

REGULAR MEETING  
OF THE COUNCIL  
OF THE PARISH OF ASCENSION  
GONZALES, LOUISIANA  
APRIL 7, 2022

The Council of the Parish of Ascension, Louisiana, met in regular session on Thursday April 7, 2022 6:00 p.m., Ascension Parish Courthouse, Donaldsonville, with Chairman John Cagnolatti presiding.

The opening prayer and the pledge was offered by Councilman Alvin Thomas.

The following Council members were present:

Alvin Thomas	Joel Robert	Corey Orgeron
Chase Melancon	Aaron Lawler	Teri Casso
Dal Waguespack	John Cagnolatti	Michael Mason

Councilman Dempsey Lambert and Councilman Travis Turner were absent at roll call.

Parish President Clint Cointment was present.

Chairman Cagnolatti announced the public comment period.

President Cointment announced the Trash Bash in Ascension on Saturday April 23rd. He also announced that DOTD was planning Open Houses to provide information at the placement of the new Mississippi River Bridge. He said that two of those meetings would be held in Ascension Parish on April 28<sup>th</sup> and May 2<sup>nd</sup>.

Councilman Thomas reminded everyone of the Job Fair taking place on April 26<sup>th</sup> at Lowery Middle School.

Personnel Chairwoman Teri Casso reported the recommendations from the March 14<sup>th</sup> & March 15<sup>th</sup> Personnel Meeting. The Council appointed the following members to the Planning and Zoning Commission:

Nicholas Miller was appointed to a two-year term to end on February 8, 2024 on a motion by Councilman Aaron Lawler.

Wade Schexnaydre was appointed to a two-year term to end on February 8, 2024 on a motion by Councilman Michael Mason.

Mark Villa was appointed to a two-year term to end on February 8, 2024 on a motion by Chase Melancon. Dwayne Bailey was appointed to a two-year term to end on February 8, 2024 on a motion by Councilman Alvin Thomas.

Max Nassar was appointed to fulfill an unexpired two year term ending on February 8, 2023 on a motion by Councilman Michael Mason.

Randy Clouatre Jr. was appointed to fulfill an unexpired two year term ending on February 8, 2023 on a motion by Councilman Joel Robert.

There was one speaker on the **Sub-Lease by Ascension Parish Government to Lemann Farm Supply for use of Lemann Farm Buildings located at 317 Mississippi Street, Donaldsonville:**

Mr. Gains Lee spoke in support of this item.

Citizens that were in support but did not wish to speak were:

Dennis Cassard	Barry Michelli
Jerome Breaux	Brent Matherne
Robert Lemann Jr.	
Carmen Denham	

A motion was made by Councilman Alvin Thomas to approve the amendments made to the sub-lease document after it was approved by Finance. The motion passed with no objection.

A motion to approve the Sub-lease as amended was made by Councilman Alvin Thomas. The motion passed with no objection.

Councilman Alvin Thomas made a motion to approve the **Cooperative Endeavor Agreement between Ascension Parish Government and Kevin Kelly and lease of Lemann Farm Buildings to Ascension Parish Government by Kevin Kelly** was approved on a motion by Councilman Alvin Thomas. The motion passed with no objection.

Councilman Alvin Thomas made a motion to approve the **Contract with Attorneys Baker Donolson Law Firm to represent Ascension Parish in negotiation with private health care providers regarding health care needs in Ascension Parish – not to exceed \$49,900.00.** With objection to the motion, a roll call vote was conducted with the results as follows:

YEAS: Alvin Thomas, Joel Robert, Chase Melancon, Aaron Lawler, Dal Waguespack, Michael Mason, Teri Casso, John Cagnolatti

NAYS: Corey Orgeron

NOT VOTING: None

ABSENT: Dempsey Lambert, Travis Turner

The motion PASSED 8:1

The Council unanimously agreed to hold a public hearing on April 21, 2022, at the Ascension Parish Courthouse, 607 E. Worthey Rd. Gonzales at 6:00pm, to consider an ordinance **to amend the Ascension Parish Zoning Map from Conservation (C) & Medium Industrial (MI) to Light Industrial (LI), Medium Industrial (MI) & Heavy Industrial (HI) Zoning Review ID PZ-2811.22 for Charles Thibaut – located on the east and west side of LA Hwy 405 approximately 8300' (1.57 miles) – north of LA Highway 1 – North** on a motion by Councilman Michael Mason.

\*\* Councilman Travis Turner entered the meeting

The Council unanimously agreed to hold a public hearing on April 21, 2022, at the Ascension Parish Courthouse, 607 E. Worthey Rd. Gonzales at 6:00pm, to consider an ordinance **to amend the Ascension Parish Unified Land Development Code Appendix IV – Subdivision Regulations, Section 17-4044 Drainage Requirements, 17-4045 – Servitude Revocation, 17-506 – Protection of Existing Watersheds and Conveyance Systems, 17.506.1 – Development in the Floodplain, 17.506.2 – Wetland Preservation, 17-507 – Placement of Fill, 17-5012 – Stormwater Conveyance Systems, 17-5013 – Design Criteria, 17-5014 – Drainage Servitudes, 17-5094 – Implementation of September 2019 Changes, 17-40100 – Definitions and Attachment B Drainage Impact Study Procedure** on a motion by Councilman Aaron Lawler.

The Council unanimously agreed to hold a public hearing on April 21, 2022, at the Ascension Parish Courthouse, 607 E. Worthey Rd. Gonzales at 6:00pm, to consider an **ordinance to amend the Unified Land Development Code, Appendix II – Development Code Section 17-2082-B Fence Requirements and Appendix IV – Subdivision Regulations, Sections 17-405 – Preliminary Plat Procedure, 17-4021 – Large Scale Development, 17-4032- Street Requirements, 17-4032-B – Access and Connectivity, 17-4037 – Servitudes (Utilities and Drainage) Requirements, 17-4039 – Block Requirements, and 17-4060 Traffic Impact Analysis (TIA) and 17-2011 – Definitions** on a motion by Councilwoman Teri Casso.

The Council unanimously agreed to hold a public hearing on April 21, 2022, at the Ascension Parish Courthouse, 607 E. Worthey Rd. Gonzales at 6:00pm, to consider an **ordinance to create an Economic Development District within the Parish of Ascension to be named “Riverplex Megapark Economic Development District” defining the boundaries thereof from which district the sales tax and ad valorem tax increments will be determined and used to finance and fund all or a portion of the costs of the Economic Development projects of the District** on a motion by Councilman Michael Mason.

Legal Counsel Kenneth Dupaty read the ordinance **Budget Amendment #2 – to amend the 2022 Budget.** Councilman Chase Melancon made a motion to open the public hearing. With no speakers, the public hearing was closed on a motion by Councilman Chase Melancon. Councilman Chase Melancon made a motion to adopt the ordinance. The motion passed with no objection and the ordinance as adopted as follows:

**ORDINANCE**

**(BUDGET AMENDMENT NO. 2)**

AN ORDINANCE to amend the ordinance approving, adopting, and appropriating the 2022 Operating and Capital Budgets for the Parish of Ascension, adopted by the Ascension Parish Council on the 18th day of November, 2021.

SECTION ONE. THE ASCENSION PARISH COUNCIL HEREBY ORDAINS, that the ordinance approving, adopting, and appropriating the 2022 Operating and Capital Budgets for the Parish of Ascension, is hereby amended, approved and appropriated as follows:

**OPERATING BUDGET:**

**General Fund - (Waterway Debris Removal Project)**

Revenues and Other Financing Sources:

Transfer In – East Ascension Drainage Fund	<u>\$17,000,000</u>
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General Administration

Expenditures & Other Financing Uses

Misc Materials – Catastrophic Event	<u>\$17,000,000</u>
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**East Ascension Drainage Fund – (Waterway Debris Removal Project)**

Expenditures & Other Financing Uses

Transfer Out – General Fund	<u>\$17,000,000</u>
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**Maintenance Fund – (Purchase new furniture and additional upgrades for the Registrar of Voter’s Office)**

Expenditures and Other Financing Uses:

Acquisitions – Furniture & Fixtures	<u>\$ 40,000</u>
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**CAPITAL BUDGET:**

**Road Construction Fund – (Transfer funds to Move Ascension Fund for additional projects)**

Expenditures and Other Financing Uses:

Transfer Out – Move Ascension Fund \$ 3,000,000

**Move Ascension Fund: (Amend engineering contracts for additional projects)**

Revenues and Other Financing Sources:

Transfer In – Road Construction Fund \$ 3,000,000

Expenditures and Other Financing Uses:

Engineering Fees - Capital \$ 3,000,000

This ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: Alvin Thomas, Joel Robert, Travis Turner, Corey Orgeron, Chase Melancon, John Cagnolatti, Teri Casso, Aaron Lawler, Dal Waguespack, Michael Mason

NAYS: None

NOT VOTING: None

ABSENT: Dempsey Lambert

And this ordinance was passed on the 7th the day of April, 2022.

/s/ Cinnamon McKey

/s/ Clint Cointment

Secretary

Parish President

Legal Counsel Kenneth Dupaty read the ordinance **to authorize the Parish President to execute and accept a donation of 63.014 acres of immovable property, identified as Lot C-2 on the Final Plat of Hidden Lakes Subdivision**. Councilman Michael Mason made a motion to open the public hearing. With no speakers, the public hearing was closed on a motion by Councilman Chase Melancon. Councilman Chase Melancon made a motion to adopt the ordinance. The motion passed with no objection and the ordinance as adopted as follows:

**ORDINANCE**

**PURPOSE:** To authorize the Parish President to execute and accept a donation of 63.014 acres of immovable property, identified as Lot C-2 on the Final Plat of Hidden Lakes Subdivision.

**WHEREAS,** the developer of Hidden Lakes Subdivision, Ascension Properties, Inc., has agreed to donate 63.014 acres of immovable property, identified as Lot C-2 on the Final Plat of Hidden Lakes Private Subdivision First Filing, Lots 1 thru 63 & Lots “C1”, thru C4, “PS”, & “STP” and more particularly described in Exhibit “A,” attached hereto and made a part hereof, to the Parish of Ascension.

**WHEREAS**, the Ascension Parish Council, through the powers granted under the Home Rule Charter, has the authority to acquire property on behalf of the Parish; and

**WHEREAS**, the Parish of Ascension desires to execute and accept the donation of 63.014 acres of immovable property, identified as Lot C-2 on the Final Plat of Hidden Lakes Private Subdivision First Filing, Lots 1 thru 63 & Lots “C1”, thru C4, “PS”, & “STP”.

**THEREFORE, BE IT ORDAINED** by the Ascension Parish Council, acting in its capacity as the governing authority, that it hereby authorizes the Parish President to execute and accept a donation of 63.014 acres of immovable property, identified as Lot C-2 on the Final Plat of Hidden Lakes Subdivision, attached hereto and made a part hereof as “Exhibit A.”

This ordinance having been submitted to a vote, the vote thereon was as follows:

This ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: Alvin Thomas, Joel Robert, Travis Turner, Corey Orgeron, Chase Melancon, John Cagnolatti, Teri Casso, Aaron Lawler, Dal Waguespack, Michael Mason

NAYS: None

NOT VOTING: None

ABSENT: Dempsey Lambert

And this ordinance was passed on the 7th the day of April, 2022.

/s/ Cinnamon McKey

/s/ Clint Cointment

Secretary

Parish President

\*\* Councilman Corey Orgeron exited the meeting.

Legal Counsel Kenneth Dupaty read the ordinance **to amend an ordinance adopting a temporary moratorium on the East Bank of the Parish, regarding Subdivision on Property – to extend the expiration of the moratorium until May 31, 2022.** Councilman Chase Melancon made a motion to open the public hearing. There were two speakers on this ordinance: Susan Jordan and Tim Babin.

The public hearing was closed on a motion by Councilman Chase Melancon. Councilman Chase Melancon made a motion to adopt the ordinance. The motion passed with no objection and the ordinance as adopted as follows:

**ORDINANCE**

**TO ADOPT A TEMPORARY MORATORIUM ON THE EAST BANK OF THE PARISH  
REGARDING SUBDIVISION OF PROPERTY**

**WHEREAS**, the population of the Parish of Ascension is increasing; and due to the

continued severe weather events that cause local flooding across Ascension Parish and in consideration of the health, safety, and welfare of the Ascension Parish citizens, BE IT RESOLVED AS FOLLOWS:

THAT THERE IS HEREBY ENACTED A MORATORIUM on future subdivision of property, until May 31, 2022 to further evaluate the following needs:

- \* Engineering Firm or Subject Matter Expert to review the Drainage Impact Study and make recommendations to Council for consideration.
  - \* Engineering Firm or Subject Matter Expert to review drainage requirements for Family Partitions and make recommendations to Council for consideration.
  - \* Planning Firm or Subject Matter Expert to consider reducing residential density across all zoning classifications – Parish Government will explore alternatives to determine development density by considering all factors that affect each piece of property (road width, flood zone, wetlands, servitudes and easements, etc.) and make recommendations to Council for consideration.
  - \* Engineer/Architectural Firm or Subject Matter Expert to investigate alternative construction in flood zones and make recommendations to Council for consideration.
  - \* Engineering Firm or Subject Matter Expert to determine feasibility of regional stormwater detention and make recommendations to Council for consideration.
  - \* Engineering Firm or Subject Matter Expert to review Fill Ordinance (Drainage Ordinance) and make recommendations to Council for consideration.
  - \* Administration shall conduct a Budget Review for Drainage and provide formal ordinances to Council within 6 months.
  - \* Planning Commission will begin process of revising the Master Plan relevant to the completion of listed items above
  - \* Revise the Unified Land Development Code to comply with the latest adopted Master Plan. The Parish President and administration shall be required to provide monthly status updates on all aspects of the moratorium, including substantive answers to Citizen and Council questions.
- NOW THEREFORE BE IT ORDAINED, by the Ascension Parish Governing Authority, as of the effective date of this ordinance, a moratorium expiring on May 31, 2022, on any future subdivision of property to include all divisions of land that have not been submitted to the Planning Department by the effective date of this ordinance. This includes the acceptance, approval, and completion of pre-applications for the submissions for acceptance of any Preliminary Plat(s) for subdivision of property.

\*\* Subdivision of property shall mean any simple division, family partition, minor subdivision, or major subdivision. This shall exclude subdivision of property zoned light, medium, or heavy industrial.

SEVERABILITY: In the event that any portion of this ordinance is ever held invalid or unconstitutional for any reason by any court of competent jurisdiction over it, such portion shall be deemed a separate, distinct, and independent provision and shall not affect the validity of the remaining portions of the ordinance.

EFFECTIVE DATE: This ordinance shall be in full effect as permitted by law. This ordinance having been submitted to a vote, the vote thereon was as follows:

Yeas: Alvin Thomas, Joel Robert, Travis Turner, Chase Melancon, John Cagnolatti, Teri Casso, Aaron Lawler, Dal Waguespack, Michael Mason

Nays: None

Not Voting: None

Absent: Corey Orgeron, Dempsey Lambert

And this ordinance was passed on this 7th day of April, 2022.

/s/ Cinnamon McKey  
Secretary

/s/ Clint Cointment  
Parish President

The Council entered into Executive Session on a motion by Councilman Michael Mason for **Shane Anderson and Nicole Anderson vs, The Parish of Ascension, Docket No. 130,709 Div B 23<sup>rd</sup> JDC, Parish of Ascension, State of Louisiana** after a roll call vote as follows:

Yeas: Alvin Thomas, Travis Turner, Joel Robert, Chase Melancon, Dal Waguespack, Aaron Lawler, Michael Mason, Teri Casso, John Cagnolatti

Nays: None

Not Voting: None

Absent: Corey Orgeron, Dempsey Lambert

The Council reconvened on a motion by Councilman Chase Melancon. No action was taken on the Executive Session item.

There being no further business to come before the Council of the Parish of Ascension upon motion duly made and seconded, the meeting adjourned at 7:05 PM.

/s/ John Cagnolatti  
Chairwoman

/s/ Cinnamon McKey  
SECRETARY