

MINUTES
WEST BATON ROUGE PARISH COUNCIL
REGULAR MEETING
GOVERNMENT BUILDING
880 North Alexander Avenue, Port Allen
Thursday, January 25, 2024
5:30 PM

The Following Minutes Are Summarized For Brevity, For Precise Meeting Information Please Refer To Meeting Audio Or Video.

1. CALL MEETING TO ORDER & REQUEST ALL ELECTRONIC DEVICES BE SILENCED

A Regular Meeting of the West Baton Rouge Parish Council was held on Thursday, January 25, 2024 and called to order at 05:30 PM. Council Chairman Carey Denstel asked that all electronic devices be placed on silent.

2. OPENING PRAYER

Councilman Atley Walker Jr. led everyone in an opening prayer.

3. PLEDGE OF ALLEGIANCE

Chairman Denstel recognized Mr. Kevin Durbin who led everyone in the Pledge of Allegiance.

4. LOG ATTENDANCE

The following members were recorded as being present: Mrs. Katherine Andre, Messrs. Kirk Allain, Daryl "Turf" Babin, Atley Walker, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, Gary Joseph.

Also present were, Mr. Jason Manola, Parish President, Mr. Phillip Bourgoyne, Chief of Administration, Mr. Chance Stephens, Director of Finance, Mr. Kevin Durbin, Director of Public Works and Mrs. Michelle Tullier, Council Clerk

5. MINUTES APPROVAL

A. Approval of Minutes from the Regular Meeting of January 11, 2024.

A motion was made by Council Member Kirk Allain, seconded by Council Member Kenneth Gordon to Approve Minutes from the Regular Meeting of January 11, 2024.

The vote was recorded as follows:

YEAS: 9 (Kirk Allain, Daryl "Turf" Babin, Atley Walker, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, Katherine Andre, Gary Joseph)
NAYS: 0 (None)
ABSENT: 0 (None)
ABSTAIN: 0 (None)

As a result of the votes, the motion **Passed**.

6. CONSIDER ANY AMENDMENTS TO THE AGENDA

There were no items to consider at this time.

7. STATE OF THE PARISH

Parish President Jason Manola was recognized and addressed the Council with the State of the Parish which can be found at the end of these minutes.

8. PARISH PRESIDENT’S REPORT

Parish President Jason Manola was recognized and covered the following items:
Water and gas line improvements, and status during the freeze;
Structure fires;
Mentioned good job by our drainage crews in preparation for the recent rain events;
Still looking into a regional ER and physician clinic location for the Parish;
Reminder about the January 30th State of the Parish Luncheon.

9. PUBLIC COMMENTS

There were no comments to consider at this time.

10. COMMUNICATIONS WITH COUNCIL MEMBERS AND/OR ELECTED OR APPOINTED OFFICIALS

Mr. Bourgoyne was recognized and notified Councilman Walker about going out for more quotes on the Lukeville sign project. Explained that Kevin Gravois with PEC has started

reviewing road overlays for the year. Emily Drive project was quoted and will be patched soon. Mr. Durbin gave updates on the Bayou Stumpy Project. Mr. Adrian Genre, Director of Utilities, gave an update on the well location recently denied by the Groundwater Commission, and plans going forward. Mr. Durbin was again recognized and gave a brief update on the sidewalk projects percentage of completion for preliminary plans.

11. PUBLIC HEARING ON PREVIOUSLY INTRODUCED ORDINANCES

- ~~A. An Ordinance To Amend And Reenact The West Baton Rouge Parish Code Of Ordinances, Part III (“Unified Development Code”), Chapter 111 (“Administration And Enforcement”), Article VI (“Subdivision Approval Procedure”), Adding Section 111-117 No Plat Changes After Advertisement By Planning And Zoning Commission. Rescheduled Due to Weather Cancellation~~
- ~~B. An Ordinance To Amend And Reenact The West Baton Rouge Parish Code Of Ordinances, Part III (“Unified Development Code”), Chapter 106 (“Site Planning”), Article III (“Transportation Planning”), Division 2 (Off Street Parking and Loading”), Sec. 106-67 (“General Provisions”), to streamline the site plan approval process. Rescheduled Due To Weather Cancellation~~
- ~~C. An Ordinance Amending Chapter 104 Zoning To Incorporate Amended Zoning Designation Map (Zoning Plan) Under Section 104-3 Establishment Of Districts, Official Zoning Map For Rezoning Request Of Donald Ricard regarding 11621 Landry Ln. Port Allen, La 70767. File#2023-23 Described by the WBR Assessor as LOT 24-A SUBD OF SW/4 SEC 18 T6S R11E. Rezoning From AG-2 (Agricultural Moderate Seale) To AG-1 (Agricultural Small Scale) with waivers. Rescheduled Due To Weather Cancellation~~
- ~~D. An Ordinance Amending Chapter 104 Zoning To Incorporate Amended Zoning Designation Map (Zoning Plan) Under Section 104-3 Establishment Of Districts, Official Zoning Map For Rezoning Request Of Westover Planting Co. LTD regarding 4739 Hugh Loop Rd. Port Allen, La 70767. File #2023-24: Described by the WBR Assessor as: LOT 577 CONT 3.2 AC (WESTOVER PLTN) SEC 84 T7S R12E 43-5. Rezoning 3.2 (+/-) Acres from C-1.3 (Regional Scale Commercial) and R-SF-3 (Single Family Residential) to C-1.2 (Community Scale Commercial). Rescheduled Due To Advertising Error~~
- ~~E. An Ordinance Amending Chapter 104 Zoning to Incorporate Amended Zoning Designation Map (Zoning Plan) under Section 104-3 Establishment of Districts, Official Zoning Map For Rezoning Request of Barbara LaBauve for the Vernon Perry LaBauve Property. Located at 4715 Raymond LaBauve Rd. Brusly, La 70719. **File #2023-25** Property Described as: 7.591 AC IN SECS 62 & 63 T8S R12E DESIG AS TRACTS D-3 CONT 6.811 AC & TRACT D-1A CONT 0.78 AC RAYMOND LABAUVE EST 47C-88. Rezoning .72 (+/-) acres from AG-3 (Agricultural Full Scale) to AG-1 (Agricultural Small Scale). **Master Plan Change. Rescheduled Due To Weather Cancellation**~~
- ~~F. An Ordinance Amending Chapter 104 Zoning To Incorporate Amended Zoning Designation Map (Zoning Plan) Under Section 104-3 Establishment Of Districts, Official Zoning Map For Rezoning Request Of Timothy Lemoine. Regarding Property Located At 9763 Burnside Rd. Port Allen, La 70767. File #2023-26: Described by the WBR Assessor as: LOT 9-D BURNSIDE PLANTATION ESTATES CONT 6.106 AC 13B-18C. Rezoning 6.106 (+) acres from AG-3 (Agricultural Large Scale) to R-M (Residential Minor Subdivision). Rescheduled Due To Advertising Error~~

12. CONSIDER STATUS REPORT, CHANGE ORDER AND/OR OTHER MATTERS AS REQUIRED ON CURRENT PROJECTS

There were no items to consider at this time.

13. RESOLUTIONS

There were no items to consider at this time.

14. CONSIDER SUBDIVISION PLATS, CONDEMNATIONS, WAIVERS AND MATTERS RELATED THERETO

There were no items to consider at this time.

15. INTRODUCTION OF ORDINANCES

Mrs. Tullier, Council Clerk read by title the below proposed ordinance/s being introduced and publicized by title, and considered for adoption following a public hearing as specified below, at 5:30 pm in the Council Chambers, located at 880 North Alexander Avenue, Port Allen, La.:

- ~~A. An Ordinance To Amend And Reenact The West Baton Rouge Parish Code Of Ordinances, Part III (“Unified Development Code”), Chapter 111 (“Administration And Enforcement”), Article VI (“Subdivision Approval Procedure”), Adding Section~~

111-117 No Plat Changes After Advertisement By Planning And Zoning Commission.
Public Hearing Date: February 22, 2024

- B. An Ordinance To Amend And Reenact The West Baton Rouge Parish Code Of Ordinances, Part III (“Unified Development Code”), Chapter 106 (“Site Planning”), Article III (“Transportation Planning”), Division 2 (Off-Street Parking and Loading”), Sec. 106-67 (“General Provisions”), to streamline the site plan approval process. **Public Hearing Date: February 22, 2024**
- C. An Ordinance Amending Chapter 104 Zoning To Incorporate Amended Zoning Designation Map (Zoning Plan) Under Section 104-3 Establishment Of Districts, Official Zoning Map For Rezoning Request Of Donald Ricard regarding 11621 Landry Ln. Port Allen, La 70767. File#2023-23 Described by the WBR Assessor as LOT 24-A SUBD OF SW/4 SEC 18 T6S R11E. Rezoning From AG-2 (Agricultural Moderate Scale) To AG-1 (Agricultural Small Scale) with waivers. **Public Hearing Date: February 22, 2024**
- D. An Ordinance Amending Chapter 104 Zoning To Incorporate Amended Zoning Designation Map (Zoning Plan) Under Section 104-3 Establishment Of Districts, Official Zoning Map For Rezoning Request Of Westover Planting Co. LTD regarding 4739 Hugh Loop Rd. Port Allen, La 70767. File #2023-24: Described by the WBR Assessor as: LOT 577 CONT 3.2 AC (WESTOVER PLTN) SEC 84 T7S R12E 43-5. Rezoning 3.2 (+/-) Acres from C-1.3 (Regional Scale Commercial) and R-SF-3 (Single Family Residential) to C-1.2 (Community Scale Commercial). **Public Hearing Date: February 22, 2024**
- E. An Ordinance Amending Chapter 104 Zoning to Incorporate Amended Zoning Designation Map (Zoning Plan) under Section 104-3 Establishment of Districts, Official Zoning Map For Rezoning Request of Barbara LaBauve for the Vernon Perry LaBauve Property. Located at 4715 Raymond LaBauve Rd. Brusly, La 70719. **File #2023-25** Property Described as: 7.591 AC IN SECS 62 & 63 T8S R12E DESIG AS TRACTS D-3 CONT 6.811 AC & TRACT D-1A CONT 0.78 AC RAYMOND LABAUVE EST 47C-88. Rezoning .72 (+/-) acres from AG-3 (Agricultural Full Scale) to AG-1 (Agricultural Small Scale). **Master Plan Change. Public Hearing Date: February 22, 2024**
- F. An Ordinance Amending Chapter 104 Zoning To Incorporate Amended Zoning Designation Map (Zoning Plan) Under Section 104-3 Establishment Of Districts, Official Zoning Map For Rezoning Request Of Timothy Lemoine. Regarding Property Located At 9763 Burnside Rd. Port Allen, La 70767. File #2023-26: Described by the WBR Assessor as: LOT 9-D BURNSIDE PLANTATION ESTATES CONT 6.106 AC 13B-18C. Rezoning 6.106 (+/-) acres from AG-3 (Agricultural Large Scale) to R-M (Residential Minor Subdivision). **Public Hearing Date: February 22, 2024**

16. **ALCOHOL PERMITS**

- A. **DaCa Ventures LLC. dba Cousins - Located At 1822 Plantation Ave. Port Allen, La 70767 – Requesting a Class A Liquor License.**

Mr. Michael David Sr. with DACA Ventures, LLC. was recognized and explained that he had removed the manager listed on record from the aforementioned business with the Secretary of State and offered paperwork to support this statement. Chairman Denstel explained to Mr. David that even though he has removed this manager from his LLC paperwork, the item in front of the Council tonight is the WBR Parish Alcohol Permit application submitted by Mr. David, which has Mr. Troy Carruth listed as the manager. Mr. David explained this was no longer the case and he would be acting as the manager. Chairman Denstel further explained the Council would have to vote on the paperwork as submitted, noting that Mr. David is welcome to fill out a whole new application with the correct information and submit this to the Parish Council for consideration in case of denial tonight. Mr. David understood and noted that he would come and see the clerk Mrs. Tullier early next week with the corrected paperwork.

A motion was made by Council Member Kirk Allain, seconded by Council Member Alan Crowe to deny DaCa Ventures LLC. dba Cousins - Located At 1822 Plantation Ave. Port Allen, La 70767, request for a Class A Liquor License.

The vote was recorded as follows:

YEAS: 9 (Kirk Allain, Daryl "Turf" Babin, Atley Walker, Brady Hotard, Kenneth Gordon, Carey Denstel, Alan Crowe, Katherine Andre, Gary Joseph)
NAYS: 0 (None)
ABSENT: 0 (None)
ABSTAIN: 0 (None)

As a result of the votes, the motion **Passed**, the item was therefore **denied**.

17. **APPOINTMENTS**

The following appointments were made by acclamation:

- A. **Planning & Zoning Commission – Appoint One Member to fill term of Mr. Curtis Ducote, term ending July 12, 2027.**
Chairman Carey Denstel recommended the appointment of Mr. David Rodrigue, who currently sits on the Board Of Adjustments, to the Planning & Zoning Commission, with a new term to expire 7/12/2027, with no other nominations, and no objections, Mr. Rodrigue was reappointed by acclamation.
- B. **WBR Parish Community Advancement Advisory Board** - Mr. Gary "Shaq" Joseph, and Mr. Kenneth Gordon appointed as Council Representatives.
- C. **WBR Parish Council On Aging Board** - Mr. Brady Hotard was appointed as Council Representative.
- D. **WBR Parish Library Board** - Mr. Carey Denstel was appointed as Council Representative.
- E. **WBR Parish Museum Board** - Mrs. Katherine Andre was appointed as Council Representative.
- F. **WBR Parish Convention and Visitors Bureau Board** - Mr. Kenneth Gordon was appointed as Council Representative.
- G. **WBR Capital Region Planning Commission** - Mr. Atley Walker, and Mr. Daryl "Turf" Babin were appointed as serving members, Mr. Kirk Allain, and Mr. Brady Hotard were appointed as alternate members.
- H. **Appoint Council Member to Zoning Review Board to replace Gary "Shaq" Joseph**
Zoning Review Board - Mr. Daryl "Turf" Babin was appointed to the Zoning Review Board by acclamation.

18. **CORRESPONDENCE REPORT**

- Next Planning & Zoning Meeting is Tuesday, February 6, 2024 at 5:30pm;
- Next Council Meeting is Thursday, February 8, 2024 at 5:30pm.

19. **ADJOURN**

There being no further business, a motion to adjourn was made by Council Member Brady Hotard and was adopted by acclamation at 06:24 PM.



Carey Denstel, Chairman



Michelle Z. Tullier, Council Clerk

Parish of West Baton Rouge



Office of the Parish President

Jason Manola
Parish President

STATE OF THE PARISH 2023

Mr. Chairman, Council Members, and Citizens of West Baton Rouge Parish:

It is my privilege to report to you the major accomplishments and financial position of West Baton Rouge Parish for 2023. West Baton Rouge Parish has continued to prosper and remain financially

healthy as the sales tax revenue collections were approximately \$608,500 above the originally budgeted revenue amounts for all funds. Operating Expenditures were 9% or approximately \$2.2 million below budgeted expenditures. The Fund Balances remains healthy despite the approximately \$4.6 million in one-time capital expenditures spent in 2023 (\$3 million on turf playing surfaces). The General Fund balance increased by \$500K. We were able to fully fund the road rehabilitation and road construction programs of \$1,020,000 through our Video Poker Fund in 2023 without having to subsidize it through the General Fund. Working with the Council, we also rolled back 3 mills (1/2 Drainage, 1/2 Central Communications, 1 Community Center, 1 Health Unit) for a savings of \$1.8 million for the taxpayers.

Numerous infrastructure projects have taken place in 2023 with completion dates in 2024 by leveraging grant dollars including the American Rescue Plan Act Funding. We received the final installment of the Assistance and Tribal Consistency Funds in 2023, which completes our ARPA funds. We have dedicated those grant dollars to be used on Smart Water Meters throughout the parish, and Water Line Upgrades in the northern end of our parish. The remainder of these grant dollars will be used for additional water distribution lines or a new well. The Parish also completed some upgrades to Parish Buildings, including renovations to the Public Utilities Office (\$21K) and renovations to the Courthouse (\$446K). As mentioned above, a large portion of the one-time projects came from the upgrading of 3 fields at 4 of our parks to a turf playing surface (\$3.0 million). The Parish was also able to complete upgrades to its community centers totaling \$271K.

The accomplishments and the strong financial position at the end of 2023 needs to be attributed to President Berthelot, his administration, all employees, and the previous council. Our team looks forward to continuing to govern with fiscal responsibility and accountability as we continue to move our Parish forward. We look forward to working with our council members in 2024 as we continue to serve the people of West Baton Rouge Parish. We remain committed to improving and preserving the quality of life and also the sense of pride in West Baton Rouge Parish.

Sincerely,
Jason P. Manola
West Baton Rouge Parish President