



MINUTES OF THE ST. TAMMANY PARISH COUNCIL SPECIAL MEETING
WEDNESDAY, SEPTEMBER 27, 2023 AT 6:00 PM
ST. TAMMANY GOVERNMENT COMPLEX
21490 KOOP DRIVE, MANDEVILLE, LA.

CALL TO ORDER BY THE HONORABLE JACOB "JAKE" A. AIREY

PLEDGE OF ALLEGIANCE BY MS. TANNER

INVOCATION BY MR. RANDOLPH

ROLL CALL:

Marty Dean ABSENT
David Fitzgerald
Martha Jenkins Cazaubon
Michael R. Lorino, Jr.
Rykert O. Toledano, Jr. ABSENT
Cheryl Tanner
James "Jimmie" Davis, III ABSENT
Christopher Canulette
Michael "Mike" Maxwell Smith
Maureen "MO" O'Brien
Arthur Laughlin
Jerry Binder
Jacob "Jake" Airey
Ronald Randolph

PUBLIC COMMENT: A three (3) minute time limit is established for each member of the public wishing to speak (for or against) an item on the Agenda, except Appeals.

To ensure that all speakers are heard please hold cheers and applause. Anyone who wishes to place a comment in the record but who does not wish to speak at the podium may fill out a speaker card and check the box indicating they do not wish to speak.

PUBLIC NOTICE

The Parish Council will hold a Public Hearing in Council Chambers at 6:30 p.m. on Thursday, October 5, 2023 to review the proposed Operating and Capital Improvement Budgets prior to adoption. Copies of both proposed budgets will be made available for public inspection by September 29, 2023 at the Parish Council Office or online at www.stpgov.org.

ORDINANCES FOR INTRODUCTION

- Airey - **1. Ordinance Calendar No. 7391** - Ordinance to adopt the 2024 Operating Budget. (Airey/Cooper)
- O' Brien – moved to introduce, seconded by Canulette.
- Airey - **2. Ordinance Calendar No. 7392** - Ordinance to establish the 2024-2028 Capital Improvement Budget and Capital Assets. (Airey/Cooper)
- Randolph-moved to introduce, seconded by Canulette.
- Airey - **3. Ordinance Calendar No. 7393** - Ordinance to amend St. Tammany Parish Code of Ordinances, Part II – Land Development Code, Chapter 105 - Buildings and Construction, Article 2 - Permits, Sections 105-61 and 105-62, to provide for mandatory notice upon filing of application for permits for certain construction and development. (Fitzgerald)
- Dominic Luke – Covington Trace Apartments is a disaster waiting to happen.
- Airey – said there is an item related to that on the agenda and he will move his card to that item.
- Rob Barnette – said there needs to be a better way to notify the public because the Farmer isn't sufficient, whether it be a Facebook post or an agenda and the ordinance should reflect that.
- Peter McHenry – 74519 Military Rd. – spoke about taking the meaning of words and making them fit to something else. Saying that apartments are exclusive to multi-family is a misinterpretation. He is asking them to modify the land use ordinance to correct the misinterpretations.
- Fitzgerald – said the ordinance was precipitated by a need. He said they were previously notified in many ways of a project of this magnitude, and even codified. He said this is not directed at anyone in particular. The Council needs to be notified properly.
- Fitzgerald – moved to introduce, seconded by Lorino.
- Airey - **4. Ordinance Calendar No. 7421** - Ordinance to amend St. Tammany Parish Code of Ordinances, Part II – Land Development Code, Chapter 115 – Drainage and Flood Control, Article I – In general, Sec. 115-3 – Use of fill materials prohibited, to remove from an Area of Special Concern 3.226 acres of land located in Section 13, Township 7 South, Range 11 East, St. Tammany Parish. (Ward 3, District 5) (Toledano)
- Lorino – moved to introduce, seconded by Fitzgerald.

RESOLUTIONS

- Airey - **1. Resolution Council Series No. C-6829** - Resolution of the St. Tammany Parish Council adopting the preliminary findings regarding the investigation of the administrative process utilized in connection with the Covington Ridge Trace Apartments project. (Fitzgerald)
- Lynn Frichter – 19592 Garden St. – said she wants to know the preliminary findings. She said there was not enough notification. She said the project is too big. Spoke about flooding and traffic. She wants to know how this project happened with no one knowing.
- Dominic Luke – lives on Melissa Lane. He asked the Council if they had children. He said this directly affects his children. He said his children cannot go outside and ride bikes because of the traffic that is already there. He has a studio in downtown Covington, and is excited about the possibility of new clients, but he doesn't care. He cares about the safety of his children. He addressed Jeff Schoen, President Cooper, and Councilman Fitzgerald.

- Robert Barnett – thinks they are there to comment on findings of fact. He spoke about 1.5 million tax payer dollars that is going to this project and said checks and balances should be done. He elaborated on the findings of fact and court proceedings.
- Joyclyn Lowe –for the project. Said this is all about zoning. She said items #1-22 are normal and #11 is a fiction.
- Peter McHenery – against the project. Said this is not properly zoned.
- Fitzgerald – said let’s step back and look at the big picture. Who thought 100 apartments at this intersection was a good idea. And who thought putting these apartments at this intersection and shielding it from the Council and public was a good idea. There was not legitimate notification. Spoke on #11. Said May 9th was the first time they had legitimate notification. Administration had over a year. The situation could have been avoided if they had a public referendum. Asked how are they going to put a multi-family dwelling where it is not zoned correctly. He said the ordinance was to make certain it does not happen again.
- Tanner – asked about the \$1.5 million.
- Gina Hayes – explained that the money was not committed. They asked for it and submitted a Cooperative Endeavor Agreement, but it has not been promised.
- Jeanne Marino – explained the money. She said it is unobligated in the HUD Entitlement fund. She spoke to what the money can be used for.
- Council discussion ensued with comments from the following: Tanner, Marino, Fitzgerald, Canulette, Hayes, Airey, Binder, Cazaubon, Lorino, Daniel Hill, and President Cooper.
- Canulette – moved to adopt, seconded by Fitzgerald. Unanimous with 3 absent (Dean, Toledano, Davis).

ORDINANCE FOR ADOPTION

- Airey - **1. Ordinance Calendar No. 7378** – Ordinance to amend the St. Tammany Parish Code of Ordinances Chapter 130 – Unified Development Code, Division 31 – Part II – Land Development Code: I-2 Industrial District, Section 130-1074 – Permitted Uses: ADD (33) Sales and repair of semi-trucks and trailers when the criteria of section 130-2213 (4) & (21) are met and amend Section 130-1076 (e) Increase maximum allowable height regulations. (2023-3396-ZC) (ZC Approved 08/01/2023) (Davis/Cooper)
- Airey – read through the amendment.
- Lorino – moved to amend, seconded by Randolph. Unanimous with 3 absent (Dean, Toledano, Davis).
 - Lorino – moved to introduce as amended, seconded by Randolph; becomes Ordinance Calendar No. 7378AA.

NOTE: A unanimous vote of members present is needed to open the off-the-floor agenda.

-Binder – moved to open the Off-the Floor Agenda, seconded by Canulette. Unanimous with one (3) absent (Dean, Toledano, Davis).

SEPTEMBER 27, 2023 - ITEMS OFF-THE-FLOOR

DISCUSSIONS AND OTHER MATTERS

-Airey - **1. Off-the-Floor #1** - Notice: The Board of Review convened on Thursday, September 07, 2023, and all assessment hearings have been completed. The Board of Review will take action on appeals heard and close out the Board of Review at this Special Meeting.

-Lorino – moved to close out Board of Review since no cases were heard, seconded by Laughlin. Unanimous with 3 absent (Dean, Toledano, Davis).

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

JACOB "JAKE" A. AIREY, COUNCIL CHAIR

KATRINA L. BUCKLEY, COUNCIL CLERK