

MINUTES
WEST BATON ROUGE PARISH COUNCIL
REGULAR MEETING
GOVERNMENT BUILDING
880 North Alexander Avenue, Port Allen
Thursday, May 23, 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, May 23, 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

Councilwoman Katherine Andre led everyone in an opening prayer.

3. PLEDGE OF ALLEGIANCE

Chairman Denstel recognized Ms. Anna Johnson 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, Executive Assistant, Mr. Chance Stephens, Director of Finance, Ms. Kristen Canezaro, Special Legal Counsel, and Mrs. Michelle Tullier, Council Clerk.

5. MINUTES APPROVAL

A. Approve the Minutes of the Regular Council Meeting held May 9, 2024.

A motion was made by Council Member Brady Hotard, seconded by Council Member Kenneth Gordon to Approve the Minutes of the Regular Council Meeting held May 9, 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. PARISH PRESIDENT'S REPORT

Parish President Jason Manola was recognized and covered the following items:
Updated Council on recent storm event damage and expressed recognition to all employees and departments for coming together as a community to help;
Declaration of Emergency recognition by Governor Landry;
553 Loads of debris picked up so far from May 14th to today;
Updated Council on LEPC Taskforce meeting.

8. PUBLIC COMMENTS

Mr. Raymond Brooks was recognized and asked that someone give him details about the Quantix pond being dug near his property. The administration agreed to speak with Mr. Brooks to answer any questions after the meeting.

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

Mr. Bourgoyne was recognized and updated the Council on the drainage situation after the storms, noting that we are assessing most canals for cleanup needs.
Chairman Denstel noted that he received a text from Mr. Anthony Canazaro, thanking

the Parish workers for the debris pickup and quick response after the storm. Chairman Denstel also asked that everyone take a few moments and go visit the new Parish South Branch Library.

10. PUBLIC HEARING ON PREVIOUSLY INTRODUCED ORDINANCES

- A. An Ordinance Amending Chapter 104 Zoning To Incorporate Amended Zoning Designation Map (Zoning Plan) Under Section 104-3 Establishment Of Districts, Official Zoning Map, and Section 111-78 (Special, Conditional Use Requirements and Procedures) For Rezoning Request Of TMI Enterprise/Louie Vielee, Regarding Property Located At 3022 Hwy 190 W Port Allen, La 70767. File #2024-7: Described by the WBR Assessor as: 7.62 AC IN SEC 44 T7S R12E DESIG AS: TRACT A CONT 3.46 AC TRACT B CONT 3.80 AC AND W/ 25' OF TRACT A CONT 0.36 AC. Rezoning From C-1.2 and AG-2 to I-1 with a Special Use Permit for Warehouse, Storage, and Distribution, Heavy. MASTER PLAN CHANGE**

As a result of the votes, the motion Passed. Chairman Denstel reviewed the meeting rules for speaking during a public hearing, and notified everyone that the Council had seen the Planning & Zoning Meeting video.

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item.

Mrs. Davis was recognized and notified the Council that the aforementioned item was recommended for approval for a special use permit with a 5 to 1 vote by the Planning & Zoning Commission.

Councilman Hotard noted he would be recusing himself due to RS: 42 Sec.1120 Recusal from voting due to an immediate family member having a substantial economic interest in the aforementioned item.

Mr. Louie Vielee was recognized and explained the history of this property, he went on to display the current site plan and drainage plan for the same.

Mr. Dwayne Blunt was recognized and explained he was not for this as they have been operating and there are issues with dust, drainage, property value, and he is worried about any chemicals in the trailers. Mr. Jared Allen, Civil Engineer on the project, was recognized and reviewed the drainage plan for the Council and explained this plan would help the drainage to the west of this property. Ms. Judy Girlinghouse was recognized and asked that this be put somewhere else in the Parish. Mr. Brady Achee, Owner of Triad Environmental was recognized and explained he had been operating on this property for about three years and was not aware of any complaints, he explained that his company was a 24-hour business that starts operating around 4:00am. Ms. Claudia Haddox was recognized and explained her property backs up to this facility and even with them operating in the front she has issues with drainage, and noise early in the am, such as backup beepers.

No further public comments for or against said ordinance were presented. No written protests opposing the ordinance were received. The Council Chairman at this point declared the Public Hearing closed.

Chairman Denstel noted this was a 24hour operation, and previously we have had the same situation where a trucking company was next to residential, this particular request is right between two residential districts, and dust will be an issue with the expansion, noting he would not want this next to his property.

Councilman Crowe asked how many years Triad has been on this location, Mr. Achee explained three years at this site with no recent complaints to his knowledge.

Mr. Vielee was recognized again and explained he had no complaints recently and noting they have been operating and now want to extend to the rear of the property.

Councilman Babin pointed out that this company has been operating on this property for three years in violation of zoning, and now because of the building to be built this comes to light, he also pointed out that per the site plan presented there are no buffer zones which is needed for this zone, Councilman Hotard noted that waivers would be requested at the site plan process regarding the buffers.

Councilman Walker asked questions in regards to the drainage issues in this particular area due to undersized culverts under Hwy 190.

A motion was made by Council Chairman Carey Denstel, seconded by Council Member Daryl "Turf" Babin to deny An Ordinance Amending Chapter 104 Zoning To Incorporate Amended Zoning Designation Map (Zoning Plan) Under Section 104-3 Establishment Of Districts, Official Zoning Map, and Section 111-78 (Special, Conditional Use Requirements and Procedures) For Rezoning Request Of TMI Enterprise/Louie Vielee, Regarding Property Located At 3022 Hwy 190 W Port Allen, La 70767. File #2024-7: Described by the WBR Assessor as: 7.62 AC IN SEC 44 T7S R12E DESIG AS: TRACT A CONT 3.46 AC TRACT B CONT 3.80 AC AND W/ 25'

OF TRACT A CONT 0.36 AC. Rezoning From C-1.2 and AG-2 to I-1 with a Special Use Permit for Warehouse, Storage, and Distribution, Heavy. **MASTER PLAN CHANGE**, due to being between residential, and hours of operation, zones are not compatible and issues will come up if this is zoning passes.

The vote was recorded as follows:
YEAS: 6 (Kirk Allain, Daryl "Turf" Babin, Atley Walker, Carey Denstel, Alan Crowe, Gary Joseph)
NAYS: 2 (Kenneth Gordon, Katherine Andre)
ABSENT: 0 (None)
ABSTAIN:1 (Brady Hotard)
The motion passed and the request was denied.

11. **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 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 Court Bradford representing FDNC Properties LLC. Regarding Parcel #071600003000 Rosedale Rd. Port Allen, La 70767. File #2024-8: Described by the WBR Assessor as: TRACT B CONT 31.23 AC IN SEC8 T7S R11E 16-7-30. Rezoning 6 (+-) acres from AG-3 (Agricultural Large Scale) into 3.2(+-) and 2.8 (+-) acre lots AG-2 (Agricultural Moderate Scale). Public Hearing Date: June 27, 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 II ("Stormwater Management"), Section 106- 21 ("Stormwater quantity control in commercial and industrial developments"), and Chapter 111 ("Administration and Enforcement"), Article VI ("Subdivision Approval Procedure"), Section 111-114 ("Construction plans") to provide for stormwater quantity control in most developments. Public Hearing Date: Public Hearing Date: June 27, 2024

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

- A. **Accept/Reject Change Order No. 1 on Bayou Stumpy Watershed Improvements Project - Phase 1.**

President Manola briefly reviewed the differences in the original contract and what the current Change Order is asking for, and noted the cost differences if this is approved. Mr. Augustin Rega, of GIS Engineering, was recognized and explained to Councilman Crowe how the current numbers were justified because to him the numbers seemed really high after talking to many construction contractors. Mr. Rega explained the process that was taken and the reasons for the costs shown. Councilman Crowe in closing expressed he did not like the high costs for moving the material. However, he pointed out the total increase in budget would be approximately \$181,000 which overall is a deal.

A motion was made by Council Member Kirk Allain, seconded by Council Member Alan Crowe to approve and accept Change Order No. 1 on Bayou Stumpy Watershed Improvements Project - Phase 1, as presented.

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.

- B. **Consider the following item as Scrap**
Fire Department: 2007 Dodge Durango VIN#1D8HB38P7F568361

A motion was made by Council Member Daryl "Turf" Babin, seconded by Council Member Kirk Allain to approve the following item as Scrap: Fire Department: 2007 Dodge Durango VIN#1D8HB38P7F568361.

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.

13. RESOLUTIONS

- A. A Resolution Of The West Baton Rouge Parish Council Approving Cortec, Llc For Participation In The Industrial Tax Exemption Program At 2900 La Highway 1 North, Port Allen, West Baton Rouge Parish, Louisiana 70767. In Regards To Application#20230410-Ite For The Port Allen 2023-2025 Equipment Purchases.**

Mr. Thomas Chauvin with Cortec LLC. Was present and offered to answer any questions.

Ms. Anna Johnson with WBR Chamber of Commerce was also available and offered to answer any questions.

A motion was made by Council Member Kirk Allain, seconded by Council Member Daryl "Turf" Babin to approve A Resolution Of The West Baton Rouge Parish Council Approving Cortec, LLC. For Participation In The Industrial Tax Exemption Program At 2900 La Highway 1 North, Port Allen, West Baton Rouge Parish, Louisiana 70767. In Regards To Application#20230410-ITE For The Port Allen 2023-2025 Equipment Purchases.

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.

Resolution 11 of 2024 can be found at the end of these minutes.

- B. A Resolution Of The West Baton Rouge Parish Council Approving Cortec, LLC. For Participation In The Industrial Tax Exemption Program At 2900 La Highway 1 North, Port Allen, West Baton Rouge Parish, Louisiana 70767. In Regards To Application#20230414-ITE For The Port Allen Bay 3 Expansion Project.**

A motion was made By Council Member Brady Hotard, seconded by Council Member Kirk Allain to approve A Resolution Of The West Baton Rouge Parish Council Approving Cortec, LLC. For Participation In The Industrial Tax Exemption Program At 2900 La Highway 1 North, Port Allen, West Baton Rouge Parish, Louisiana 70767. In Regards To Application#20230414-ITE For The Port Allen Bay 3 Expansion Project.

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.

Resolution 12 of 2024 can be found by the end of these minutes.

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

There were no items to consider at this time.

15. ALCOHOL PERMITS

- A. Consider Approval of Class A Liquor Permit For Love's of Louisiana, LLC. dba Toucan's - located at 1751 Lobdell Hwy. Suite B Port Allen, La 70767. Change of Ownership**

Mrs. Tullier explained that Loves of Louisiana LLC. dba Toucan's has met all of the requirements of Chapter 6 Alcoholic Beverages of the Compiled Ordinances of the Parish of West Baton Rouge, Louisiana.

A motion was made by Council Member Alan Crowe, seconded by Council Member Kenneth Gordon to approve the Class A Liquor Permit For Love's of Louisiana, LLC. dba Toucan's - located at 1751 Lobdell Hwy. Suite B Port Allen, La 70767.

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.

16. **CORRESPONDENCE REPORT**

Correspondence Report from Council Clerk, Mrs. Michelle Tullier included the following items:

- Planning & Zoning Meeting Tuesday, June 4, 2024 a 5:30pm has been canceled due to a clear agenda;
- Next Council Meeting is Thursday, June 13, 2024 at 5:30pm.

17. **ADJOURN**

There being no further business, a motion to adjourn was made by Council Member Kirk Allain and was adopted by acclamation at 06:38 PM.



Carey Denstel, Chairman



Michelle Z. Tullier, Council Clerk

RESOLUTION 11 OF 2024

A Resolution Of The West Baton Rouge Parish Council Approving Industrial Tax Exemption Application 20230410-ITE For Cortec LLC. for Port Allen 2023-2025 Equipment Purchases Project Located At 2900 Highway 1 North, Port Allen, LA, 70767

WHEREAS, Article 7, Section 21(F) of the Louisiana Constitution provides for the Board of Commerce and Industry (“BCI”), with the approval of the Governor, to approve contracts for the exemption of ad valorem taxes of a new manufacturing establishment or an addition to an existing manufacturing establishment, on such terms and conditions as the board, with the approval of the Governor, deems in the best interest of the state; and

WHEREAS, After filing an Advanced Notification, the applicant will submit its application and the agreement (Exhibit A) to BCI. The board, using LED staff resources, will review the application and Exhibit A for compliance with program rules and applicable laws. The board will then take action on the application. For applications approved by the board, LED will provide notice to all applicable local governmental entities; and

WHEREAS, On April 24, 2024, the West Baton Rouge Parish Council received Notice that the above-referenced Tax Exemption for Cortec LLC., attached hereto along with the corresponding Exhibit A, was approved by the BCI on April 24, 2024 for a term of 10 years (in the form of two five-year terms) at 80 percent property tax abatement level; and 20 percent of the assessed value of company assets will be placed on tax rolls from the beginning of operations, providing tax revenues to the parish immediately; and

WHEREAS, Upon receipt of the aforementioned notice, local governmental entities have 30 days to initiate further action on the application by placing the issue on a public meeting agenda, and once on an official meeting agenda, the local governmental entity has an additional 30 days (or no more than 60 days from receipt of the notification) to approve or deny the application;

THEREFORE, BE IT RESOLVED, Upon consideration of the foregoing and the public discussion held this day, that the West Baton Rouge Parish Council approves the terms of the Industrial Tax Exemption

contract (Advance Notification #20230410) based on the inclusion of the terms and conditions outlined in the Exhibit “A” (the Cooperative Endeavor Agreement between the Louisiana Department of Economic Development and Cortec LLC.

The Foregoing Resolution Was Considered, And, After Public Discussion, A Motion To Approve Was Made By Council Member Kirk Allain Which Was Seconded By Council Member Daryl “Turf” Babin.

The resolution having been submitted to a vote, the vote thereon was as follows:

YEAS: 9 (Mrs. Andre, Messrs. Allain, Babin, Walker, Denstel, Crowe, Gordon, Joseph, Hotard)

NAYS: 0 (None)

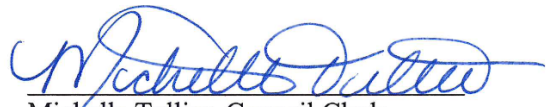
ABSENT: 0 (None)

ABSTAIN: 0 (None)

AND the resolution was declared adopted on this 23rd Day of May, 2024.

CERTIFICATE

I, Michelle Tullier, Council Clerk of the West Baton Rouge Parish Council do hereby certify that the above and foregoing is a true and correct copy of a resolution adopted by said body at its Regular Meeting of May 23, 2024 at which meeting a majority of the members were present and voting.


Michelle Tullier, Council Clerk

RESOLUTION 12 OF 2024

A Resolution Of The West Baton Rouge Parish Council Approving Industrial Tax Exemption Application 20230414-ITE For Cortec LLC. for Port Allen Bay 3 Expansion Project Located At 2900 Highway 1 North, Port Allen, LA, 70767

WHEREAS, Article 7, Section 21(F) of the Louisiana Constitution provides for the Board of Commerce and Industry (“BCI”), with the approval of the Governor, to approve contracts for the exemption of ad valorem taxes of a new manufacturing establishment or an addition to an existing manufacturing establishment, on such terms and conditions as the board, with the approval of the Governor, deems in the best interest of the state; and

WHEREAS, After filing an Advanced Notification, the applicant will submit its application and the agreement (Exhibit A) to BCI. The board, using LED staff resources, will review the application and Exhibit A for compliance with program rules and applicable laws. The board will then take action on the application. For applications approved by the board, LED will provide notice to all applicable local governmental entities; and

WHEREAS, On April 24, 2024, the West Baton Rouge Parish Council received Notice that the above-referenced Tax Exemption for Cortec LLC., attached hereto along with the corresponding Exhibit A, was approved by the BCI on April 24, 2024 for a term of 10 years (in the form of two five-year terms) at 80 percent property tax abatement level; and 20 percent of the assessed value of company assets will be placed on tax rolls from the beginning of operations, providing tax revenues to the parish immediately; and

WHEREAS, Upon receipt of the aforementioned notice, local governmental entities have 30 days to initiate further action on the application by placing the issue on a public meeting agenda, and once on an official meeting agenda, the local governmental entity has an additional 30 days (or no more than 60 days from receipt of the notification) to approve or deny the application;

THEREFORE, BE IT RESOLVED, Upon consideration of the foregoing and the public discussion held this day, that the West Baton Rouge Parish Council approves the terms of the Industrial Tax Exemption contract (Advance Notification #20230414) based on the inclusion of the terms and conditions outlined in the Exhibit “A” (the Cooperative Endeavor Agreement between the Louisiana Department of Economic Development and Cortec LLC.

The Foregoing Resolution Was Considered, And, After Public Discussion, A Motion To Approve Was Made By Council Member Brady Hotard Which Was Seconded By Council Member Kirk Allain.

The resolution having been submitted to a vote, the vote thereon was as follows:

YEAS: 9 (Mrs. Andre, Messrs. Hotard, Allain, Babin, Walker, Denstel, Crowe, Gordon, Joseph)

NAYS: 0 (None)

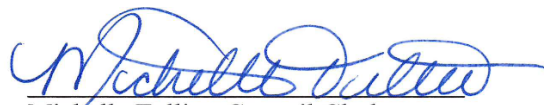
ABSENT: 0 (None)

ABSTAIN: 0 (None)

AND the resolution was declared adopted on this 23rd Day of May, 2024.

CERTIFICATE

I, Michelle Tullier, Council Clerk of the West Baton Rouge Parish Council do hereby certify that the above and foregoing is a true and correct copy of a resolution adopted by said body at its Regular Meeting of May 23, 2024 at which meeting a majority of the members were present and voting.


Michelle Tullier, Council Clerk