RESIDENTIAL APPRAISAL SUMMARY REPORT

COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.	
	Provide adequate information for replication of the following cost figures and calculations:	
	Support for the opinion of site value (sum of comparable and sales or other methods for estimating site value): Land value was determined by researching sales in the Boutte community in the past 3 years. Sales of land with similar views are rarely offered for sale. The most recent sales of lots on the Lafourche Parish side of Bayou Des Allemands have sold for approximately \$500 per square foot. The most recent sale of a lot with water access in St. Charles Parish sold for \$7.45 per square foot. These lots do not have the influence of the Highway 90 bridge, therefore it is reasonable the subject lots per unit value would be lower than these sales.	
	ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$ 50,000
	Source of cost data	DWELLING Sq Ft @ \$ = \$
	Quality rating from cost service Effective date of cost data:	Sq Ft @ \$ = \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Sq Ft @ \$ = \$
		Sq Ft @ \$ = \$
		Sq Ft @ \$ = \$
		Sq Ft @ \$ = \$
	Garage/Carport Sq Ft @ \$ = \$	
	Total Estimate of Cost-New = \$	
	Less: Physical Functional External	
	Depreciation = \$	
	Depreciated Cost of Improvements = \$	
	"As-Is" Value of Site Improvements = \$	
	Estimated Remaining Economic Life (if required) Years INDICATED VALUE BY COST APPROACH = \$	
INCOME APPROACH	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.	
	Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach	
PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project: Describe common elements and recreational facilities:	
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 155,000 Cost Approach (if developed) \$ Income Approach (if developed) \$	
	Final Reconciliation: The sales comparison approach has been given the greatest weight because it reflects the thinking and motivation of the buyers and sellers participating in the market. The cost approach was not developed due to the age of the property. The subject is located in an area of predominantly owner-occupied properties and not typically purchased for their ability to produce income. The income approach to value was not developed.	
	This appraisal is made <input checked="" type="checkbox"/> as-is <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair.	
ATTACHMENTS	This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 155,000 as of: 07/11/2018, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
SIGNATURES	A true and complete copy of this report contains 24 pages including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits: <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Conditions/Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addendum <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manual House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions	
SIGNATURES	Client Contact: Rachel Whitener Client Name: St. Charles Parish Department of Public Works & Wastewater	
	E-Mail: rwhitener@stcharles.gov.net Address: St. Charles Parish Procurement Office, P.O. Box 302, Hahnville, LA 70057	
SIGNATURES	APPRaiser: Karla J. Scott, SRA AI-RRS	
	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable):	
SIGNATURES	Appraiser Name: Karla J. Scott, SRA AI-RRS	
	Supervisory or Co-Appraiser Name:	
SIGNATURES	Company: A.R.E. Real Estate Services	
	Company:	
SIGNATURES	Phone: (985) 764-6512 x24 Fax: (985) 764-8594	
	Phone: Fax:	
SIGNATURES	E-Mail: karla@areservices.com	
	E-Mail:	
SIGNATURES	Date of Report (Signature): 08/01/2018	
	Date of Report (Signature):	
SIGNATURES	License or Certification #: 1031 State: LA	
	License or Certification #:	
SIGNATURES	Designation: SRA AI-RRS	
	Designation:	
SIGNATURES	Expiration Date of License or Certification: 12/31/2019	
	Expiration Date of License or Certification:	
SIGNATURES	Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
SIGNATURES	Date of Inspection: 07/11/2018	
	Date of Inspection:	

Scope Of Work, Assumptions, & Limiting Conditions

Property Address: 409 Down the Bayou Road	City: Des Allemands	State: LA	Zip Code: 70030
Client: St. Charles Parish Department of Public Works & V	Address: St. Charles Parish Procurement Office, P.O. Box 302, Harenville, LA 70057		
Appraiser: Karla J. Scott, SRA, AI-RRS	Address: 7 Storehouse Lane, Suite A, Dastrehan, LA 70047-3823		

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a "home inspection" and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.)

Certifications

Property Address: 409 Down the Bayou Road City: Des Allemands State: LA Zip Code: 70030
 Client: St. Charles Parish Department of Public Works & W Address: St. Charles Parish Procurement Office, P.O. Box 302, Hahnville, LA 70057
 Appraiser: Karla J. Scott, SRA, AI-RRS Address: 7 Storehouse Lane, Suite A, Destrehan, LA 70047-3923

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

The reported analysis, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I Karla J. Scott, have completed the continuing education program of the Appraisal Institute.

DEFINITION OF MARKET VALUE *

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well-informed or well-advised and acting in what they consider their own best interests.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto, and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990 and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Rachel Whitener
 E-Mail: rwhitener@stcharlesgov.net

Client Name: St. Charles Parish Department of Public Works & Wastewater
 Address: St. Charles Parish Procurement Office, P.O. Box 302, Hahnville, LA 70057

APPRAISER

**SUPERVISORY APPRAISER (if required)
 or CO-APPRAISER (if applicable)**

Karla J. Scott

Appraiser Name: Karla J. Scott, SRA, AI-RRS

Company: A.R.E. Real Estate Services

Phone: (985) 764-6512 x24 Fax: (985) 764-6594

E-Mail: karla@areservices.com

Date Report Signed: 08/01/2013

License or Certification #: 1031 State: LA

Expiration Date of License or Certification: 12/31/2019

Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection: 07/11/2018

Supervisory or
 Co-Appraiser Name:

Company:

Phone: Fax:

E-Mail:

Date Report Signed:

License or Certification #: State:

Expiration Date of License or Certification:

Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection:

GP RESIDENTIAL

Supplemental Addendum

File No. 180478

Borrower	St. Charles Parish Dept. of Public Works				
Property Address	409 Down the Bayou Road				
City	Des Allemands	County	St. Charles	State	LA Zip Code 70030
Lender/Client	St. Charles Parish Department of Public Works & Wastewater				

FOREWORD:

This appraisal report has been completed in accordance with our interpretation of the appraisal and reporting standards as set forth in the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Foundation.

THE INTENDED USE AND USER:

The intended use and user define the value opinion to be provided, the scope of work necessary to produce an opinion that would be credible for that intended use and the level of reporting necessary for the user to properly understand and employ the opinions within the appraisal report.

The intended user of the report is St. Charles Parish Department of Public Works & Wastewater who is also the client. Based on conversations and/or correspondence it is my understanding that the intended use of the appraisal is to aid the client in analyzing the subject property in relation to possible acquisition.

THE PURPOSE OF THE APPRAISAL:

The purpose of the appraisal was to provide an opinion of the "Market Value", as defined herein, of the fee simple rights of the subject property. Except as specifically noted within the body of this report, "Fee Simple" is assumed to be an absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. The purpose of the appraisal was believed to be consistent with the intended use as defined by the client.

REPORT FORMAT:

The appraisal is presented in the "Appraisal Report Format" and is intended to comply with USPAP Standard 2-2 A. The level of reporting is intended to provide the client with information adequate to understand the analysis and conclusions presented herein, as they relate to the stated intended use of the appraisal. It is critical that the user properly understand the context in which the appraisal was developed to properly employ the opinions provided. If the user does not believe the report in its current form provides an adequate description of the appraisal process, supporting data and analysis and reasoning supporting the opinions provided herein, they should request additional information.

THE EFFECTIVE DATE OF THE APPRAISAL:

The effective date of the appraisal is 07/11/2018. It is imperative the reader understand the real estate market is not static. Any changes in the market, either actual or perceived, may affect the value opinions as they would relate to any other prior to or after the effective date established for this appraisal. Examples of market changes which could affect the value include but are not limited to changes in interest rates, supply and demand, and/or announcements of public or private projects that were not known or considered in this appraisal.

SCOPE OF WORK:

The scope of work reflects the amount and type of information to be researched and the analysis necessary to produce a credible opinion of value suitable for the intended use of the appraisal. It is the appraiser's responsibility to establish the appropriate scope of work and to disclose to the intended user the following:

- the degree to which the property is inspected or identified;
- the extent of research into physical or economic factors that could affect the property;
- the extent of data research; and
- the type and extent of analysis applied to arrive at opinions or conclusions.

The scope of work for this assignment included but was not limited to the following:

- A review of the property's legal description and readily available maps to properly identify the subject property. At least one visit to the subject was made to collect physical data about the site and improvements. During the site visit, the interior and exterior of the site improvements were visually inspected. The inspection was limited to those readily observable features and did not include any testing or use of special equipment. The inspection was made to determine the overall physical condition, the quality of construction and the subject's ability to function at its highest and best use.
- Collection of demographic and economic information regarding the regional economy, municipality and immediate neighborhood. Analysis of local real estate market trends and development trends.
- Research of the local realtor multi-list service and deed fax and a survey of realtors, market participants and other local appraisers for data related to recent sales and current offerings of properties similar to subject both as if vacant and as improved.
- Research of the local realtor multi-list service and a survey of realtors, market participants and other local appraisers for data related to occupancies, rental rates, expenses and current offering of similar and competing properties available for rent.
- Research of current construction cost for improvements similar to the subject's through the Marshall Valuation Service and a survey of local contractors and developers.
- Analyzed the data gathered to establish the appropriateness of its inclusion in the appraisal process. Where appropriate developed adjustments used in the sales comparison approach, established market rents, expenses and applicable rates or ratios for use in the income approach and developed cost and depreciation estimates for use in the cost approach.

Within the body of the report is a more detailed explanation of each of the approaches to value considered and their relevance

Supplemental Addendum

File No. 130479

Borrower	St. Charles Parish Dept. of Public Works				
Property Address	409 Down the Bayou Road				
City	Des Allemands	County	St. Charles	State	LA Zip Code 70030
Lender/Client	St. Charles Parish Department of Public Works & Wastewater				

to the final value opinions.

The scope of work is specific to the intended use and user. The opinions provided herein should not be employed for any use other than the intended use. Though a user may believe the level of data collection and analyses are appropriate for other uses, the context in which they were developed may not be appropriate for any other application. Furthermore, no user other than the intended user should rely upon or employ the opinions provided herein. The data collection, analysis and reporting are based upon the appraiser's understanding of the intended use and user and may not be appropriate for another user.

The physical inspection and reported property conditions are unique to the appraisal application. Terminology reporting a properties condition is relative to competing properties and may not be inclusive of similar property types. The visual inspection completed for the appraisal does not rise to the level of a property inspection completed by a licensed property inspector, contractor or engineer and should not be relied upon as such. The user should carefully review and understand the limiting conditions, assumptions and certifications included herein that further define the context of the appraisal and the reporting.

HIGHEST AND BEST USE:

The "Highest and Best Use" of the subject property is considered to be that use that is physically possible, reasonably probable, legally permissible, financially feasible and results in the highest value. The "Highest and Best Use" is determined for the property both as vacant and as improved.

In the case of the subject, locational factors such as, accessibility, surrounding uses and market demand suggest a residential use. The site's physical constraints, size, shape, width to depth ratio and topography are all well suited to use as a residential site. Furthermore, the existing zoning limits the legal use of the subject site to single-family residential use or a less intensive use, with little likelihood of change. Current demand, price levels and surrounding activities support the development of the site for single-family use. The Highest and Best use for the subject as vacant is considered to be for "immediate development for single-family use".

As described within the body of the report, the subject site is currently improved with a single-family residence. These improvements conform to the opined "Highest and Best Use" of the subject as if vacant. The observed or assumed condition, design and utility of the improvements all support a continuation of their use. The Highest and Best Use of the subject as improved is considered to be for "Single-Family Residential".

COST APPROACH:

The cost approach is most relevant when the improvements are proposed, new, relatively new and when or if the improvements are to be renovated. The cost approach is often the most reliable approach when appraising properties that are designed for a special purpose or are seldom exchanged in the market place.

The cost approach provides an estimate of value by combining the market value of the vacant land, the current cost of constructing a reproduction or replacement for the improvements and then subtracting the amount of accrued depreciation. As the level of depreciation increases the reliability of this approach diminishes. Increased depreciation results in greater subjectivity in assessing its effects, as well as limiting the amount of data from which reliable adjustments can be extracted.

Improvements to the subject property are 80 years old and would likely require significant adjustments for various forms of depreciation. Due to a limited amount of data, reliable adjustments could not be derived. The resulting value estimate was considered to be overly subjective and was not considered a reliable indicator of the market value. Due to the limited reliability the cost approach has been omitted. The omission of this approach does not diminish the credibility of the value opinion, as it relates to the intended use or purpose of the appraisal.

Use of this data, in whole or part, for other purposes is not intended by the appraiser. Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. Further, the cost approach may not be a reliable indication of replacement or reproduction cost for any data other than the effective date of this appraisal.

SALES COMPARISON APPROACH:

The sales comparison approach is an analysis of recently sold, under contract and currently listed properties determined to be similar or comparable to the subject property. The data considered was believed to be representative of the market. The specific sales presented were chosen because they were considered to be the most comparable and required the fewest adjustments.

The analysis focuses on similarities and differences that affect value, including but not limited to property rights, conditions of the sale, financing terms, size, location, physical features and amenities. When possible and reasonably supported, each comparable is adjusted for its differences from the subject. These adjustments reflect market consideration for the differences. All differences may not be adjusted for because they either do not affect value or because there is inadequate data from which a reliable adjustment could be derived. Though an adjustment may not be made for specific differences (i.e. room count, appliances exterior siding, etc ...) these differences are considered in the reconciliation of the data.

The sales considered most comparable or similar to subject were given the greatest weight. The weighting of the comparables considered gross, line and net adjustment percentages, as well as location and overall comparability.

INCOME APPROACH:

The income approach reflects the value an investor is willing to pay for income producing property. Properties similar to the subject are typically owner occupied and not considered to be income producing or traded based on the potential to produce income. Additionally, as would be expected with this type property the revenue, expense and capitalization data is limited. Without adequate data, the income approach was not considered to be a reliable indicator of value and has been omitted. The omission of this approach does not affect the credibility of the value opinion provided as it relates to its intended use.

EXPOSURE TIME:

The value opinion assumes an exposure of 0-6 months.

Supplemental Addendum

File No. 180479

Borrower	St. Charles Parish Dept. of Public Works				
Property Address	409 Down the Bayou Road				
City	Des Allemands	County	St. Charles	State	LA Zip Code 70030
Lender/Client	St. Charles Parish Department of Public Works & Wastewater				

FINAL RECONCILIATION:

As previously discussed all three of the traditional approaches to value were considered. The cost approach and income approaches were not considered reliable indicators of value and omitted. The sales comparison approach was considered to be the most reliable and given the greatest weight. As a result of my investigation and analysis, it is my opinion that the market value of the fee simple interest in the subject property as of 07/11/2018 was:

\$155,000

SPECIAL LIMITATIONS:

Information regarding flood zone, wood infestation and the overall condition of the improvement's components and systems are not warranted. The appraiser is not properly trained or licensed to determine flood hazard, recognize the existence of wood boring insects or properly determine or report on the condition of the improvements. A licensed land surveyor, pest inspector and home inspector can report on each of the respective issues.

Revised 01/2014

Comparable Photo Page

Borrower	St. Charles Parish Dept. of Public Works				
Property Address	409 Down the Bayou Road				
City	Des Allemands	County	St. Charles	State	LA Zip Code 70030
Lender/Client	St. Charles Parish Department of Public Works & Wastewater				



Comparable 1

149 Carlton Dr
 Prox. to Subject 0.80 miles NE
 Sale Price 110,000
 Gross Living Area 1,414
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 1
 Location Rural
 View Residential
 Site 6,540 sf
 Quality Average
 Age 60



Comparable 2

16835 Old Spanish Tr
 Prox. to Subject 1.37 miles NE
 Sale Price 153,805
 Gross Living Area 1,400
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 2
 Location Rural
 View Road/Rail Road
 Site 7,600 sf
 Quality Good
 Age 50

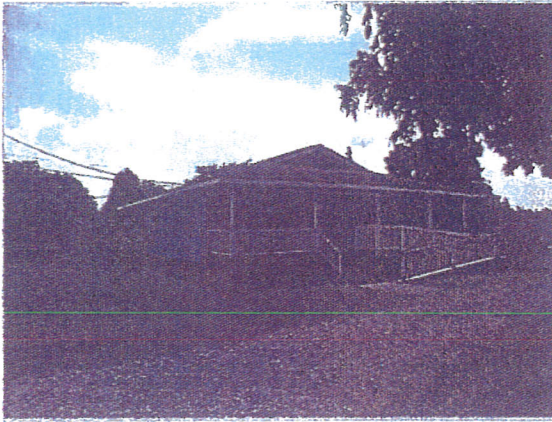


Comparable 3

3930 Highway 90 E
 Prox. to Subject 1.19 miles SW
 Sale Price 115,000
 Gross Living Area 1,173
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1
 Location Rural
 View Bayou/Busy Highway
 Site 11,250 Sq Ft
 Quality Fair
 Age 38

Comparable Photo Page

Borrower	St. Charles Parish Dept. of Public Works				
Property Address	409 Down the Bayou Road				
City	Des Allemands	County	St. Charles	State	LA
				Zip Code	70030
Lender/Client	St. Charles Parish Department of Public Works & Wastewater				



Comparable 4

230 Badaux Ln
 Prox. to Subject 3.73 miles SE
 Sale Price 172,000
 Gross Living Area 1,260
 Total Rooms 6
 Total Bedrooms 2
 Total Bathrooms 1.1
 Location Rural
 View East/Bayou
 Site 45650
 Quality Fair
 Age 20

Comparable 5

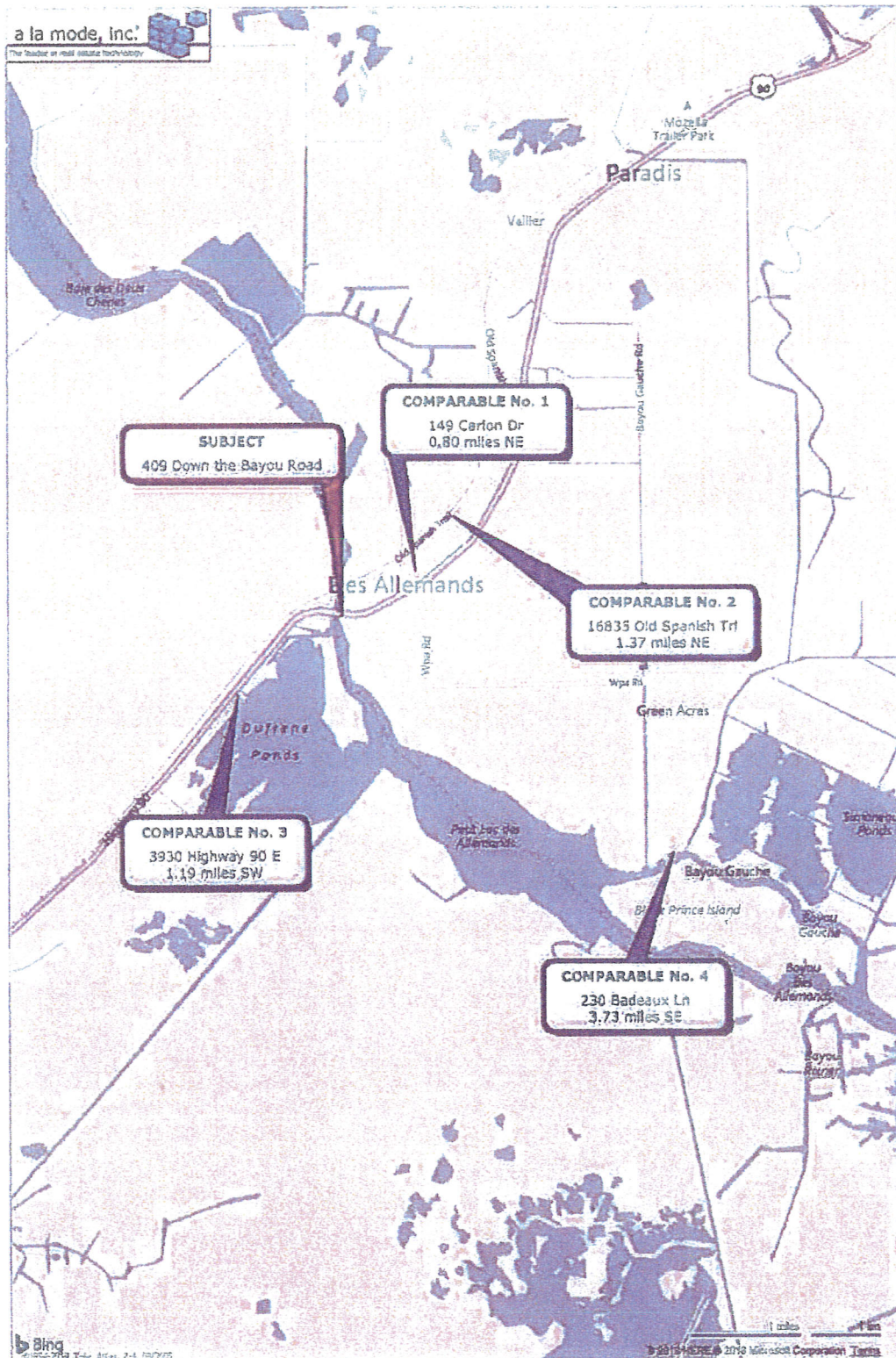
Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable 6

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

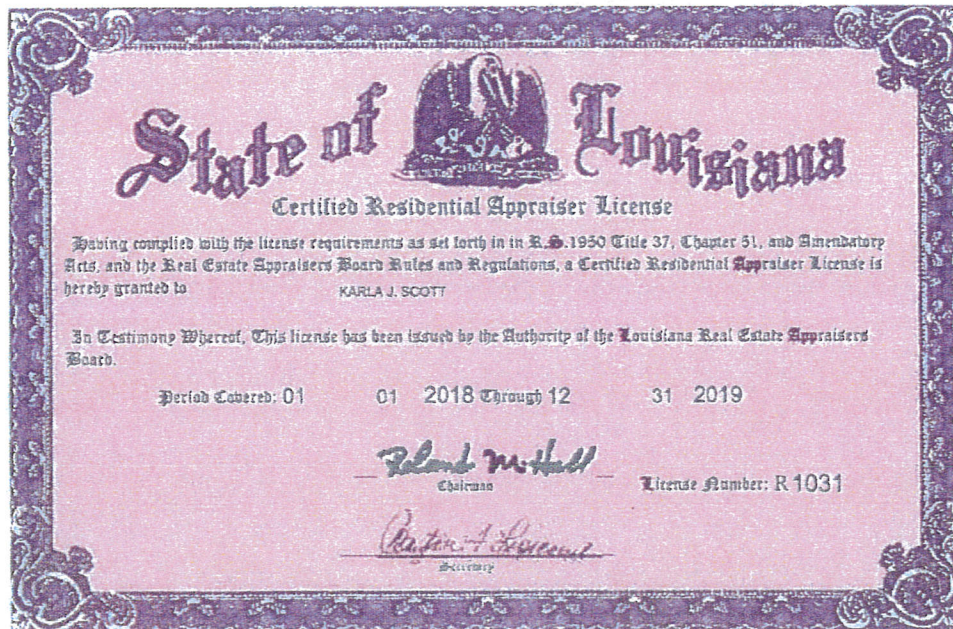
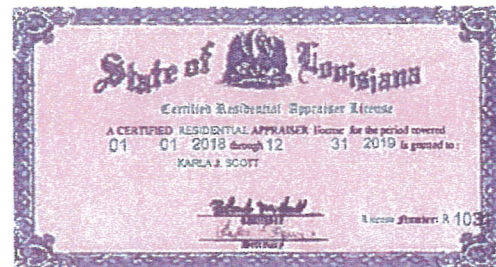
Comparable Sales Map

Borrower	St. Charles Parish Dept. of Public Works				
Property Address	409 Downline Balcou Road				
City	Des A l'emards	County	St. Charles	State	LA Zip Code 70030
Lender/Credit	St. Charles Parish Department of Public Works & Wastewater				



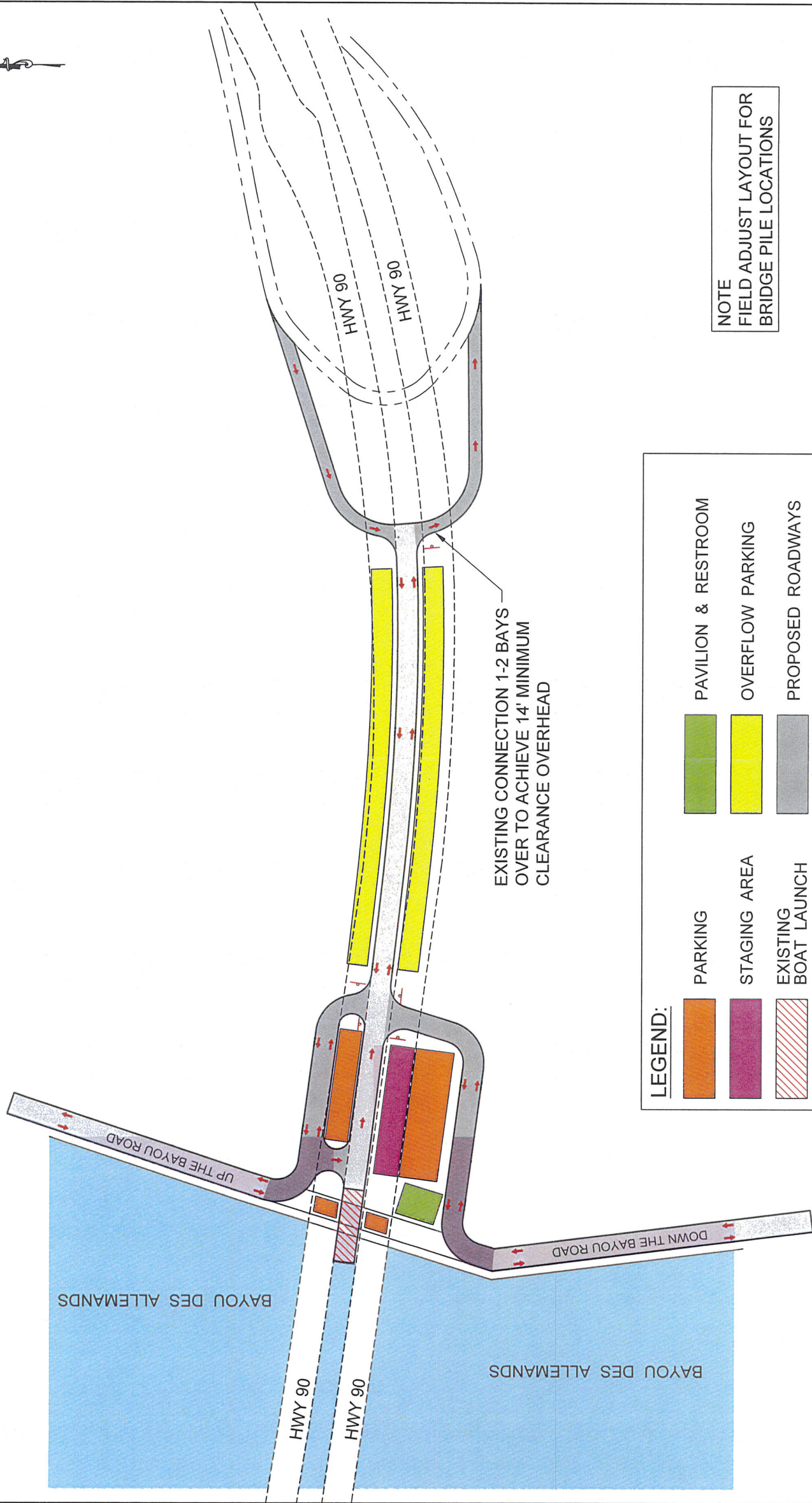
License

1031
CRA



ST. CHARLES PARISH		STATUS: ACTIVE			
TAX	TAX ACCOUNT	ASSESSMENT	TAX AUTHORITY	WARD	
2017	0	40031520152F	ST. CHARLES PARISH	4	
TAXPAYER INFORMATION		PROPERTY LOCATION			
BERARD, SHERWOOD ADAMS P. O. BOX 100 DES ALLEMANOS LA 70030		409 DOWN THE BAYOU ROAD CDF - NUMBERED FARM LOTS LOT NO 152F			
ASSESSED VALUES					
HOMESTEAD: YES		HISTORICAL TAX ABATEMENT:			
DESCRIPTION		UNIT	TOTAL	HOMESTEAD	TAXABLE
SINGLE FAMILY RESIDENCE	1.00.1		4942	4942	0
RESIDENTIAL SUBDIVISION LOT	0.25.A		848	848	0
		TOTALS	5790	5790	0
ESTIMATED TAXES					
DESCRIPTION		MLLAGE	TOTAL	HOMESTEAD	TAXES DUE
911 EMERGENCY TELEPHONE SYSTEM		0.970M	\$5.61	\$5.61	\$0.00
ARC		0.670M	\$3.88	\$3.88	\$0.00
ASSESSMENT DISTRICT		1.410M	\$8.17	\$8.17	\$0.00
COUNCIL ON AGING PW		0.860M	\$5.55	\$5.55	\$0.00
FIRE PROT DIST FAC/EQUIP		1.450M	\$8.40	\$8.40	\$0.00
GENERAL ALIMONY		3.170M	\$18.36	\$18.36	\$0.00
HEALTH UNIT FACILITIES		0.810M	\$3.53	\$3.53	\$0.00
HOSPITAL DISTRICT (CONT & MAINT)		2.480M	\$14.36	\$14.36	\$0.00
HOSPITAL DISTRICT BOND (EXP. 2023)		1.030M	\$5.96	\$5.96	\$0.00
HOSPITAL DISTRICT BOND (EXP. 2027)		0.440M	\$2.54	\$2.54	\$0.00
HOSPITAL DISTRICT BOND (EXP. 2028)		0.850M	\$4.92	\$4.92	\$0.00
HOSPITAL DISTRICT BOND (EXP. 2031)		0.840M	\$4.86	\$4.86	\$0.00
LAFOURCHE BASIN LEVEE DISTRICT		3.740M	\$21.65	\$21.65	\$0.00
LAW ENFORCEMENT DISTRICT (MAINTENAN		17.800M	\$103.06	\$103.06	\$0.00
LAW ENFORCEMENT DISTRICT (SB)		3.780M	\$21.89	\$21.89	\$0.00
LEVEES AND FLOOD PROTECTION		4.070M	\$23.56	\$23.56	\$0.00
LIBRARY		4.350M	\$25.19	\$25.19	\$0.00
MOSQUITO CONTROL PROGRAM		1.080M	\$6.26	\$6.26	\$0.00
RECREATION FAC & PROGRAMS		2.960M	\$17.14	\$17.14	\$0.00
ROAD LIGHTING DISTRICT		1.010M	\$5.85	\$5.85	\$0.00
ROADS & BRIDGES PARISHWIDE		5.900M	\$34.18	\$34.18	\$0.00
SCHOOL DISTRICT (CI)		4.770M	\$27.61	\$27.61	\$0.00
SCHOOL DISTRICT (MO)		41.860M	\$242.37	\$242.37	\$0.00
SCHOOL DISTRICT NO. 1 BONDS (EXP. 2		1.200M	\$6.95	\$6.95	\$0.00
SCHOOL DISTRICT NO. 1 BONDS (EXP. 2		1.510M	\$9.33	\$9.33	\$0.00
SCHOOL DISTRICT NO. 1 BONDS (EXP. 2		2.200M	\$12.74	\$12.74	\$0.00
SCHOOL DISTRICT REGULAR		4.120M	\$23.85	\$23.85	\$0.00
SEWERAGE SYSTEM BOND (EXP. 2019)		1.110M	\$6.43	\$6.43	\$0.00

WASTEWATER FACILITIES	1.090M	\$6.31	\$6.31	\$0.00
TOTALS		\$680.49	\$680.49	\$0.00
PROPERTY DESCRIPTION				
TWO PORTIONS OF LOT 152, COTEAU DE FRANCE.				



LEGEND:

	PARKING		PAVILION & RESTROOM
	STAGING AREA		OVERFLOW PARKING
	EXISTING BOAT LAUNCH		PROPOSED ROADWAYS
	STOP SIGNS		



St. Charles Parish

St. Charles Parish
Courthouse
15045 Highway 18
P.O. Box 302
Hahnville, LA 70057
985-783-5000
www.stcharlesparish-la.gov

Legislation Details

File #: 2018-0333 **Version:** 1 **Name:** Name a private driveway located on Lot GV-2X, Gassen Villa Subdivision, as requested by Wells One Investments, LLC

Type: Ordinance **Status:** Tabled

File created: 11/26/2018 **In control:** Parish Council

On agenda: 12/10/2018 **Final action:**

Enactment date: **Yes**

Title: An ordinance to name a private driveway located on Lot GV-2X, Gassen Villa Subdivision, as requested by Wells One Investments, LLC.

Sponsors: Julia Fisher-Perrier

Indexes:

Code sections:

Attachments: [2018-0333 Extra Info](#)

Date	Ver.	Action By	Action	Result
12/10/2018	1	Parish Council		
12/10/2018	1	Parish Council		
12/10/2018	1	Parish Council		
11/26/2018	1	Parish Council		
11/26/2018	1	Council Member(s)	Introduced	



St. Charles Parish

St. Charles Parish
Courthouse
15045 Highway 18
P.O. Box 302
Hahnville, LA 70057
985-783-5000
www.stcharlesparish-la.gov

Legislation Details

File #: 2019-0001 **Version:** 1 **Name:** Mr. Walter Pilie': Lack of Drainage
Type: Public Speaker **Status:** Public Speaker
File created: 1/7/2019 **In control:** Parish Council
On agenda: 1/7/2019 **Final action:**
Enactment date: **Yes**
Title: Mr. Walter Pilie': Lack of Drainage
Sponsors:
Indexes:
Code sections:
Attachments: [2019-0001 petition - Pilie'.pdf](#)

Date	Ver.	Action By	Action	Result
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PETITION TO ADDRESS THE COUNCIL

St. Charles Parish Council Chairman
P. O. Box 302
Hahnville, LA 70057
(985) 783-5000

Today's Date:

12/28/18



Dear Chairman:

Please place my name to address the Council on:

DATE:

1/7/2019

SPECIFIC TOPIC:

LACK OF DRAINAGE

(*See specific guidelines on the reverse side and refer to Parish Charter Article VII Sec. I)

DOCUMENTS, IF ANY: YES / NO

DOCUMENTS MUST BE ATTACHED AT THE TIME OF SUBMISSION

NAME:

WALTER PILIE

COMPANY / ORGANIZATION:

MAILING ADDRESS:

115 DUCAYET DR.

PHONE:

985-764-0687

EMAIL ADDRESS:

pilie@cox.net

SIGNATURE:

Walter Pilie

Dear Constituent:

Thank you for your active participation. Your views and comments will be considered by the Council in making our decisions. The Council has a considerable amount of business to conduct in a limited amount of time, therefore, please note the following items that are expected of you:

- The Home Rule Charter provides for citizens to address the Council. All requests and pertinent information must be received in writing by the Council Secretary at least one (1) week prior to the scheduled meeting; request may be hand-delivered, mailed, emailed (scpcouncil@stcharlesgov.net), or faxed (985-783-2067) to be received by 4:00 pm. It makes no provision for initiating debate, discussion, or question and answer sessions with Councilmembers or Administration Officials. Your right is also guaranteed to examine public documents as you prepare your presentation. Should you have any questions for Councilmembers and/or Department Heads as you prepare, please forward such inquiries to the Council Office to insure a timely response. Should you wish to speak to any Official or Department personally, a complete list of contact information will be furnished at your request.
- Please be brief and limit your comments to the specific subject matter on which you have requested to address the Council. Please reference the Council guidelines for time limit specifications.
- Please forward supporting documents to the Council Secretary for distribution to the Parish Council at the time your form is submitted in order for the Council to prepare themselves, if necessary.
- Upon completion of your allotted time to address the Council, please respect the time given to Councilmembers to respond to your comments by not interrupting or interjecting remarks.
- Slanderous remarks and comments will not be tolerated. If slanderous remarks or comments are made, your opportunity to address the Council will end, regardless of the remaining time left to address the Council.
- Repetitious comments and subject matter will be strictly limited.

A confirmation letter will follow when your name is placed on the agenda.

Sincerely,

JULIA FISHER-PERRIER
COUNCIL CHAIRMAN

(OVER)



St. Charles Parish

St. Charles Parish
Courthouse
15045 Highway 18
P.O. Box 302
Hahnville, LA 70057
985-783-5000
www.stcharlesparish-la.gov

Legislation Details

File #: 2018-0348 **Version:** 1 **Name:** Support authorization - Resubdivision of Portion of Lot A of Fashion Plantation with a waiver from the requirement for frontage on a developed street

Type: Resolution **Status:** In Council - Resolutions

File created: 1/7/2019 **In control:** Parish Council

On agenda: 1/7/2019 **Final action:**

Enactment date: **Yes**

Title: A resolution providing mandatory supporting authorization to endorse the Resubdivision of a Portion of Lot A of Fashion Plantation as requested by Jerome Lombardo and Brian Lombardo, with a waiver from the requirement for frontage on a developed street.

Sponsors: Lawrence 'Larry' Cochran, Department of Planning & Zoning

Indexes:

Code sections:

Attachments: [2018-0348 Lombardo Recommendation at a Glance \(2\)](#)
[2018-0348 12.06.18 Minutes Lombardo](#)
[2018-0348 Lombardo LUR PZS 2018-56](#)
[2018-0348 Lombardo Survey](#)
[2018-0348 Lombardo AERIAL PZS-2018-56](#)
[2018-0348 Lombardo ZONING PZS-2018-56](#)
[2018-0348 Lombardo FLUM PZS-2018-56](#)

Date	Ver.	Action By	Action	Result
1/7/2019	1	Parish President	Introduced	
12/6/2018	1	Planning Commission	Rcmd'd Approval w/Stip.	
12/6/2018	1	Department of Planning & Zoning	Rcmd'd Approval w/Stip.	
11/7/2018	1	Department of Planning & Zoning	Received/Assigned PH	

RECOMMENDATIONS AT A GLANCE

PZS-2018-56 requested by Jerome Lombardo for resubdivision of a large tract, portion of Lot A of a subdivision of Lots 16, 17 and 18 of Fashion Plantation into three lots, L-1, L-2 & L-3, near 14787 River Road, Hahnville. Zoning District OL. Council District 1.

Planning Department Recommendation:

Approval with waiver from the required frontage on a developed street

Planning Commission Recommendation:

Approval with waiver from the required frontage on a developed street

Commissioner Booth: Next item on the agenda is PZS-2018-56 requested by Jerome Lombardo for resubdivision of a large tract, portion of Lot A of a subdivision of Lots 16, 17 and 18 of Fashion Plantation into three lots, L-1, L-2 & L-3, near 14787 River Road, Hahnville. Zoning District OL. Council District 1. Mr. Welker.

Mr. Welker: The applicant proposes a minor subdivision creating 3 new lots outside of the existing large tract. Proposed Lots L-1, L-2 and L-3 meet the minimum 20,000 sq. ft. area requirement for the OL zoning district considering there is a 25 ft. access servitude for Lots L-2 and L-3, with this servitude they would meet the 50 ft. frontage on that driveway. Lots L-2 and L-3 do not have frontage on a developed street. The survey shows the previously mentioned 25 ft. wide access and utility servitude going through Lot L-1 and L-2 providing access to River Road. The Department of Public Works indicated the servitude is satisfactory. The OL zoning district allows for development on lots without frontage when a permanent right of passage is provided for, recorded into the deed of the property and filed with the Clerk of Court. If this resubdivision is approved the plat will be recorded in the Clerk of Court and referenced in the deeds to Lots L-2 and L-3. The applicants have been advised the servitude should also be described in the deed for each of the new lots created. This type of development exists on several river front properties in Hahnville, however the development trend is more towards major subdivisions. The 25 ft. access servitude which is proposed to be called Lombardo Lane allows the family to develop to meet their needs right now and also allows the property to be developed in the future more in a traditional major subdivision capacity. The department recommends approval.

Commissioner Booth: Thank you Sir. Public hearing for PZS-2018-56, Jerome Lombardo resubdividing a large portion of land portion of Lot A of a subdivision of Lots 16, 17 and 18 of Fashion Plantation into three lots, L-1, L-2 & L-3, near 14787 River Road, Hahnville, anyone here to speak for or against? State your name and address for the record please.

My name is Jerome Lombardo, III, I live at 14787 River Road. What we're trying to do, I'm giving my son a lot right behind mine and all of the other parishes that I know of with family subdivisions have a 12 ft. road going there, so they're saying they want a 25 ft. road, but I don't want to put a 25 ft. road, all I want is a 12, my existing road and the end of this property and I don't see nothing wrong with that.

Commissioner Booth: Ok. Thank you Sir. Anyone else to speak for or against this issue? State your name and address for the record please.

Brian Lombardo, currently living at 2016 Green Acres in Metairie, but a lifelong resident until a few months ago, St. Charles Parish in Luling. I'm for it but I just want to clarify we really just need a driveway to get to where we're at and the 25 ft. servitude is basically going to be just, it doesn't actually have to be a road or street to be able to drive on, it's just an access.

Mr. Albert: Correct, it's a reserved area for access.

B. Lombardo: Yes.

Mr. Albert: You want to make a 12 ft. driveway.

B. Lombardo: That's fine, so we would have a 12 ft. driveway coming off River Road going back on that access servitude all the way back to the end of our new proposed subdivision. I just wanted to make sure that 12 ft. wide road to go back was ok.

Commissioner Booth: Thank you Sir. Anyone else here to speak for or against? State your name and address for the record please Sir.

My name is William Madere, I live at 14785 River Road in Hahnville, which is Lot A-1, portion of Lot A, Lot A being a portion of Lot 18. I've owned this house since 2002 and I have some up to date drawings, an original drawing when they subdivided the property from Lot A and this is the updated drawing of my house, my back drive, my driveway,

my carport and my shed. My concerns are I'm not approved or disapproved at this time but my concerns on where will the road be routed, placed, you know, again like he said dimension wise where will be the access points for the road and what will be the elevations of the road? Where will the utility service be routed, concerning gas, water, sewerage, electrical, fire water, communications and drainage? What will be the elevation of their lots? Are there any other than 3 lots become part of this subdivision in the future on property 14787 Lot A before being rezoned from Open Land to Residential and if there's much traffic I would like to consider him putting a fence up, that's concerning headlights at night, noise and traffic.

Commissioner Booth: Thank you Sir. Yes Sir.

Mr. Welker: I guess to address those concerns, any type of future roadway or utilities or anything like that would be reserved for the 25 ft. access way that's being proposed on the plat which is positioned on the far upriver edge of the property, which is the opposite side from the previous gentlemen's lot.

Commissioner Booth: Anyone else here to speak for or against this issue?

J. Lombardo: I have an existing road 12 ft. wide off of LA 18 and all we're going to do is put new rocks all the way to the edge of the property all the way. My daughter in law and son are the only headlights coming down that road, so I don't know what he's worried about there.

Commissioner Booth: Alright Sir. Anyone else to speak?

Hello, Denise Lombardo, 2016 Green Acres Road, Metairie, the only thing I wanted to say was that it is an undeveloped property, we're going to be living next to my father in law and we wanted to build a small street / road, a 12 ft. road. It makes it easier on us financially and also just because it's just a small little subdivision and I believe this gentleman lives right in front of us and we do plan on building the road on the farthest end from him along our property line. So I know he's worried about headlights and stuff and he lives right off of River Road and they do have headlights coming on that street but we're a private road and we'll be farthest to the right. If we have to build a 25 ft. road that almost makes it impossible for us to live next to my father in law who we would like to take care of as he ages and the lot behind we would have to cut and take care of because he's not able to do so. They said it was ok to do the 12 ft. road and it is a family subdivision and it is up to guidelines and code according to that, they're thinking about into the future and developing that into this huge thing that we're not even thinking about doing anything like that right now and if we were to sell the property or my father in law were to sell the property I'm sure it would be sold with the joint property and they might not even have a street the way that we want the street, the developer in the future. So that's something that we don't see, we're trying to develop it the way we see it now and in the foreseeable future, that's all something, maybe the developer wouldn't want to develop because it is a pretty narrow lot, it's not a very big lot and actually a developer looked at it and said that if he were to buy the property, he said he would want to buy it with a bigger lot, because we were thinking what could we do to try to move into this neighborhood, but then we decided to just do the smaller neighborhood and move in there. I'm sorry if I'm confusing you, sorry, but that's it.

Commissioner Booth: Thank you Ma'am. Yes Sir, state your name and address.

Danny Lanaux, 132 Cottage Drive, Luling. I want to understand how you go from a 25 ft. road to a 12 ft. road and if it's a 12 ft. road, is it a one way road, and if you're going to sell multiple lots down the road, what if someone is coming out on a one-way road and somebody's coming off of River Road, then what gives? I can see one person doing this but further down the road if you're going to sell lots, you'll have to go for a definitely wider road than 12 ft. to make a two-way street.

Commissioner Booth: We have an answer for you right here.

Mr. Albert: There's no road, no road being built. If you are looking at the plans there is a 25 ft. portion of ground from River Road back to the back lot that is reserved. They will not be able to build anything on that piece of ground other than a driveway.

Mr. Lanaux: That 25 that's reserved, it can't be touched.

Mr. Albert: Correct. They might build a 12 ft. driveway, they might build a 20 ft. driveway, but it's a driveway until someone comes in and makes it a much bigger project.

Mr. Lanaux: With the 12 ft. basically it's a one way road at that point? The 12 ft.

Mr. Albert: there is no road.

Mr. Lanaux: But they want one though.

Mr. Albert: There is no road, they're not getting a road.

Mr. Lanaux: They're getting a driveway

Mr. Albert: Correct.

Commissioner Booth: There is no thru traffic.

B. Lombardo: It's going to be a driveway I'm paying for, it's just going to be a dirt slat, kind of rock driveway going back. We're not thinking of any development, we're not going to build a whole neighborhood back there, it's going to be one house behind my dad's house and the only people that are going to be going in and out are me, my wife and my dad, that's it.

Commissioner Booth: Thank you Sir. Yes Sir. State your name again.

William Madere, 14785 River Road in Hahnville. I heard the lady speak about later in the future they have plans to subdivide into a larger subdivision and I just want to put a reminder that this is surveyed as Open Land right now and that means they can only have 5 dwellings and even on my small portion of property, by Planning and Zoning, I can also have because mine is zoned Open Land, I can also have 5 dwellings. So unless they subdivide that, I mean have it zoned as residential they cannot do any more than 5 dwellings. The building where Jerry Lombardo lives in right now is considered a dwelling.

Commissioner Booth: Yes Sir. Thank you very much. Anyone else?

Commissioner Granier: Are there any culverts running through the private property?

Commissioner Booth: None that we know of. I know you have this hang up tonight. Anyone else to speak for or against? The public hearing is closed. We'll call for the vote.

YEAS: Gordon, Petit, Granier, Richard, Booth Galliano

NAYS: None

ABSENT: Frangella

Commissioner Booth: That passes unanimously. Mr. Frangella is not here tonight.

St. Charles Parish

Department of Planning & Zoning

LAND USE REPORT
CASE NUMBER: PZS-2018-56

GENERAL INFORMATION

- ◆ Name/Address of Applicant

Jerome Lombardo
P.O. Box 811
Luling, LA 70070
(985)-233-1551

Brian Lombardo
P.O. Box 65
Luling, LA 70070
(504)-913-0014; brian.lombardo@bioscrip.com

Application Date: 11/07/18
- ◆ Location of Site
- Portion of Lot A, Fashion Plantation Subdivision; 14787 River Road, Hahnville
- ◆ Requested Action
- Resubdivision of a Portion of Lot A, Fashion Plantation Subdivision, into three (3) lots, L-1, L-2, L-3.

SITE INFORMATION

- ◆ Size of Parcel
- Portion of Lot A currently consists of 394,869 square feet and has 80 feet of frontage
Proposed Lot L-1: 31,512.39 square feet, 80 feet wide on River Road
Proposed Lot L-2: 20,000 square feet, 125 wide, no frontage
Proposed Lot L-3: 343,357 square feet, 2,606 feet wide, no frontage
- ◆ Current Zoning and Land Use
- O-L, Open Land; the front of the property which will consist of proposed Lot L-1 is developed with a single family house. The remainder of the lot is cleared and in agricultural use.
- ◆ Surrounding Zoning and Land Use
- R-1A zoning is across river Road; O-L zoning abuts on each side and to the rear.
- Site-built single family houses are developed adjacent to the front, across River Road, and along a portion of the downriver side. The land adjacent to the upriver side is cleared and used for agricultural purposes.
- ◆ Plan 2030 Recommendation
- Low Density Residential: This category includes the Parish’s predominantly single family detached subdivisions, including those developed consistent with the R-1A (6,000 sq. ft. minimum lot size) and R-1B (10,000 sq. ft. minimum lot size) zoning districts. It also allows accessory units and individual mobile homes on small platted lots zoned R-1AM. Neighborhood-serving uses such as neighborhood parks, churches and servitudes may also be included in this land use category.

Residential-Mixed Use: This land use designation applies in areas appropriate for large scale, creatively planned developments where the predominant use is residential, but where a variety of housing types at varying densities are encouraged, as well as compatible, local serving commercial and service uses. Development under this land use category is anticipated to take the form of Planned Developments (PD’s) as well as Traditional Neighborhood Developments (TND’s).
- ◆ Traffic Access
- The existing lot has frontage and access to the front along River Road. Proposed lot L-1 will have the only street access, utilizing the existing frontage along River Road.
- Lots L-2 and L-3 will not have street frontage, but will have access to river road from a 25-foot access and utility servitude running through Lot L-1, through Lot L-2, and to L-3. Lots without frontage are permitted in the O-L zoning district “provided that a

permanent rite of passage to access the structure exist or is provided for, is recorded into the deed of the property, and is filed with the Clerk of Court”.

◆ **Utilities**

Representatives for Parish water, sewer, and drainage indicate that utilities in the area can accommodate dwelling units on proposed Lots L-2 and L-3; L-1 is already developed with a dwelling. In order to permit a house on the lots, the developer will have to "tie-in" to Parish water and sewer along River Road and lay private service lines from that tie-in to the house site. This means that the water line from the water meter to the house will be 292 feet long or longer. Likewise, the sewer line will be at least 292 feet long; representatives of sewer expect that a pump will be necessary to get sewerage from the house to the community sewer line. Lot L-2 will have to drain stormwater to River Road as well. All of these service lines plus any electrical, natural gas, and telecommunications lines should be located in the 25' access and utility servitude through proposed Lot L-1.

APPLICABLE REGULATIONS

Appendix C. Section II. Subdivision Procedure C. Minor Resubdivisions.

1. In instances where a net increase of five (5) or fewer lots is proposed by subdivision or resubdivision and no new or additional public improvements are required, no formal preliminary plat shall be required. The plan of resubdivision shall comply with requirements outlined in section II.C.3 of this section, and with all relevant land use regulations, including the St. Charles Parish Zoning Ordinance and Subdivision Regulations. The Planning and Zoning Commission may approve or deny the application. The basis for denial shall be stated at the meeting and on the record of the Planning and Zoning Commission.

3. Subdivisions and resubdivisions which meet the guidelines contained in Section II.C. of these regulations shall be presented to the Department of Planning and Zoning in the form of a plan which conforms to the laws of the State of Louisiana governing surveying, platting, and subdivision of land. The proposed subdivision shall contain the following information:

- a. Location of the property.
- b. Name(s) and address(es) of the owners.
- c. Name and address of the Land Surveyor preparing the plan as well as the date the survey was prepared. The survey shall be dated within one (1) year of the subdivision application date.
- d. Existing property lines and lot numbers, including names and width of adjoining streets.
- e. Proposed property lines and revised numbers of proposed lots.
- f. Location and dimensions of existing buildings.
- g. Layout and dimensions of all existing, proposed, and required servitudes and rights-of-way, including but not limited to servitudes for sidewalks, utilities, access, drainage ditches, and canals.
- h. Existing lakes and ponds.
- i. North arrow and scale.
- j. The following note shall be added to all resubdivision maps: All necessary sewer, water and/or other utility extensions, relocations or modifications shall be made solely at the lot owner's expense.
- k. Stormwater Pollution Prevention Plan. For Minor Subdivisions that involve more than one (1) acre, the MS4 Administrator may require the submittal of a Stormwater Pollution Prevention Plan and/or Post Construction Stormwater Permit, including all required documentation, in accordance with Chapter 25—Stormwater Management and Erosion and Sedimentation Control.

III. - Geometric standards.

C. Lots:

- 1. Size. The width, depth, area, and minimum building setback line shall conform to the St. Charles Parish Zoning Ordinance for the type of development.
 - a. Corner Lot. Corner lots shall have extra width to permit setback lines on the side of the lots adjacent to a side street. The extra width shall be sufficient to allow the lot to meet the minimum zoning requirements of the St. Charles Parish Zoning Ordinance excluding the side street setback distance.
 - b. Width. The lot width at the minimum building setback line shall not be less than that specified by the St. Charles Parish Zoning Ordinance.
- 2. Lot Lines. All lot side lines shall be at right angles to straight street lines or radial to curved street lines unless a variation is approved in writing by the Commission.
- 3. Large Lots. When a parcel of land is subdivided into large lots, the Commission may require the shape and dimensions of the lots arranged so that resubdivision of any lots will meet the requirements of these Regulations and the St. Charles Parish Zoning Ordinance.

[I.] O-L. Open Land District:

- 1. Use Regulations:
 - a. A building or land shall be used only for the following purposes:
 - (1) Farming.
 - (2) Animal husbandry.
 - (3) Farm family dwellings.
 - (4) Tenant dwellings.
 - (5) Site-built, single-family detached dwellings.

- (6) Additional dwellings for family and relatives on unsubdivided property on a non-rental basis, and which meet the criteria outlined in Special Provisions [subsection 3].
 - (7) Manufactured housing.
 - (8) Mobile homes.
 - (9) Accessory buildings.
 - (10) Family subdivisions, provided that they conform to the St. Charles Parish Subdivision Regulations [appendix C].
 - (11) Farmer's market, provided that the criteria outlined in Special Provisions [subsection 3] is met.
 - (12) Any permitted uses under subsection 1.a. items (1) through (9) on a lot or property without frontage provided that a permanent rite of passage to access the structure exists or is provided for, is recorded into the deed of the property, and is filed with the Clerk of Court.**
- b. Special exception uses and structures include the following:
 - (1) Religious institutions.
 - (2) Golf courses and golf practice ranges.
 - (3) Public parks and recreational areas.
 - c. Special permit uses and structures include the following:
 - (1) Child care centers.
 - (2) Public and private academic institutions (trade, business and industrial schools shall be located in the appropriate commercial or industrial zoning district).
 - (3) Cemeteries and mausoleums, provided that they meet the criteria outlined in Special Provisions [subsection 3].
 - (4) Extraction of oil and gas, minerals and other natural resources provided that criteria set forth by the St. Charles Parish Coastal Zone Management Section of the Planning and Zoning Department are met.
 - (5) Public stables and kennels.
 - (6) Cellular installations and PCS (personal communication service) installations.
 - (7) Green markets upon review and approval by the Planning Commission and supporting resolution of the Council. Such sites must possess frontage on a hard-surfaced public collector or arterial street.
 - (8) Reserved.
 - (9) Fire stations with or without firefighter training facilities.
 - (10) Nonresidential accessory buildings
 - (11) Accessory Dwelling Units upon approval by the Planning Commission and supporting resolution of the Council.
2. Spatial Requirements:
- a. Minimum lot size shall be twenty thousand (20,000) square feet; minimum width fifty (50) feet.
 - b. Minimum yard sizes:
 - (1) Front—thirty-five (35) feet.
 - (2) Side—ten (10) feet.
 - (3) Rear—twenty (20) feet.
 - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
 - c. Accessory buildings: Minimum rear and side setbacks shall be ten (10) feet.
 - d. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches excluding gutter.
 - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into the required front or rear yard.
3. Special Provisions:
- a. Additional dwellings on unsubdivided property:
 - (1) Additional dwellings on unsubdivided property referred to in 1, a(11) above, will be permitted at the rate of one (1) dwelling unit for each ten thousand (10,000) square feet of lot area.
 - (2) The applicant for any additional dwellings on unsubdivided property shall submit a copy of all subdivision restrictions (covenants) which govern the property in order to protect the integrity of the neighborhood.
 - (3) Under no circumstances will the total number of dwellings per unsubdivided lot permitted under these provisions exceed four (4).
 - (4) Permits issued under this provision will be issued for a two-year period. At the expiration of this time, an investigation will be conducted by the Planning and Zoning Department to determine if this Code is complied with. Non-compliance will result in the revocation of the permit.
 - b. All manufactured housing and mobile homes shall be secured according to the Federal Emergency Management Agency's Sept. 1985 publication Manufactured Housing Installation in Flood Hazard Areas.
 - c. All dwelling units shall be connected to utility systems which provide for health and safety under all conditions of normal use. Home utility services shall only be connected to the supply source by means of approved materials, and shall be inspected by the appropriate agency.
 - d. Farmer's market
 - (1) All products must be sold on the premises on which they were grown or produced, from either a truck, stand, display table, or other means of display which has been inspected and approved by the Parish Health Unit.
 - (2) No structure, vehicles or signs may be located closer to any property line than the general setback requirements of the O-L District with the exception of one (1) on-premises sign which contains the name of the market. This sign shall be located approximate to the entrance drive

- directing attention to the market. The sign shall conform with acceptable commercial standards regarding quality and aesthetics. No temporary signs will be allowed. If the sign is to be illuminated, lighting shall be arranged as not to interfere with traffic safety or cause a nuisance to abutting properties.
- e. Cemeteries and mausoleums:
 - (1) All cemetery or mausoleum sites must have a minimum street frontage of one hundred (100) feet.
 - (2) All cemetery or mausoleum sites must have a fence or screen planting six (6) feet high along all property lines adjoining all districts.
 - 4. Prohibited Use: Medical waste storage, treatment or disposal facilities.

ANALYSIS

The applicant proposes a minor resubdivision creating three (3) new lots out of an existing parcel.

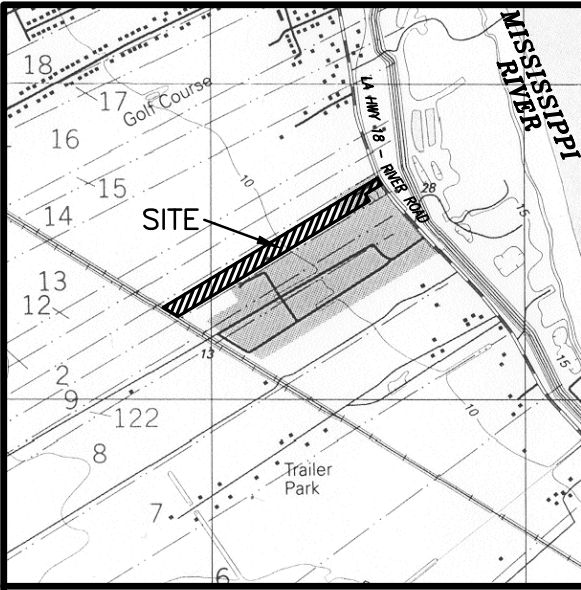
Proposed lots L-1, L-2, and L-3 meet the minimum 20,000-square foot area requirement for the O-L zoning district; considering the proposed 25-foot wide access servitude, they can be considered to meet the minimum width of 50 feet on that driveway.

Lots L-2 and L-3 do not have frontage on a developed street. The survey shows a 25-foot wide access and utility servitude through Lot L-1 and Lot L-2 providing access to River Road. The Department of Public Works indicated the servitude is satisfactory. Development The O-L zoning district allows for development on lots without frontage when a permanent rite of passage is provided for, recorded into the deed of the property, and filed with the Clerk of Court. If this resubdivision is approved, the plat will be recorded in the Clerk of Court and referenced in the deeds to Lots L-2 and L-3. The applicants have been advised that the servitude should also be described in the deed for each of the lots created.

This type of development exists on several river-front properties in Hahnville; however, the development trend is to major subdivisions. The 25-foot wide access servitude, proposed "Lombardo Lane," allows the family to develop to meet their needs today and primes the property for future development.

DEPARTMENT RECOMMENDATION

Approval.



APPROVALS:

St. Charles Parish Planning and Zoning
Commission Chairman _____ Date _____

St. Charles Parish Council Chairman _____ Date _____

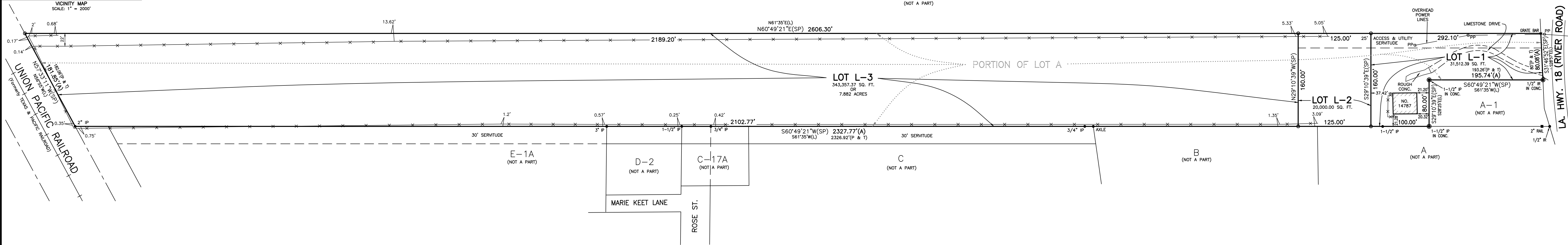
St. Charles Parish President _____ Date _____

Recorded in The Clerk of Court's office

St. Charles Parish on the ____ day of _____, in Book _____

Folio _____, Entry # _____

Signature _____ Title _____



REFERENCE PLAN:
SURVEY OF A PORTION OF LOT A OF A SUBDIVISION
OF LOTS 16, 17 & 18 OF FASHION PLANTATION BY
LUCIEN C. GASSEN, PLS, DATED JULY 3, 1976

The servitudes shown on this survey are limited
to those set forth per information furnished by
the owner or his agent, and there is no
representation that all applicable servitudes are
shown hereon. No title search or public record
search was made in compiling data for this
survey.

This is to certify that I have consulted
the Flood Insurance Rate Maps and found
that this property is in Zone X.



NOTE:
ALL NECESSARY SEWER, WATER
AND/OR OTHER UTILITY EXTENSIONS,
RELOCATIONS OR MODIFICATIONS
SHALL BE MADE BY AND SOLELY AT
THE LOT OWNER'S EXPENSE.

LEGEND

- = IRON IN CONC. FOUND
- = FOUND
- = 1/2" IRON ROD SET
- IP = IRON PIPE
- IR = IRON ROD
- PP = POWER POLE
- X— FENCE
- (A) = ACTUAL
- (P) = PLAN
- (T) = TITLE
- (SP) = LOUISIANA STATE PLANE COORDINATES
- (L) = LEGAL DESCRIPTION (NOVEMBER 6, 1992)

BEARINGS SHOWN HEREON ARE BASED ON THE
LOUISIANA STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, NAD83 (2011) ESTABLISHED BY
USING LOUISIANA STATE UNIVERSITY'S C4G
REAL TIME NETWORK.

PRELIMINARY
RESUBDIVISION OF A PORTION OF LOT A
OF A SUBDIVISION OF LOTS 16, 17 & 18 OF FASHION PLANTATION
(PER PLAN BY H. E. LANDRY, C.E., DATED JAN. 24, 1929)
INTO LOTS L-1, L-2 & L-3
IN SECTION 2, T13S - R20E
ST. CHARLES PARISH, LOUISIANA
SCALE: 1" = 80'

CERTIFIED TO JEROME LOMBARDO III AND BRIAN LOMBARDO

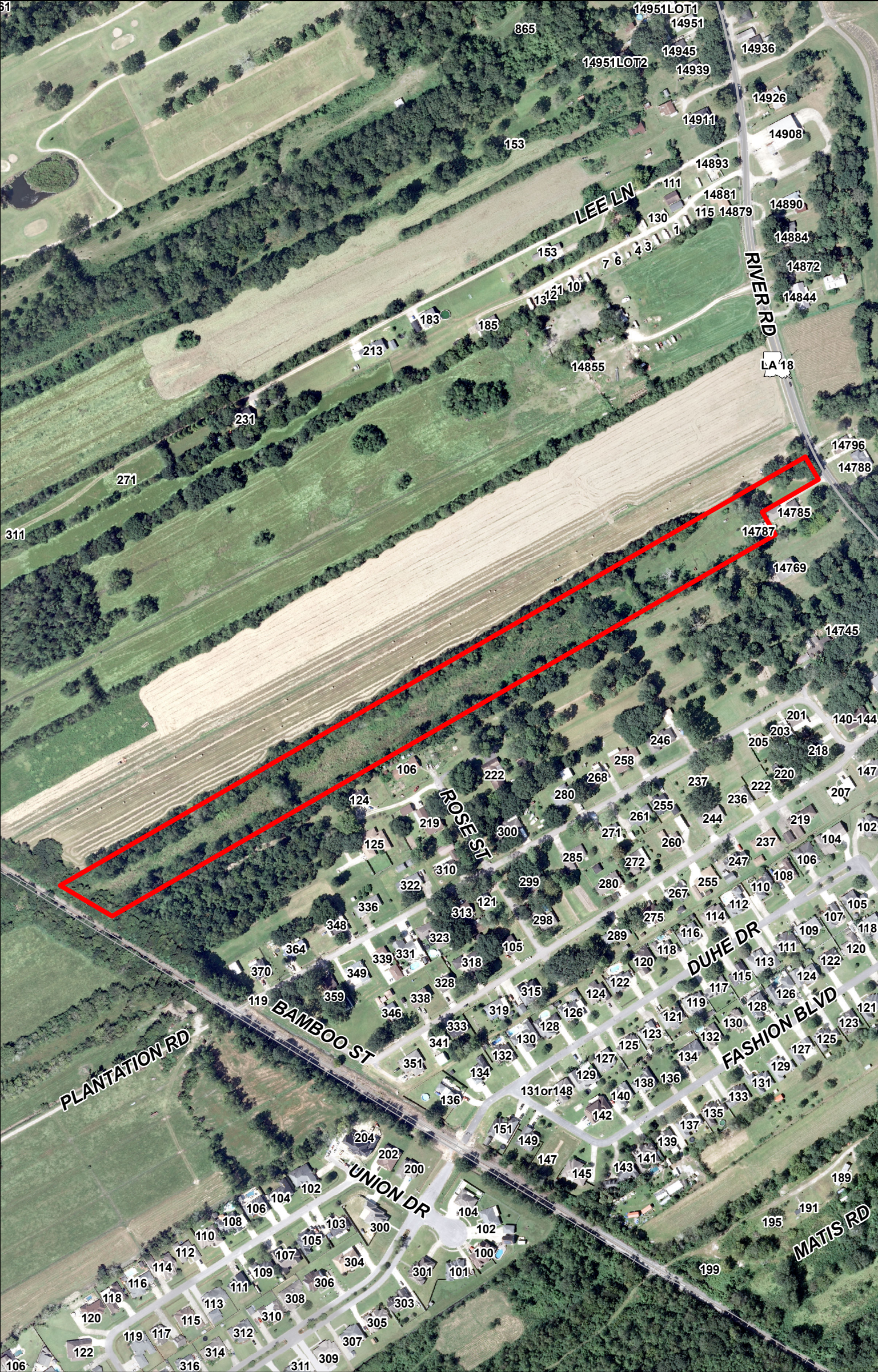
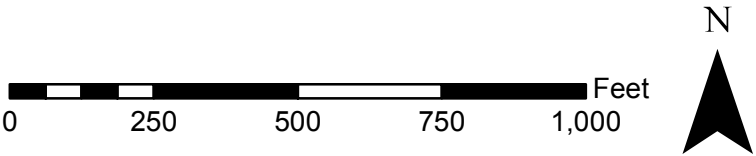
JEROME LOMBARDO, III
14787 RIVER ROAD
HAHNVILLE, LOUISIANA 70057

I certify that this plot represents an actual
ground survey performed under my supervision
and is in accordance with the Louisiana
standards of practice for a Class C survey.

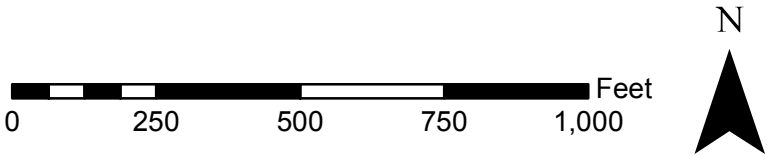
LOUIS J GASSEN JR, PLS
Registration No. 4945
(985) 785-0745
1026 Gassen Street
Luling, Louisiana 70070

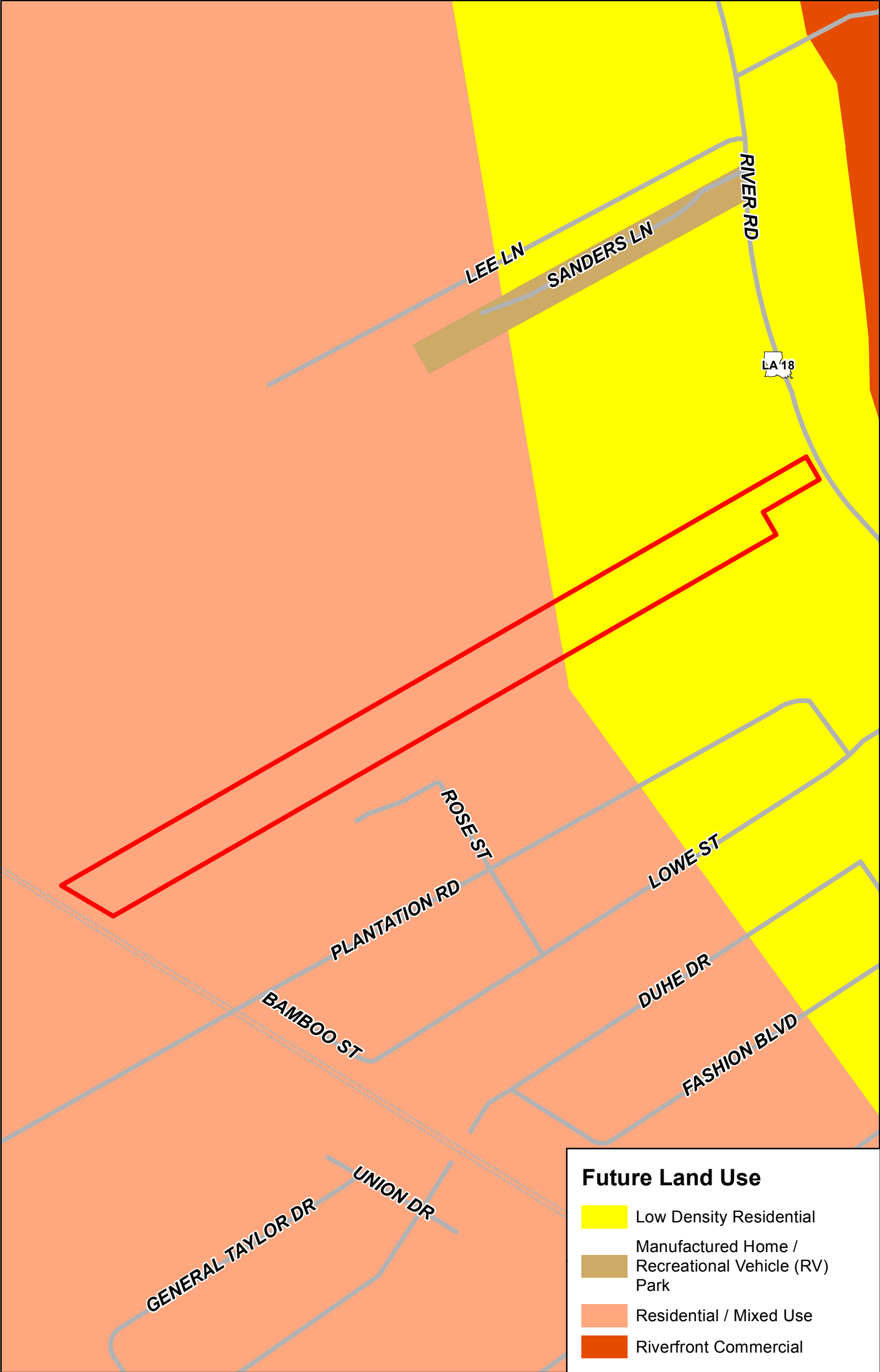
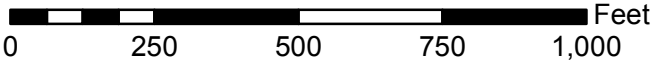
**LUCIEN C. GASSEN
SURVEYING SERVICES**

PZS-2018-56
Requested by: Jerome Lombardo
Family Subdivision in O-L



PZS-2018-56
Requested by: Jerome Lombardo
Family Subdivision in O-L





Future Land Use

Low Density Residential

Manufactured Home /
Recreational Vehicle (RV)
Park

Residential / Mixed Use

Riverfront Commercial



St. Charles Parish

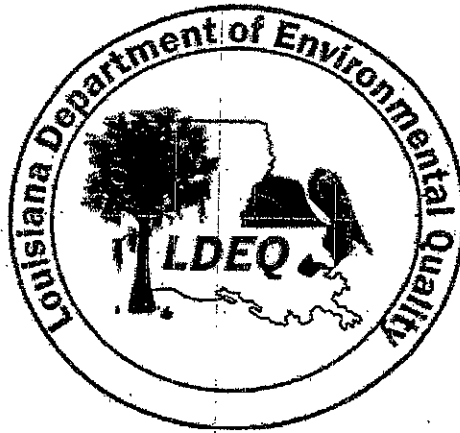
St. Charles Parish
Courthouse
15045 Highway 18
P.O. Box 302
Hahnville, LA 70057
985-783-5000
www.stcharlesparish-la.gov

Legislation Details

File #:	2018-0349	Version:	1	Name:	Municipal Water Pollution Prevention Environmental Audit Report for LA0032131 AI43356 - Luling Oxidation Pond
Type:	Resolution	Status:			In Council - Resolutions
File created:	1/7/2019	In control:			Parish Council
On agenda:	1/7/2019	Final action:			
Enactment date:		Yes			
Title:	A resolution notifying the Louisiana Department of Environmental Quality that the St. Charles Parish Department of Wastewater has reviewed the Municipal Water Pollution Prevention Environmental Audit Report for LA0032131 AI43356 - Luling Oxidation Pond, and set forth the required action.				
Sponsors:	Lawrence 'Larry' Cochran, Department of Wastewater				
Indexes:					
Code sections:					
Attachments:	2018-0349 Luling Audit				

Date	Ver.	Action By	Action	Result
1/7/2019	1	Parish President	Introduced	

LOUISIANA
MUNICIPAL WATER
POLLUTION PREVENTION
MWPP



Facility Name:

Luling Oxidation Pond

LPDES Permit Number:

LA0032131

Agency Interest (AI) Number:

AI 43356

Address:

Post Office Box 302

Hahnville, Louisiana 70057

Parish:

St. Charles

(Person Completing Form) Name:

Angela Troxler

Title:

Laboratory Coordinator

Date Completed:

December 3, 2018

PART 1: INFLUENT FLOW/LOADINGS (all plants)

- A. List the average monthly volumetric flows and BOD loadings received at your facility during the last reporting year.

Column 1 Average Monthly Flow (million gallons per day, MGD)		Column 2 Average Monthly BOD ₅ Concentration (mg/l)		Column 3 Average Monthly BOD ₅ Loading (pounds per day, lb/day)
.732	x	76	x 8.34 =	464
2.034	x	242	x 8.34 =	4,105
2.688	x	106	x 8.34 =	2,376
2.767	x	111	x 8.34 =	2,562
3.170	x	76	x 8.34 =	2,009
2.493	x	84	x 8.34 =	1,746
.788	x	95	x 8.34 =	624
2.118	x	211	x 8.34 =	3,727
1.961	x	102	x 8.34 =	1,668
1.076	x	39	x 8.34 =	350
1.192	x	125	x 8.34 =	1,243
1.836	x	60	x 8.34 =	919

BOD loading = Average Monthly Flow (in MGD) x Average Monthly BOD concentration (in mg/l) x 8.34

- B. List the design flow and design BOD loading for your facility in the blanks below. If you are not aware of these design quantities, refer to your Operation and Maintenance (O&M) Manual or contact your consulting engineer.

Design Flow, MGD:	3.2	x 0.90 =	2.88
Design BOD, lb/day:	5,338	x 0.90 =	4,804

C. How many months did the monthly flow (Column 1) to the wastewater treatment facility (WWTF) exceed 90% of design flow? Circle the number of months and the corresponding point total. Write the point total in the box below at the right.

months	0	1	2	3	4	5	6	7	8	9	10	11	12
points	0	0	0	0	5	5	5	5	5	5	5	5	5

Write 0 or 5 in the C point total box

0

C Point Total

D. How many months did the monthly flow (Column 1) to the WWTF exceed the design flow? Circle the number of months and corresponding point total. Write the point total in the box below at the right.

months	0	1	2	3	4	5	6	7	8	9	10	11	12
points	0	5	5	10	10	15	15	15	15	15	15	15	15

Write 0, 5, 10 or 15 in the D point total box

0

D Point Total

E. How many months did the monthly BOD loading (Column 3) to the WWTF exceed 90% of the design loading? Circle the number of months and corresponding point total. Write the point total in the box below at the right.

months	0	1	2	3	4	5	6	7	8	9	10	11	12
points	0	0	5	5	5	10	10	10	10	10	10	10	10

Write 0, 5, or 10 in the E point total box

0

E Point Total

F. How many months did the monthly BOD loading (Column 3) to the WWTF exceed the design loading? Circle the number of months and corresponding point total. Write the point total in the box below at the right.

months	0	1	2	3	4	5	6	7	8	9	10	11	12
points	0	10	20	30	40	50	50	50	50	50	50	50	50

Write 0, 10, 20, 30, 40 or 50 in the F point total box

0

F Point Total

G. Add together each point total for C through F and place this sum in the box below at the right.

TOTAL POINT VALUE FOR PART 1:

0

(max = 80)

Also enter this value or 80, whichever is less, on the point calculation table on page 16.

PART 2: EFFLUENT QUALITY / PLANT PERFORMANCE

- A. List the monthly average effluent BOD and TSS concentrations produced by your facility during the last reporting year.

Month	Column 1 Average Monthly BOD (mg/l)	Column 2 Average Monthly TSS (mg/l)
November 2017	14	18
December 2017	9	18
January 2018	14	20
February 2018	16	18
March 2018	10	11
April 2018	2	20
May 2018	28	49
June 2018	24	43
July 2018	41	49
August 2018	22	41
September 2018	31	40
October 2018	21	47

- B. List the monthly average permit limits for your facility in the blanks below.

	Permit Limit		90% of Permit Limit
BOD, mg/l	30	x 0.90 =	27
TSS, mg/l	90	x 0.90 =	81

C. Continuous Discharge to Surface Water.

- i. How many months did the effluent BOD (Column 1) exceed 90% of the permit limits? Circle the number of months and the corresponding point total. Write the point total in the box below at the right.

months	0	1	2	<u>3</u>	4	5	6	7	8	9	10	11	12
points	0	0	10	<u>20</u>	30	40	40	40	40	40	40	40	40

Write 0, 10, 20, 30 or 40 in the i point total box 20 i Point Total

- ii. How many months did the effluent BOD (Column 1) exceed permit limits? Circle the number of months and corresponding point total. Write the point total in the box below at the right.

months	0	1	<u>2</u>	3	4	5	6	7	8	9	10	11	12
points	0	5	<u>5</u>	10	10	10	10	10	10	10	10	10	10

Write 0, 5, or 10 in the ii point total box 5 ii Point Total

- iii. How many months did the effluent TSS (Column 2) exceed 90% of the permit limits? Circle the number of months and the corresponding point total. Write the point total in the box below at the right.

months	<u>0</u>	1	2	3	4	5	6	7	8	9	10	11	12
points	<u>0</u>	0	10	20	30	40	40	40	40	40	40	40	40

Write 0, 10, 20, 30 or 40 in the iii point total box 0 iii Point Total

- iv. How many months did the effluent TSS (Column 2) exceed permit limits? Circle the number of months and corresponding point total. Write the point total in the box below at the right.

months	<u>0</u>	1	2	3	4	5	6	7	8	9	10	11	12
points	<u>0</u>	5	5	10	10	10	10	10	10	10	10	10	10

Write 0, 5, or 10 in the iv point total box 0 iv Point Total

- v. Add together each point total for i through iv and place this sum in the box below at the right.

TOTAL POINT VALUE FOR PART 2: 25 (max = 100)

Also enter this value or 100, whichever is less, on the point calculation table on page 16.

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D. Other Monitoring and Limitations

- i. At any time in the past year was there an exceedance of a permit limit for other pollutants such as: ammonia-nitrogen, phosphorus, pH, total residual chlorine, or fecal coliform?

✓ Check one box.

☐

Yes

☒

No

If Yes, Please describe:

- ii. At any time in the past year was there a "failure" of a Biomonitoring (Whole Effluent Toxicity) test of the effluent?

✓ Check one box.

☐

Yes

☒

No

If Yes, Please describe:

- iii. At any time in the past year was there an exceedance of a permit limit for a toxic substance?

✓ Check one box.

☐

Yes

☒

No

If Yes, Please describe:

PART 3: AGE OF THE WASTEWATER TREATMENT FACILITY

- A. What year was the wastewater treatment facility constructed or last major expansion/improvements completed?

1994

<i>Current Year</i>	-	<i>Answer to A</i>	=	<i>Age in years</i>
2018		1994		24

Enter Age in Part C below.

- B. ☒ Check the type of treatment facility that is employed.

FACTOR:

<input type="checkbox"/>	Mechanical Treatment Plant (trickling filter, activated sludge, etc...) Specify Type: _____	2.5
<input type="checkbox"/>	Aerated Lagoon	2.0
<input checked="" type="checkbox"/>	Stabilization Pond	1.5
<input type="checkbox"/>	Other Specify Type: _____	1.0

- C. Multiply the factor listed next to the type of facility your community employs by the age of your facility to determinint the total point value for Part 3.

TOTAL POINT VALUE FOR PART 3 =

$\frac{1.5}{\text{Factor}}$	x	$\frac{24}{\text{Age}}$	=	36 (max = 50)
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Also enter this value or 50, whichever is less, on the point calculation table on page 16.

- D. Please attach a schematic of the treatment plant.

PART 4 OVERFLOWS AND BYPASSES

A.

- i. List the number of times in the last year there was an overflow, bypass or unpermitted discharge of untreated or incompletely treated wastewater due to heavy rain:

1 ✓ Check one box. ☐ 0 = 0 points ☐ 3 = 15 points
☒ 1 = 5 points ☐ 4 = 30 points
☐ 2 = 10 points ☐ 5 or more = 50 points

- ii. List the number of bypasses, overflows or unpermitted discharges shown in A (i) that were within the collection system and the number at the treatment plant

Collection System: 1 Treatment Plant: 0

B.

- i. List the number of times in the last year there was an overflow, bypass or unpermitted discharge of untreated or incompletely treated wastewater due to equipment failure, either at the treatment plant or due to pumping problems in the collection system:

7 ✓ Check one box. ☐ 0 = 0 points ☐ 3 = 15 points
☐ 1 = 5 points ☐ 4 = 30 points
☐ 2 = 10 points ☒ 5 or more = 50 points

- ii. List the number of bypasses, overflows or unpermitted discharges shown in B (i) that were within the collection system and the number at the treatment plant

Collection System: 7 Treatment Plant: 0

- C. Specify whether the bypasses came from the city/village/town sewer system or from contract or tributary communities/sanitary districts, etc...

City Sewer System

- D. Add the point values checked for A and B and place the total in the box below.

TOTAL POINT VALUE FOR PART 4: **55** (max = 100)

Also enter this value or 100, whichever is less, on the point calculation table on page 16.

- E. List the person responsible (name and title) for reporting overflows, bypasses or unpermitted discharges to State and Federal authorities:

L. J. Brady, Assistant Director of Wastewater

Describe the procedure for gathering, compiling and reporting:

Overflows, bypasses and unpermitted discharges are submitted by the operator and reported to the appropriate agencies (SPOC, DEQ, EPA).

Permit #:

LA0032131

PART 5: SLUDGE STORAGE AND DISPOSAL SITES

A. Sludge Storage

How many months of sludge storage capacity does your facility have available, either on-site or off-site?

Circle the number of months and the corresponding point total. Write the point total in the box below at the right.

<i>months</i>	<2	2	3	4-5	>6
<i>points</i>	50	30	20	10	0

Write 0, 10, 20, 30 or 40 in the A point total box A Point Total

B. For how many months does your facility have access to (and approval for) sufficient land disposal sites to provide proper land disposal?

Circle the number of months and the corresponding point total. Write the point total in the box below at the right.

<i>months</i>	<2	6-11	12-23	24-35	>36
<i>points</i>	50	30	20	10	0

Write 0, 10, 20, 30 or 40 in the B point total box B Point Total

C. Add together the A and B point values and place the sum in the box below at the right:

TOTAL POINT VALUE FOR PART 5: (max = 100)

Also enter this value or 100, whichever is less, on the point calculation table on page 16.

PART 6: NEW DEVELOPMENT

- A. Please provide the following information for the total of all sewer line extensions which were installed during the last year.

Design Population: 22,000
 Design Flow: 3.2 MGD
 Design BOD: 30-45 mg/l

- B. Has an industry (or other development) moved into the community or expanded production in the past year, such that either flow or pollutant loadings to the sewerage system were significantly increased (5% or greater)?

✓ Check one box. ☐ Yes = 15 points ☒ No = 0 points

If Yes, Please describe:

List any new pollutants:

- C. Is there any development (industrial, commercial or residential) anticipated in the next 2-3 years, such that either flow or pollutant loadings to the sewerage system could significantly increase?

✓ Check one box. ☐ Yes = 15 points ☒ No = 0 points

If Yes, Please describe:

List any new pollutants you anticipate:

- D. Add together the point value checked in B and C and place the sum in the box below.

TOTAL POINT VALUE FOR PART 6: 0 (max = 30)

Also enter this value or 30, whichever is less, on the point calculation table on page 16.

PART 7: OPERATOR CERTIFICATION AND EDUCATION

- A. What was the name of the operator-in-charge for the reporting year?
Name: Herman Cortez
- B. What is his or her certification number:
Cert. #: 17-208
- C. What level of certification is the operator-in-charge required to have to operate the wastewater treatment facility?
Level Required: IV
- D. What is the level of certification of the operator-in-charge?
Level Certified: IV
- E. Was the operator-in-charge of the report year certified at least at the grade level required in order to operate this plant?
 ✓ Check one box. ☒ Yes = 0 points ☐ No = 50 points
 Write 0 or 50 in the E point total box 0 E Point Total
- F. Has the operator-in-charge maintained recertification requirements during the reporting year?
 ✓ Check one box. ☒ Yes ☐ No
- G. How many hours of continuing education has the operator-in-charge completed over the last two calendar years?
 ✓ Check one box. ☒ > 12 hours = 0 points ☐ < 12 hours = 50 points
 Write 0 or 50 in the G point total box 0 G Point Total
- H. Is there a written policy regarding continuing education an training for wastewater treatment plant employees?
 ✓ Check one box. ☒ Yes ☐ No
 Explain: Training is outlined in the Department BMP, Plant Emergency Procedures, Chemical Release Contingency Plan, Plant O&M Manual and the Safety Manual!
- I. What percentage of the continuing education expenses of the operator-in-charge were paid for:
 By the permittee? 100% By the operator? 0%
- J. Add together the E and G point vaules and place the sum in the box below at the right.

TOTAL POINT VALUE FOR PART 7: 0 (max = 100)

Also enter this value or 100, whichever is less, on the point calculation table on page 16.

PART 8: FINANCIAL STATUS

- A. Are User-Charge Revenues sufficient to cover operation and maintenance expenses?

✓ Check one box. ☒ Yes ☐ No *If No, How are O&M costs financed?*

At the present time the User-Charge Revenues are sufficient to cover operation and maintenance expenses.

- B. What financial resources do you have available to pay for your wastewater improvements and reconstruction needs?

DEQ loans, grants, general fund and new ad valorem tax.

PART 9. SUBJECTIVE EVALUATION**A. Collection System Maintenance**

- i. Describe what sewer system maintenance work has been done in the last year.

Clean and camera lines. Rehabilitate manholes. Repair broken lines. Locate and number manholes. GIS. Replaced force mains.

- ii. Describe what lift station work has been done in the last year.

Pulled all pumps, inspected wet wells, control panels and all valves concerning lift stations and replace as necessary. New pumps and controls.

- iii. What collection system improvements does the community have under construction for the next 5 years?

Upgrade lift stations, new force mains, and rehab gravity lines.

B. If you have ponds please answer the following questions:

✓ Check one box.

- i. Do you have duckweed buildup in the ponds?
- ii. Do you mow the dikes regularly (at least monthly), to the waters edge?
- iii. Do you have bushes or trees growing on the dikes or in the ponds?
- iv. Do you have excess sludge buildup (> 1foot) on the bottom of any of your ponds?
- v. Do you exercise all of your valves?
- vi. Are your control manholes in good structural shape?
- vii. Do you maintain at least 3 feet of freeboard in all of your ponds?
- viii. Do you visit your pond system at least weekly?

<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

C. Treatment Plants

i. Have the influent and effluent flow meters been calibrated in the last year?

☒ Yes ☐ No (✓ Check one box.)

N/A

11/22/2017

Influent flow meter calibration date(s)

Effluent flow meter calibration date(s)

ii. What problems, if any, have been experienced over the last year that have threatened treatment?

None

iii. Is your community presently involved in formal planning for treatment facility upgrade?

✓ Check one box.

☐

Yes

☒

No

If Yes, Please describe:

D. Preventive Maintenance

- i. Does your plant have a written plan for preventive maintenance on major equipment items?

✓ Check one box.

☒

Yes

☐

No

If Yes, Please describe:

The Department's BMP as well as the manufacturers manuals detailing PM and the Plant O&M Manual.

- ii. Does this preventive maintenance program depict frequency of intervals, types of lubrication and other preventive maintenance tasks necessary for each piece of equipment?

☒

Yes

☐

No

- iii. Are these preventive maintenance tasks, as well as equipment problems, being recorded and filed so future maintenance problems can be assured properly?

☒

Yes

☐

No

E. Sewer Use Ordinance

- i. Does your community have a sewer use ordinance that limits or prohibits the discharge of excessive conventional pollutants (BOD, TSS or pH) or toxic substances to the sewer system from industries, commercial users and residences?

✓ Check one box.

☒

Yes

☐

No

If Yes, Please describe:

Ordinance 85-8-8 imposes BOD, TSS, pH, Oil and Grease, COD and Metals limits on discharges. All of the limits correspond to average domestic strength domestic waste.

- ii. Has it been necessary to enforce?

✓ Check one box.

☒

Yes

☐

No

If Yes, Please describe:

We require all commercial and industrial users to abide by these limits.

- iii. Any additional comments about your treatment plant or collection system? (Attach additional sheets if necessary.)

Permit #:

LA0032131

POINT CALCULATION TABLE

	Actual Values	Maximum
Part 1: <i>Influent Flow/Loadings</i>	0	80 points
Part 2: <i>Effluent Quality / Plant Performance</i>	25	100 points
Part 3: <i>Age of WWTF</i>	36	50 points
Part 4: <i>Overflows and Bypasses</i>	55	100 points
Part 5: <i>Ultimate Disposition of Sludge</i>	0	100 points
Part 6: <i>New Development</i>	0	30 points
Part 7: <i>Operator Certification Training</i>	0	100 points

TOTAL POINTS:

116



St. Charles Parish

St. Charles Parish
Courthouse
15045 Highway 18
P.O. Box 302
Hahnville, LA 70057
985-783-5000
www.stcharlesparish-la.gov

Legislation Details

File #: 2018-0350 **Version:** 1 **Name:** Municipal Water Pollution Prevention Environmental Audit Report for LA0073521 AI43357 - Hahnville Wastewater Treatment Plant

Type: Resolution **Status:** In Council - Resolutions

File created: 1/7/2019 **In control:** Parish Council

On agenda: 1/7/2019 **Final action:**

Enactment date: **Yes**

Title: A resolution notifying the Louisiana Department of Environmental Quality that the St. Charles Parish Department of Wastewater has reviewed the Municipal Water Pollution Prevention Environmental Audit Report for LA0073521 AI43357 - Hahnville Wastewater Treatment Plant, and set forth the required action.

Sponsors: Lawrence 'Larry' Cochran, Department of Wastewater

Indexes:

Code sections:

Attachments: [2018-0350 Hahnville Audit](#)

Date	Ver.	Action By	Action	Result
1/7/2019	1	Parish President	Introduced	

LOUISIANA
MUNICIPAL WATER
POLLUTION PREVENTION

MWPP



Facility Name:

St. Charles Parish Council
Hahnville Wastewater
Treatment Plant

LPDES Permit Number:

LA 0073521

Agency Interest (AI) Number:

AI 43357

Address:

Post Office Box 302

Hahnville, Louisiana 70057

Parish:

St. Charles

(Person Completing Form) Name:

Angela Troxler

Title:

Laboratory Coordinator

Date Completed:

December 3, 2018

Permit #:

LA0073521

PART II INFLUENT FLOW LOADINGS (all plants)

- A. List the average monthly volumetric flows and BOD loadings received at your facility during the last reporting year.

Column 1 Average Monthly Flow (million gallons per day, MGD)		Column 2 Average Monthly BOD5 Concentration (mg/l)		Column 3 Average Monthly BOD5 Loading (pounds per day, lb/day)
1.094	x	135	x 8.34 =	1,232
1.561	x	143	x 8.34 =	1,862
1.971	x	119	x 8.34 =	1,956
2.086	x	90	x 8.34 =	1,566
1.763	x	102	x 8.34 =	1,500
2.063	x	109	x 8.34 =	1,875
1.226	x	139	x 8.34 =	1,421
1.637	x	111	x 8.34 =	1,515
1.739	x	91	x 8.34 =	1,320
1.784	x	66	x 8.34 =	982
2.117	x	72	x 8.34 =	1,271
1.965	x	52	x 8.34 =	852

BOD loading = Average Monthly Flow (in MGD) x Average Monthly BOD concentration (in mg/l) x 8.34

- B. List the design flow and design BOD loading for your facility in the blanks below. If you are not aware of these design quantities, refer to your Operation and Maintenance (O&M) Manual or contact your consulting engineer.

Design Flow, MGD:

2.30

x 0.90 =

2.07

Design BOD, lb/day:

2,945

x 0.90 =

2,650.5

Permit #:

LA0073521

- C. How many months did the monthly flow (Column 1) to the wastewater treatment facility (WWTF) exceed 90% of design flow? Circle the number of months and the corresponding point total. Write the point total in the box below at the right.

months	0	1	②	3	4	5	6	7	8	9	10	11	12
points	0	0	①	0	0	5	5	5	5	5	5	5	5

Write 0 or 5 in the C point total box C Point Total

- D. How many months did the monthly flow (Column 1) to the WWTF exceed the design flow? Circle the number of months and corresponding point total. Write the point total in the box below at the right.

months	①	1	2	3	4	5	6	7	8	9	10	11	12
points	①	5	5	10	10	15	15	15	15	15	15	15	15

Write 0, 5, 10 or 15 in the D point total box D Point Total

- E. How many months did the monthly BOD loading (Column 3) to the WWTF exceed 90% of the design loading? Circle the number of months and corresponding point total. Write the point total in the box below at the right.

months	①	1	2	3	4	5	6	7	8	9	10	11	12
points	①	0	5	5	5	10	10	10	10	10	10	10	10

Write 0, 5, or 10 in the E point total box E Point Total

- F. How many months did the monthly BOD loading (Column 3) to the WWTF exceed the design loading? Circle the number of months and corresponding point total. Write the point total in the box below at the right.

months	①	1	2	3	4	5	6	7	8	9	10	11	12
points	①	10	20	30	40	50	50	50	50	50	50	50	50

Write 0, 10, 20, 30, 40 or 50 in the F point total box F Point Total

- G. Add together each point total for C through F and place this sum in the box below at the right.

TOTAL POINT VALUE FOR PART 1: (max = 80)

Also enter this value or 80, whichever is less, on the point calculation table on page 16.

Permit #:

LA0073521

PART 2: EFFLUENT QUALITY/PLANT PERFORMANCE

- A. List the monthly average effluent BOD and TSS concentrations produced by your facility during the last reporting year.

Month	Column 1 Average Monthly BOD (mg/l)	Column 2 Average Monthly TSS (mg/l)
November 2017	3	3
December 2017	4	3
January 2018	4	2
February 2018	5	2
March 2018	3	2
April 2018	3	2
May 2018	6	4
June 2018	4	3
July 2018	5	2
August 2018	4	3
September 2018	4	3
October 2018	2	3

- B. List the monthly average permit limits for your facility in the blanks below.

	Permit Limit		90% of Permit Limit
BOD, mg/l	30.0	x 0.90 =	27.0
TSS, mg/l	30.0	x 0.90 =	27.0

Permit #:

LA 0073521

C. Continuous Discharge to Surface Water.

- i. How many months did the effluent BOD (Column 1) exceed 90% of the permit limits? Circle the number of months and the corresponding point total. Write the point total in the box below at the right.

months	0	1	2	3	4	5	6	7	8	9	10	11	12
points	0	0	10	20	30	40	40	40	40	40	40	40	40

Write 0, 10, 20, 30 or 40 in the i point total box i Point Total

- ii. How many months did the effluent BOD (Column 1) exceed permit limits? Circle the number of months and corresponding point total. Write the point total in the box below at the right.

months	0	1	2	3	4	5	6	7	8	9	10	11	12
points	0	5	5	10	10	10	10	10	10	10	10	10	10

Write 0, 5, or 10 in the ii point total box ii Point Total

- iii. How many months did the effluent TSS (Column 2) exceed 90% of the permit limits? Circle the number of months and the corresponding point total. Write the point total in the box below at the right.

months	0	1	2	3	4	5	6	7	8	9	10	11	12
points	0	0	10	20	30	40	40	40	40	40	40	40	40

Write 0, 10, 20, 30 or 40 in the iii point total box iii Point Total

- iv. How many months did the effluent TSS (Column 2) exceed permit limits? Circle the number of months and corresponding point total. Write the point total in the box below at the right.

months	0	1	2	3	4	5	6	7	8	9	10	11	12
points	0	5	5	10	10	10	10	10	10	10	10	10	10

Write 0, 5, or 10 in the iv point total box iv Point Total

- v. Add together each point total for i through iv and place this sum in the box below at the right.

TOTAL POINT VALUE FOR PART 2: (max = 100)

Also enter this value or 100, whichever is less, on the point calculation table on page 16.

Permit #:

LA0073521

D. Other Monitoring and Limitations

- i. At any time in the past year was there an exceedance of a permit limit for other pollutants such as: ammonia-nitrogen, phosphorus, pH, total residual chlorine, or fecal coliform?

✓ Check one box.

☒ Yes

☐ No

If Yes, Please describe:

There was a fecal coliform violation in June due to improper cleaning of sampling equipment.

- ii. At any time in the past year was there a "failure" of a Biomonitoring (Whole Effluent Toxicity) test of the effluent?

✓ Check one box.

☐ Yes

☒ No

If Yes, Please describe:

- iii. At any time in the past year was there an exceedance of a permit limit for a toxic substance?

✓ Check one box.

☐ Yes

☒ No

If Yes, Please describe:

Permit #:

LA 0073521

PART 3: AGE OF THE WASTEWATER TREATMENT FACILITY

- A. What year was the wastewater treatment facility constructed or last major expansion/improvements completed?

2000

$$\begin{array}{rcl} \text{Current Year} & - & \text{Answer to A} \\ \hline 2018 & - & 2000 \\ \hline & & 18 \end{array} = \text{Age in years}$$

Enter Age in Part C below.

- B. ☒ Check the type of treatment facility that is employed.

		FACTOR:
<input checked="" type="checkbox"/>	Mechanical Treatment Plant (trickling filter, activated sludge, etc...) Specify Type: <u>Activated Sludge</u>	2.5
<input type="checkbox"/>	Aerated Lagoon	2.0
<input type="checkbox"/>	Stabilization Pond	1.5
<input type="checkbox"/>	Other Specify Type: _____	1.0

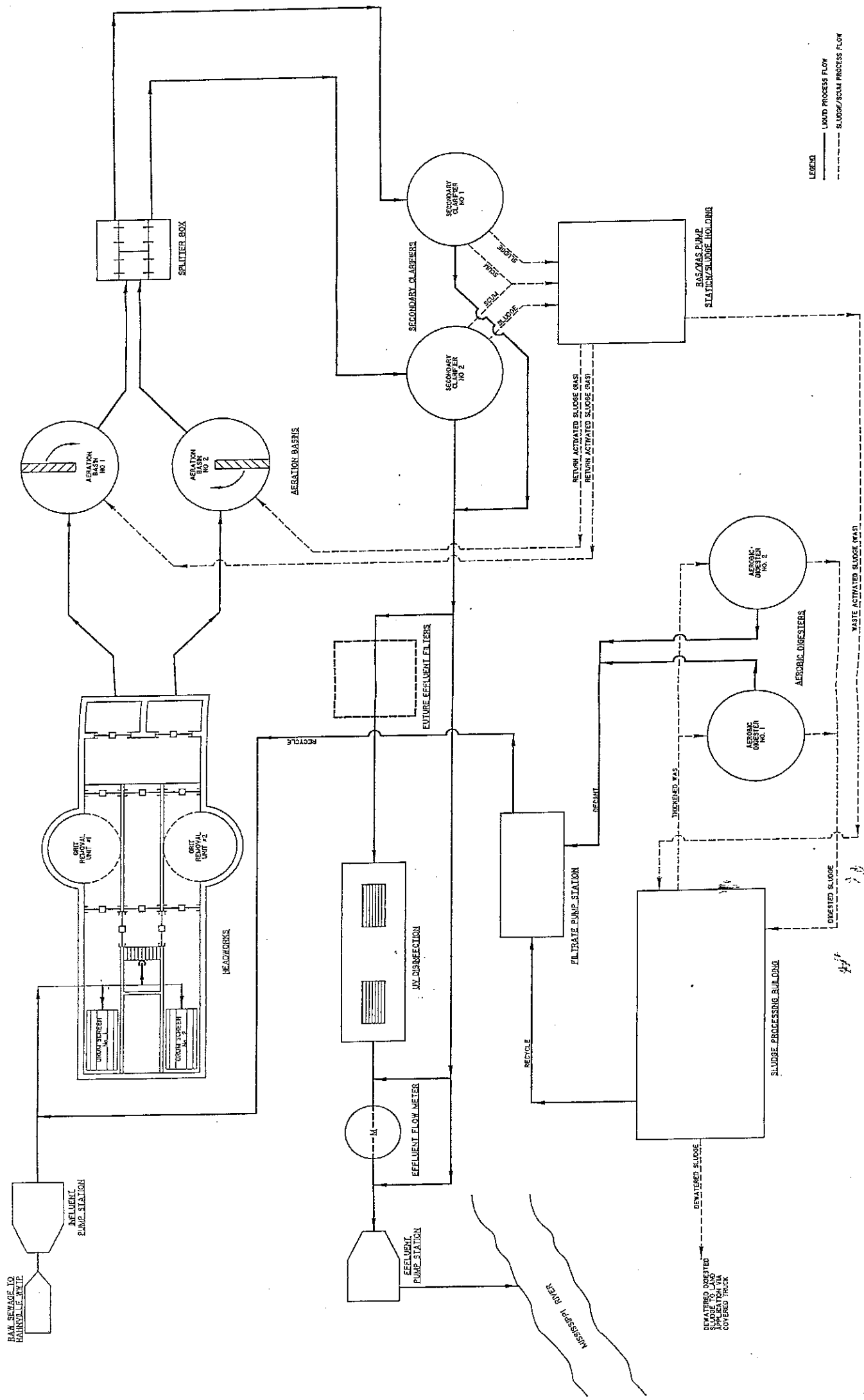
- C. Multiply the factor listed next to the type of facility your community employs by the age of your facility to determine the total point value for Part 3.

TOTAL POINT VALUE FOR PART 3 =

$$\frac{2.5}{\text{Factor}} \times \frac{18}{\text{Age}} = \boxed{45} \text{ (max = 50)}$$

Also enter this value or 50, whichever is less, on the point calculation table on page 16.

- D. Please attach a schematic of the treatment plant.



NOTE:
THIS DRAWING WAS ORIGINALLY SUBMITTED UNDER
CONTRACT BY COM IN JULY 1997.

Permit #:

LA0073521

PART 4: OVERFLOWS AND BYPASSES

A.

- i. List the number of times in the last year there was an overflow, bypass or unpermitted discharge of untreated or incompletely treated wastewater due to heavy rain:

3 ✓ Check one box. ☐ 0 = 0 points ☒ 3 = 15 points
☐ 1 = 5 points ☐ 4 = 30 points
☐ 2 = 10 points ☐ 5 or more = 50 points

- ii. List the number of bypasses, overflows or unpermitted discharges shown in A (i) that were within the collection system and the number at the treatment plant

Collection System: 1 Treatment Plant: 2

B.

- i. List the number of times in the last year there was an overflow, bypass or unpermitted discharge of untreated or incompletely treated wastewater due to equipment failure, either at the treatment plant or due to pumping problems in the collection system:

14 ✓ Check one box. ☐ 0 = 0 points ☐ 3 = 15 points
☐ 1 = 5 points ☐ 4 = 30 points
☐ 2 = 10 points ☒ 5 or more = 50 points

- ii. List the number of bypasses, overflows or unpermitted discharges shown in B (i) that were within the collection system and the number at the treatment plant

Collection System: 14 Treatment Plant: 0

- C. Specify whether the bypasses came from the city/village/town sewer system or from contract or tributary communities/sanitary districts, etc...

City Sewer System

- D. Add the point values checked for A and B and place the total in the box below.

TOTAL POINT VALUE FOR PART 4: 65 (max = 100)

Also enter this value or 100, whichever is less, on the point calculation table on page 16.

- E. List the person responsible (name and title) for reporting overflows, bypasses or unpermitted discharges to State and Federal authorities:

L. J. Brady, Assistant Director of Wastewater

Describe the procedure for gathering, compiling and reporting:

Overflows, bypasses and unpermitted discharges are submitted by the operator and reported to the appropriate agencies (SPOC, DEQ and EPA).

Permit #:

LA0073521

PART 5: SLUDGE STORAGE AND DISPOSAL SITES

A. Sludge Storage

How many months of sludge storage capacity does your facility have available, either on-site or off-site?

Circle the number of months and the corresponding point total. Write the point total in the box below at the right.

<i>months</i>	<2	2	3	4-5	>6
<i>points</i>	50	30	20	10	0

Write 0, 10, 20, 30 or 40 in the A point total box 0 A Point Total

B. For how many months does your facility have access to (and approval for) sufficient land disposal sites to provide proper land disposal?

Circle the number of months and the corresponding point total. Write the point total in the box below at the right.

<i>months</i>	<2	6-11	12-23	24-35	>36
<i>points</i>	50	30	20	10	0

Write 0, 10, 20, 30 or 40 in the B point total box 0 B Point Total

C. Add together the A and B point values and place the sum in the box below at the right:

TOTAL POINT VALUE FOR PART 5: 0 (max = 100)

Also enter this value or 100, whichever is less, on the point calculation table on page 16.

Permit #:

LA 0073521

PART 6 NEW DEVELOPMENT

- A. Please provide the following information for the total of all sewer line extensions which were installed during the last year.

Design Population: 17,000
Design Flow: 2.3 MGD
Design BOD: 30-45 mg/l

- B. Has an industry (or other development) moved into the community or expanded production in the past year, such that either flow or pollutant loadings to the sewerage system were significantly increased (5% or greater)?

✓ Check one box. ☐ Yes = 15 points ☒ No = 0 points

If Yes, Please describe:

List any new pollutants:

None

- C. Is there any development (industrial, commercial or residential) anticipated in the next 2-3 years, such that either flow or pollutant loadings to the sewerage system could significantly increase?

✓ Check one box. ☐ Yes = 15 points ☒ No = 0 points

If Yes, Please describe:

List any new pollutants you anticipate:

None

- D. Add together the point value checked in B and C and place the sum in the box below.

TOTAL POINT VALUE FOR PART 6: 0 (max = 30)

Also enter this value or 30, whichever is less, on the point calculation table on page 16.

Permit #:

LA0073521

PART 7. OPERATOR CERTIFICATION AND EDUCATION

- A. What was the name of the operator-in-charge for the reporting year?

Name: Herman Cortez

- B. What is his or her certification number:

Cert. #: 17-208

- C. What level of certification is the operator-in-charge required to have to operate the wastewater treatment facility?

Level Required: IV

- D. What is the level of certification of the operator-in-charge?

Level Certified: IV

- E. Was the operator-in-charge of the report year certified at least at the grade level required in order to operate this plant?

✓ Check one box.

☒ Yes = 0 points

☐ No = 50 points

Write 0 or 50 in the E point total box

0

E Point Total

- F. Has the operator-in-charge maintained recertification requirements during the reporting year?

✓ Check one box.

☒ Yes

☐ No

- G. How many hours of continuing education has the operator-in-charge completed over the last two calendar years?

✓ Check one box.

☒ > 12 hours = 0 points

☐ < 12 hours = 50 points

Write 0 or 50 in the G point total box

0

G Point Total

- H. Is there a written policy regarding continuing education an training for wastewater treatment plant employees?

✓ Check one box.

☒ Yes

☐ No

Explain: Training is outlined in the Department BMP, Plant Emergency Procedures, Plant O&M Manual, and the Safety Manual.

- I. What percentage of the continuing education expenses of the operator-in-charge were paid for:

By the permittee? 100%

By the operator? 0%

- J. Add together the E and G point vaules and place the sum in the box below at the right.

TOTAL POINT VALUE FOR PART 7:

0

(max = 100)

Also enter this value or 100, whichever is less, on the point calculation table on page 16.

Permit #:

LA0073521

PART 8: FINANCIAL STATUS

- A. Are User-Charge Revenues sufficient to cover operation and maintenance expenses?

✓ Check one box.



Yes



No

If No, How are O&M costs financed?

At present time the User-Charge Revenues are sufficient to cover operation and maintenance expenses.

- B. What financial resources do you have available to pay for your wastewater improvements and reconstruction needs?

DEQ loans, grants, general fund and new ad valorem tax.

PART 9: SUBJECTIVE EVALUATION**A. Collection System Maintenance**

- i. Describe what sewer system maintenance work has been done in the last year.

Clean and camera lines. Rehabilitate manholes. Repair broken lines.
Locate and number manholes. GIS. Replaced force mains.

- ii. Describe what lift station work has been done in the last year.

Pulled all pumps, inspected wet wells, control panels and all valves
concerning lift stations and replace as necessary. New pumps and
controls.

- iii. What collection system improvements does the community have under construction for the next 5 years?

New force mains, and rehab gravity lines.

B. If you have ponds please answer the following questions:

✓ Check one box.

- | | | |
|---|------------------------------|-----------------------------|
| i. Do you have duckweed buildup in the ponds? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| ii. Do you mow the dikes regularly (at least monthly), to the waters edge? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| iii. Do you have bushes or trees growing on the dikes or in the ponds? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| iv. Do you have excess sludge buildup (> 1foot) on the bottom of any of your ponds? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| v. Do you excersise all of your valves? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| vi. Are your control manholes in good structural shape? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| vii. Do you maintain at least 3 feet of freeboard in all of your ponds? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| viii. Do you visit your pond system at least weekly? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Permit #:

LA0073521

C. Treatment Plants

- i. Have the influent and effluent flow meters been calibrated in the last year?

☐ Yes ☒ No (✓ Check one box.)

10-23-17

Influent flow meter calibration date(s)

10-23-17

Effluent flow meter calibration date(s)

- ii. What problems, if any, have been experienced over the last year that have threatened treatment?

None

- iii. Is your community presently involved in formal planning for treatment facility upgrade?

✓ Check one box.

☐

Yes

☒

No

If Yes, Please describe:

Permit #:

LA0073521

D. Preventive Maintenance

- i. Does your plant have a written plan for preventive maintenance on major equipment items?

✓ Check one box.

☒

Yes

☐

No

If Yes, Please describe:

The Department's BMP as well as the manufactures manuals detailing PM and the Plant O&M Manual.

- ii. Does this preventive maintenance program depict frequency of intervals, types of lubrication and other preventive maintenance tasks necessary for each piece of equipment?

☒

Yes

☐

No

- iii. Are these preventive maintenance tasks, as well as equipment problems, being recorded and filed so future maintenance problems can be assured properly?

☒

Yes

☐

No

E. Sewer Use Ordinance

- i. Does your community have a sewer use ordinance that limits or prohibits the discharge of excessive conventional pollutants (BOD, TSS or pH) or toxic substances to the sewer system from industries, commercial users and residences?

✓ Check one box.

☒

Yes

☐

No

If Yes, Please describe:

Ordinance 85-8-8 imposes BOD, TSS, pH, Oil and Grease, COD, and Metals limits on discharges. All limits correspond to average domestic strength domestic waste.

- ii. Has it been necessary to enforce?

✓ Check one box.

☒

Yes

☐

No

If Yes, Please describe:

We require all comercial and industrial users to abide by these limits.

- iii. Any additional comments about your treatment plant or collection system? (Attach additional sheets if necessary.)

Permit #:

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POINT CALCULATION TABLE

	Actual Values	Maximum
Part 1: <i>Influent Flow/Loadings</i>	0	80 points
Part 2: <i>Effluent Quality / Plant Performance</i>	0	100 points
Part 3: <i>Age of WWTF</i>	45	50 points
Part 4: <i>Overflows and Bypasses</i>	65	100 points
Part 5: <i>Ultimate Disposition of Sludge</i>	0	100 points
Part 6: <i>New Development</i>	0	30 points
Part 7: <i>Operator Certification Training</i>	0	100 points

TOTAL POINTS:

110



St. Charles Parish

St. Charles Parish
Courthouse
15045 Highway 18
P.O. Box 302
Hahnville, LA 70057
985-783-5000
www.stcharlesparish-la.gov

Legislation Details

File #: 2018-0351 **Version:** 1 **Name:** Municipal Water Pollution Prevention Environmental Audit Report for LA0073539 AI39862 - Destrehan Wastewater Treatment Plant

Type: Resolution **Status:** In Council - Resolutions

File created: 1/7/2019 **In control:** Parish Council

On agenda: 1/7/2019 **Final action:**

Enactment date: **Yes**

Title: A resolution notifying the Louisiana Department of Environmental Quality that the St. Charles Parish Department of Wastewater has reviewed the Municipal Water Pollution Prevention Environmental Audit Report for LA0073539 AI39862 - Destrehan Wastewater Treatment Plant, and set forth the required action.

Sponsors: Lawrence 'Larry' Cochran, Department of Wastewater

Indexes:

Code sections:

Attachments: [2018-0351 Destrehan Audit](#)

Date	Ver.	Action By	Action	Result
1/7/2019	1	Parish President	Introduced	

LOUISIANA
MUNICIPAL WATER
POLLUTION PREVENTION
MWPP



<i>Facility Name:</i>	St. Charles Parish Council Destrehan Wastewater Treatment Plant
<i>LPDES Permit Number:</i>	LA 0073539
<i>Agency Interest (AI) Number:</i>	AI 39862
<i>Address:</i>	Post Office Box 302
	Hahnville, Louisiana 70057
<i>Parish:</i>	St. Charles
<i>(Person Completing Form) Name:</i>	Angela Troxler
<i>Title:</i>	Laboratory Coordinator
<i>Date Completed:</i>	December 3, 2018

Permit #:

LA0073539

PART II. INFLUENT FLOW/LOADINGS (all plants)

- A. List the average monthly volumetric flows and BOD loadings received at your facility during the last reporting year.

Column 1 Average Monthly Flow (million gallons per day, MGD)		Column 2 Average Monthly BOD5 Concentration (mg/l)		Column 3 Average Monthly BOD5 Loading (pounds per day, lb/day)
2.159	x	177	x 8.34 =	3,187
3.049	x	168	x 8.34 =	4,272
3.759	x	175	x 8.34 =	5,486
3.952	x	129	x 8.34 =	4,252
3.254	x	140	x 8.34 =	3,799
3.553	x	129	x 8.34 =	3,801
2.224	x	112	x 8.34 =	2,077
2.18	x	115	x 8.34 =	2,091
2.946	x	67	x 8.34 =	1,646
2.827	x	45	x 8.34 =	1,061
3.406	x	51	x 8.34 =	1,449
3.376	x	38	x 8.34 =	1,070

BOD loading = Average Monthly Flow (in MGD) x Average Monthly BOD concentration (in mg/l) x 8.34

- B. List the design flow and design BOD loading for your facility in the blanks below. If you are not aware of these design quantities, refer to your Operation and Maintenance (O&M) Manual or contact your consulting engineer.

Design Flow, MGD:

6.0

x 0.90 =

5.4

Design BOD, lb/day:

7,506

x 0.90 =

6,755

Permit #:

LA0073539

- C. How many months did the monthly flow (Column 1) to the wastewater treatment facility (WWTF) exceed 90% of design flow? Circle the number of months and the corresponding point total. Write the point total in the box below at the right.

months	0	①	2	3	4	5	6	7	8	9	10	11	12
points	0	⑤	0	0	0	5	5	5	5	5	5	5	5

Write 0 or 5 in the C point total box C Point Total

- D. How many months did the monthly flow (Column 1) to the WWTF exceed the design flow? Circle the number of months and corresponding point total. Write the point total in the box below at the right.

months	①	1	2	3	4	5	6	7	8	9	10	11	12
points	⑤	5	5	10	10	15	15	15	15	15	15	15	15

Write 0, 5, 10 or 15 in the D point total box D Point Total

- E. How many months did the monthly BOD loading (Column 3) to the WWTF exceed 90% of the design loading? Circle the number of months and corresponding point total. Write the point total in the box below at the right.

months	0	①	2	3	4	5	6	7	8	9	10	11	12
points	0	⑤	5	5	5	10	10	10	10	10	10	10	10

Write 0, 5, or 10 in the E point total box E Point Total

- F. How many months did the monthly BOD loading (Column 3) to the WWTF exceed the design loading? Circle the number of months and corresponding point total. Write the point total in the box below at the right.

months	①	1	2	3	4	5	6	7	8	9	10	11	12
points	⑤	10	20	30	40	50	50	50	50	50	50	50	50

Write 0, 10, 20, 30, 40 or 50 in the F point total box F Point Total

- G. Add together each point total for C through F and place this sum in the box below at the right.

TOTAL POINT VALUE FOR PART 1: (max = 80)

Also enter this value or 80, whichever is less, on the point calculation table on page 16.

Permit #:

LA0073539

PART 2: EFFLUENT QUALITY / PLANT PERFORMANCE

- A. List the monthly average effluent BOD and TSS concentrations produced by your facility during the last reporting year.

Month	Column 1 Average Monthly BOD (mg/l)	Column 2 Average Monthly TSS (mg/l)
November 2017	2	3
December 2017	3	2
January 2018	3	3
February 2018	3	2
March 2018	2	2
April 2018	2	1
May 2018	4	3
June 2018	2	3
July 2018	3	2
August 2018	2	2
September 2018	3	1
October 2018	2	1

- B. List the monthly average permit limits for your facility in the blanks below.

	Permit Limit		90% of Permit Limit
BOD, mg/l	30.0	x 0.90 =	27.0
TSS, mg/l	30.0	x 0.90 =	27.0

Permit #:

LA 0073539

C. Continuous Discharge to Surface Water.

- i. How many months did the effluent BOD (Column 1) exceed 90% of the permit limits? Circle the number of months and the corresponding point total. Write the point total in the box below at the right.

months	0	1	2	3	4	5	6	7	8	9	10	11	12
points	0	0	10	20	30	40	40	40	40	40	40	40	40

Write 0, 10, 20, 30 or 40 in the i point total box i Point Total

- ii. How many months did the effluent BOD (Column 1) exceed permit limits? Circle the number of months and corresponding point total. Write the point total in the box below at the right.

months	0	1	2	3	4	5	6	7	8	9	10	11	12
points	0	5	5	10	10	10	10	10	10	10	10	10	10

Write 0, 5, or 10 in the ii point total box ii Point Total

- iii. How many months did the effluent TSS (Column 2) exceed 90% of the permit limits? Circle the number of months and the corresponding point total. Write the point total in the box below at the right.

months	0	1	2	3	4	5	6	7	8	9	10	11	12
points	0	0	10	20	30	40	40	40	40	40	40	40	40

Write 0, 10, 20, 30 or 40 in the iii point total box iii Point Total

- iv. How many months did the effluent TSS (Column 2) exceed permit limits? Circle the number of months and corresponding point total. Write the point total in the box below at the right.

months	0	1	2	3	4	5	6	7	8	9	10	11	12
points	0	5	5	10	10	10	10	10	10	10	10	10	10

Write 0, 5, or 10 in the iv point total box iv Point Total

- v. Add together each point total for i through iv and place this sum in the box below at the right.

TOTAL POINT VALUE FOR PART 2: (max = 100)

Also enter this value or 100, whichever is less, on the point calculation table on page 16.

Permit #:

LA 0073539

D. Other Monitoring and Limitations

- i. At any time in the past year was there an exceedance of a permit limit for other pollutants such as: ammonia-nitrogen, phosphorus, pH, total residual chlorine, or fecal coliform?

✓ Check one box.

☐ Yes

☒ No

If Yes, Please describe:

- ii. At any time in the past year was there a "failure" of a Biomonitoring (Whole Effluent Toxicity) test of the effluent?

✓ Check one box.

☐ Yes

☒ No

If Yes, Please describe:

- iii. At any time in the past year was there an exceedance of a permit limit for a toxic substance?

✓ Check one box.

☐ Yes

☒ No

If Yes, Please describe:

Permit #:

LA 0073539

PART 3: AGE OF THE WASTEWATER TREATMENT FACILITY

- A. What year was the wastewater treatment facility constructed or last major expansion/improvements completed?

2000

$$\begin{array}{rcl} \text{Current Year} & - & \text{Answer to A} \\ \hline 2018 & - & 2000 \\ \hline & & 18 \end{array} = \text{Age in years}$$

Enter Age in Part C below.

- B. ☒ Check the type of treatment facility that is employed.

		FACTOR:
<input checked="" type="checkbox"/>	Mechanical Treatment Plant (trickling filter, activated sludge, etc...) Specify Type: <u>Activated Sludge</u>	2.5
<input type="checkbox"/>	Aerated Lagoon	2.0
<input type="checkbox"/>	Stabilization Pond	1.5
<input type="checkbox"/>	Other Specify Type: _____	1.0

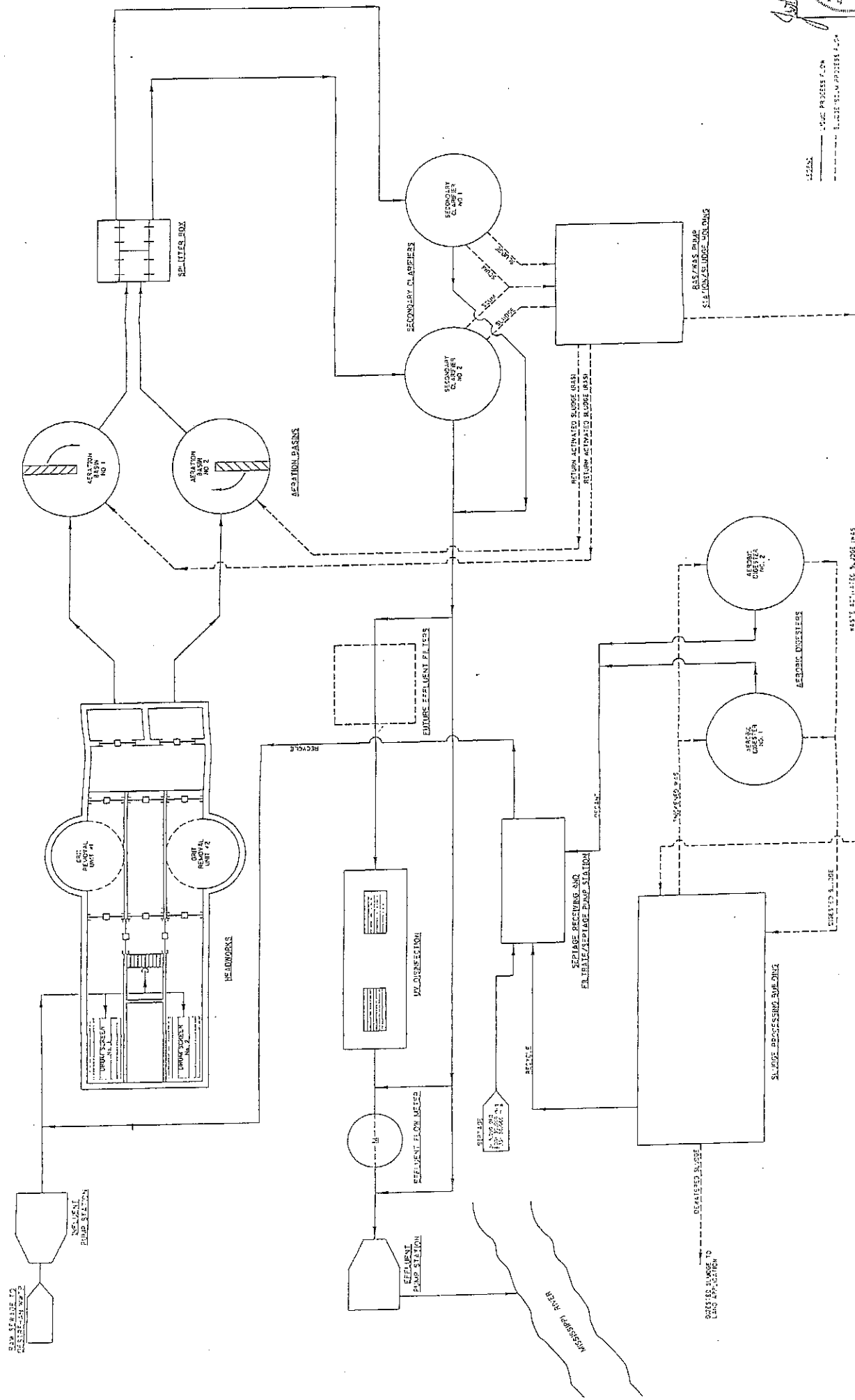
- C. Multiply the factor listed next to the type of facility your community employs by the age of your facility to determine the total point value for Part 3.

TOTAL POINT VALUE FOR PART 3 =

$$\frac{2.5}{\text{Factor}} \times \frac{18}{\text{Age}} = \boxed{45} \text{ (max = 50)}$$

Also enter this value or 50, whichever is less, on the point calculation table on page 16.

- D. Please attach a schematic of the treatment plant.



Permit #:

LA0073539

PART 4: OVERFLOWS AND BYPASSES

A.

- i. List the number of times in the last year there was an overflow, bypass or unpermitted discharge of untreated or incompletely treated wastewater due to heavy rain:

0 √ Check one box. ☒ 0 = 0 points ☐ 3 = 15 points
☐ 1 = 5 points ☐ 4 = 30 points
☐ 2 = 10 points ☐ 5 or more = 50 points

- ii. List the number of bypasses, overflows or unpermitted discharges shown in A (i) that were within the collection system and the number at the treatment plant

Collection System: 0 Treatment Plant: 0

B.

- i. List the number of times in the last year there was an overflow, bypass or unpermitted discharge of untreated or incompletely treated wastewater due to equipment failure, either at the treatment plant or due to pumping problems in the collection system:

5 √ Check one box. ☐ 0 = 0 points ☐ 3 = 15 points
☐ 1 = 5 points ☐ 4 = 30 points
☐ 2 = 10 points ☒ 5 or more = 50 points

- ii. List the number of bypasses, overflows or unpermitted discharges shown in B (i) that were within the collection system and the number at the treatment plant

Collection System: 5 Treatment Plant: 0

- C. Specify whether the bypasses came from the city/village/town sewer system or from contract or tributary communities/sanitary districts, etc...

City Sewer System

- D. Add the point values checked for A and B and place the total in the box below.

TOTAL POINT VALUE FOR PART 4: 50 (max = 100)

Also enter this value or 100, whichever is less, on the point calculation table on page 16.

- E. List the person responsible (name and title) for reporting overflows, bypasses or unpermitted discharges to State and Federal authorities:

L. J. Brady, Assistant Director of Wastewater

Describe the procedure for gathering, compiling and reporting:

Overflows, bypasses and unpermitted discharges are submitted by the operator and reported to the appropriate agencies (SPOC, DEQ).

Permit #:

LA0073539

PART 5: SLUDGE STORAGE AND DISPOSAL SITES

A. Sludge Storage

How many months of sludge storage capacity does your facility have available, either on-site or off-site?

Circle the number of months and the corresponding point total. Write the point total in the box below at the right.

<i>months</i>	<2	2	3	4-5	>6
<i>points</i>	50	30	20	10	0

Write 0, 10, 20, 30 or 40 in the A point total box A Point Total

B. For how many months does your facility have access to (and approval for) sufficient land disposal sites to provide proper land disposal?

Circle the number of months and the corresponding point total. Write the point total in the box below at the right.

<i>months</i>	<2	6-11	12-23	24-35	>36
<i>points</i>	50	30	20	10	0

Write 0, 10, 20, 30 or 40 in the B point total box B Point Total

C. Add together the A and B point values and place the sum in the box below at the right:

TOTAL POINT VALUE FOR PART 5: (max = 100)

Also enter this value or 100, whichever is less, on the point calculation table on page 16.

Permit #:

LA 0073539

PART 6: NEW DEVELOPMENT

- A. Please provide the following information for the total of all sewer line extensions which were installed during the last year.

Design Population: 44,000
Design Flow: 6.0 MGD
Design BOD: 30-45 mg/l

- B. Has an industry (or other development) moved into the community or expanded production in the past year, such that either flow or pollutant loadings to the sewerage system were significantly increased (5% or greater)?

✓ Check one box. ☐ Yes = 15 points ☒ No = 0 points

If Yes, Please describe:

List any new pollutants:

None

- C. Is there any development (industrial, commercial or residential) anticipated in the next 2-3 years, such that either flow or pollutant loadings to the sewerage system could significantly increase?

✓ Check one box. ☐ Yes = 15 points ☒ No = 0 points

If Yes, Please describe:

List any new pollutants you anticipate:

None

- D. Add together the point value checked in B and C and place the sum in the box below.

TOTAL POINT VALUE FOR PART 6:

0

(max = 30)

Also enter this value or 30, whichever is less, on the point calculation table on page 16.

Permit #:

LA0073539

PART 7: OPERATOR CERTIFICATION AND EDUCATION

- A. What was the name of the operator-in-charge for the reporting year?
Name: Herman Cortez
- B. What is his or her certification number:
Cert. #: 17-208
- C. What level of certification is the operator-in-charge required to have to operate the wastewater treatment facility?
Level Required: IV
- D. What is the level of certification of the operator-in-charge?
Level Certified: IV
- E. Was the operator-in-charge of the report year certified at least at the grade level required in order to operate this plant?
✓ Check one box. ☒ Yes = 0 points ☐ No = 50 points
Write 0 or 50 in the E point total box E Point Total
- F. Has the operator-in-charge maintained recertification requirements during the reporting year?
✓ Check one box. ☒ Yes ☐ No
- G. How many hours of continuing education has the operator-in-charge completed over the last two calendar years?
✓ Check one box. ☒ > 12 hours = 0 points ☐ < 12 hours = 50 points
Write 0 or 50 in the G point total box G Point Total
- H. Is there a written policy regarding continuing education an training for wastewater treatment plant employees?
✓ Check one box. ☒ Yes ☐ No
Explain: Training is outlined in the Department BMP, Plant Emergency Procedures, Plant O&M Manual, and the Safety Manual.
- I. What percentage of the continuing education expenses of the operator-in-charge were paid for:
By the permittee? 100% By the operator? 0%
- J. Add together the E and G point vaules and place the sum in the box below at the right.

TOTAL POINT VALUE FOR PART 7: (max = 100)

Also enter this value or 100, whichever is less, on the point calculation table on page 16.

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PART 8: FINANCIAL STATUS

A. Are User-Charge Revenues sufficient to cover operation and maintenance expenses?

✓ Check one box.

☒

Yes

☐

No

If No, How are O&M costs financed?

At present time the User-Charge Revenues are sufficient to cover operation and maintenance expenses.

B. What financial resources do you have available to pay for your wastewater improvements and reconstruction needs?

DEQ loans, grants, general fund and ad valorem tax.

PART 9: SUBJECTIVE EVALUATION**A. Collection System Maintenance**

- i. Describe what sewer system maintenance work has been done in the last year.

Clean and camera lines. Rehabilitate manholes. Repair broken lines.
Locate and number manholes. GIS. Replaced force mains.

- ii. Describe what lift station work has been done in the last year.

Pulled all pumps, inspected wet wells, control panels and all valves
concerning lift stations and replace as necessary. New pumps and
controls.

- iii. What collection system improvements does the community have under construction for the next 5 years?

New lift stations, upgrade lift stations, new force mains, and rehab
gravity lines.

B. If you have ponds please answer the following questions:

✓ Check one box.

- | | | |
|---|------------------------------|-----------------------------|
| i. Do you have duckweed buildup in the ponds? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| ii. Do you mow the dikes regularly (at least monthly), to the waters edge? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| iii. Do you have bushes or trees growing on the dikes or in the ponds? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| iv. Do you have excess sludge buildup (> 1foot) on the bottom of any of your ponds? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| v. Do you exercise all of your valves? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| vi. Are your control manholes in good structural shape? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| vii. Do you maintain at least 3 feet of freeboard in all of your ponds? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| viii. Do you visit your pond system at least weekly? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

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C. Treatment Plants

- i. Have the influent and effluent flow meters been calibrated in the last year?

☐ Yes ☒ No (✓ Check one box.)

10/24/17

Influent flow meter calibration date(s)

10/24/17

Effluent flow meter calibration date(s)

- ii. What problems, if any, have been experienced over the last year that have threatened treatment?

None

- iii. Is your community presently involved in formal planning for treatment facility upgrade?

✓ Check one box.

☐

Yes

☒

No

If Yes, Please describe:

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D. Preventive Maintenance

- i. Does your plant have a written plan for preventive maintenance on major equipment items?

✓ Check one box.

☒

Yes

☐

No

If Yes, Please describe:

The Department's BMP as well as the manufactures manuals detailing PM and the Plant O&M Manual.

- ii. Does this preventive maintenance program depict frequency of intervals, types of lubrication and other preventive maintenance tasks necessary for each piece of equipment?

☒

Yes

☐

No

- iii. Are these preventive maintenance tasks, as well as equipment problems, being recorded and filed so future maintenance problems can be assured properly?

☒

Yes

☐

No

E. Sewer Use Ordinance

- i. Does your community have a sewer use ordinance that limits or prohibits the discharge of excessive conventional pollutants (BOD, TSS or pH) or toxic substances to the sewer system from industries, commercial users and residences?

✓ Check one box.

☒

Yes

☐

No

If Yes, Please describe:

Ordinance 85-8-8 imposes BOD, TSS, pH, Oil and Grease, COD, and Metals limits on discharges. All limits correspond to average domestic strength domestic waste.

- ii. Has it been necessary to enforce?

✓ Check one box.

☒

Yes

☐

No

If Yes, Please describe:

We require all comercial and industrial users to abide by these limits.

- iii. Any additional comments about your treatment plant or collection system? (Attach additional sheets if necessary.)

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POINT CALCULATION TABLE

	Actual Values	Maximum
Part 1: <i>Influent Flow/Loadings</i>	0	80 points
Part 2: <i>Effluent Quality / Plant Performance</i>	0	100 points
Part 3: <i>Age of WWTF</i>	45	50 points
Part 4: <i>Overflows and Bypasses</i>	80	100 points
Part 5: <i>Ultimate Disposition of Sludge</i>	0	100 points
Part 6: <i>New Development</i>	0	30 points
Part 7: <i>Operator Certification Training</i>	0	100 points

TOTAL POINTS:

125



St. Charles Parish

St. Charles Parish
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15045 Highway 18
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www.stcharlesparish-la.gov

Legislation Details

File #: 2018-0353 **Version:** 1 **Name:** Appointment of Chairman to the Operations, Maintenance, and Construction Management Committee

Type: Appointment by Motion **Status:** In Council - Appointments

File created: 1/7/2019 **In control:** Parish Council

On agenda: 1/7/2019 **Final action:**

Enactment date: **Yes**

Title: Appointment of Chairman to the Operations, Maintenance, and Construction Management Committee

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Legislation Details

File #: 2018-0354 **Version:** 1 **Name:** Appointment of Chairman to the Legislative Committee
Type: Appointment by Motion **Status:** In Council - Appointments
File created: 1/7/2019 **In control:** Parish Council
On agenda: 1/7/2019 **Final action:**
Enactment date: **Yes**
Title: Appointment of Chairman to the Legislative Committee
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Legislation Details

File #: 2018-0355 **Version:** 1 **Name:** Appointment of Chairman to the Contract/Finance and Administrative Committee

Type: Appointment by Motion **Status:** In Council - Appointments

File created: 1/7/2019 **In control:** Parish Council

On agenda: 1/7/2019 **Final action:**

Enactment date: **Yes**

Title: Appointment of Chairman to the Contract/Finance and Administrative Committee

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Legislation Details

File #: 2018-0356 **Version:** 1 **Name:** Appointment of Chairman to the Special Projects/Public Safety, Health, and Environmental Committee

Type: Appointment by Motion **Status:** In Council - Appointments

File created: 1/7/2019 **In control:** Parish Council

On agenda: 1/7/2019 **Final action:**

Enactment date: **Yes**

Title: Appointment of Chairman to the Special Projects/Public Safety, Health, and Environmental Committee

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Legislation Details

File #: 2018-0357 **Version:** 1 **Name:** Appointment of Chairman to the Hurricane Protection Projects Committee
Type: Appointment by Motion **Status:** In Council - Appointments
File created: 1/7/2019 **In control:** Parish Council
On agenda: 1/7/2019 **Final action:**
Enactment date: **Yes**
Title: Appointment of Chairman to the Hurricane Protection Projects Committee
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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