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AGENDA

ST. TAMMANY PARISH COUNCIL MEETING

THURSDAY, DECEMBER 1, 2005 AT 6:00 P.M.

ST. TAMMANY GOVERNMENT COMPLEX

21490 KOOP DRIVE, MANDEVILLE, LA.

Call to Order by Honorable Steve Stefancik, Chairman

Invocation by

Pledge of Allegiance by

Roll Call: Marty Dean

Russell Fitzmorris

James A. "Red" Thompson

Patricia P. Brister

Marty Gould

Gary Singletary

Steve Stefancik

Jerry Binder

Joe Impastato

Chris Canulette

Barry D. Bagert

Henry Billiot

Joe "Coach" Thomas

Ken Burkhalter

PUBLIC HEARING - BOARD OF REVIEW

In accordance with the provisions of La. R.S. 47:1992, the St. Tammany Parish Council hereby convenes in public session as a Board of Review to entertain complaints and/or appeals from any person aggrieved by the assessments levied against movable and immovable property.

The Assessor of St. Tammany Parish has duly advertised notice of this public hearing in accordance with law. The deadline for receipt of appeals by taxpayers to the Board of Review was 4:00 p.m. November 23, 2005. If no appeals were lodged by this date, or appeals were lodged but resolved through the Parish Assessor's Office, the time will automatically expire and terminate without the need for the Parish Council to reconvene to so declare.

Board of Review call for unresolved appeals:

PRESENTATIONS

1) Certificate of Recognition to Golden Cleaners (owner Charlie Abercrombie) as "Business of

the Month” for outstanding service to the community. (Gould)

CONSENT CALENDAR

MINUTES

Regular Council Meeting November 3, 2005

No November Committees -

ORDINANCES FOR INTRODUCTION

(Public Hearing January 5, 2006)

1) Ord. Cal. No. 3182 - Ordinance amending the official zoning map of St. Tammany to reclassify land on north side of Bricker Road and Highway 1085, south of Tchefuncte River, east of Rousseau Road, containing 375 acres, from SA (Suburban Agricultural) to PUD (Planned Unit Development)(Ward 1, District 1)(ZC 04-10-083)(Zoning Commission approved 11/1/2005) (Stefancik/Davis)

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2) Ord. Cal. No. 3183 - Ordinance amending the official zoning map of St. Tammany to reclassify land on the east side of Plantation Street, north of Shady Lane, south of Wilson Road, containing 21.27 acres, from SA (Suburban Agricultural) to A-2 (Suburban).(Ward 3, District 3) (ZC 05-07-049) (Zoning Commission approved 11/1/2005) (Stefancik/Davis)

3) Ord. Cal. No. 3184 - Ordinance amending the official zoning map of St. Tammany to reclassify land on the north side of Brownsitch Road, east of Highway 11, containing 0.9867 acres, from C-1 (Neighborhood Commercial) to C-2 (Highway Commercial). (Ward 8, District 9) (ZC 05-09-055) (Zoning Commission approved 11/1/2005) (Stefancik/Davis)

4) Ord. Cal. No. 3185 - Ordinance amending the official zoning map of St. Tammany to reclassify land on the south side of Koepf Road and Highway 22, west of Black River, containing 16.33 acres, from R (Rural) to A-3 (Suburban). (Ward 1, District 1) (ZC 05-09-057) (Zoning Commission approved 11/1/2005) (Stefancik/Davis)

5) Ord. Cal. No. 3186 - Ordinance amending the official zoning map of St. Tammany, to reclassify land on northeast corner of Wilkinson and Orleans Streets, being a portion of Square 149, containing 22,800 sq. ft., from SA (Suburban Agricultural) to LC (Light Commercial). (Ward 4, District 10) (ZC 05-09-058) (Zoning Commission approved 11/1/2005) (Stefancik/Davis)

6) Ord. Cal. No. 3187 - Ordinance amending the official zoning map of St. Tammany to reclassify land on the north side of Highway 22, east of Highway 1085, west of Oak Park Drive, containing 33.223 acres, from R (Rural) to A-4 (Single Family Residential). (Ward 1, District 1) (ZC 05-09-065) (Zoning Commission approved 11/1/2005) (Stefancik/Davis)

7) Ord. Cal. No. 3188 - Ordinance amending the official zoning map of St. Tammany to

reclassify land on the north side of Highway 36, east of St. Landry Street, being a portion of lot 4, Block 10, Garland's Covington & Claiborne Addition, containing 3.42 acres, from SA (Suburban Agricultural) to C-2 (Highway Commercial). (Ward 3, District 3) (ZC 05-10-069) (Zoning Commission approved 11/1/2005) (Stefancik/Davis)

8) Ord. Cal. No. 3189 - Ordinance amending the official zoning map of St. Tammany to reclassify land located on the north side of Soell Drive, west of Highway 59, containing 0.498 acres, from SA (Suburban Agricultural) to C-1 (Neighborhood Commercial).(Ward 3, District 3) (ZC 05-10-070) (Zoning Commission approved 11/1/2005) (Stefancik/Davis)

9) Ord. Cal. No. 3190 - Ordinance amending the official zoning map of St. Tammany to reclassify land on the north side of Highway 22 and the east side of Perrilloux Road, containing 92.4 acres, from A-2 (Suburban) and R (Rural) to A-4 (Single Family Residential). (Ward 1, District 1) (ZC 05-11-073) (Zoning Commission approved 11/1/2005) (Stefancik/Davis)

10) Ord. Cal. No. 3191 - Ordinance to adopt Voluntary Developmental Agreement between the Parish and Lonesome Development, LLC, developer of Del Sol Subdivision. (Ward 1, District 1) (Stefancik/Davis)

RESOLUTIONS

11) Resolution C.S. No. C-1581 - Resolution approving issuance of not exceeding \$116,850 of Revenue Anticipation Notes of Fire Protection District No. 11. (Stefancik/Davis)

12) Resolution C.S. No. C-1582 - Resolution to amend Ord. C.S. No. 04-0988, the 2005- 2009 Capital Improvement Budget and Program, Fixed Asset and Grant Awards. (Stefancik/Davis)

13) Resolution C.S. No. C-1583 - Resolution naming Laporte, Sehrt, Romig & Hand as the Audit Firm for the fiscal year 2005. (Stefancik/Davis)

14) Resolution C.S. No. C-1584 - Resolution endorsing Fairway Medical Center Expansion for participation in the Louisiana Enterprise Zone Program. (Stefancik/Davis)

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15) Resolution C.S. No. C-1585 - Resolution endorsing Level 10 Office Complex for participation in the Louisiana Enterprise Zone Program. (Stefancik/Davis)

16) Resolution C.S. No. C-1586 - Resolution endorsing Volcano's Southwest for participation in the Louisiana Enterprise Zone Program. (Stefancik/Davis)

17) Resolution C.S. No. C-1587 - Resolution endorsing Wm. Bradley Grands, DDS, APDC for participation in the Louisiana Enterprise Zone Program. (Stefancik/Davis)

18) Resolution C.S. No. C-1588 - Resolution endorsing Locus, LLC for participation in the Louisiana Enterprise Zone Program. (Stefancik/Davis)

19) Resolution C.S. No. C-1589 - Resolution endorsing Waring Oil Company, LLC for

participation in the Louisiana Enterprise Zone Program. (Stefancik/Davis)

20) Resolution C.S. No. C-1590 - Resolution endorsing Commissioning Solutions Global, LLC or "CommSolGlobal" for participation in the Louisiana Enterprise Zone Program. (Stefancik/Davis)

21) Resolution C.S. No. C-1591 - Resolution endorsing Mary Bird Perkins Cancer Center for participation in the Louisiana Enterprise Zone Program. (Stefancik/Davis)

22) Resolution C.S. No. C-1592 - Resolution endorsing Rouse's Enterprise, LLC for participation in the Louisiana Enterprise Zone Program. (Stefancik/Davis)

23) Resolution C.S. No. C-1593 - Resolution endorsing Empire Truck Sales, LLC for participation in the Louisiana Enterprise Zone Program. (Stefancik/Davis)

24) Resolution C.S. No. C-1594 - Resolution endorsing Python Corporation for participation in the Louisiana Enterprise Zone Program. (Stefancik/Davis)

25) Resolution C.S. No. C-1595 - Resolution endorsing St. Tammany Extended Stay Hotel for participation in the Louisiana Enterprise Zone Program. (Stefancik/Davis)

26) Resolution C.S. No. C-1596 - Resolution endorsing Not Rocket Science, Inc. for participation in the Louisiana Enterprise Zone Program. (Stefancik/Davis)

27) Resolution C.S. No. C-1597 - Resolution establishing Warranty Obligations. (Stefancik/Davis)

NAME OF SUBDIVISION RECOMMENDATION

THE DOMINION SUBDIVISION, PH-1 EXTEND FOR ONE (1 YEAR) OR
 AMOUNT: \$56,500 UNTIL WORK IS SATISFACTORILY
 EXPIRES: JANUARY 5, 2006 ACCOMPLISHED
 WARD: 1 DISTRICT: 1

TAMMANY WEST MULTIPLEX SUB, PH-2B EXTEND FOR ONE (1)YEAR OR
 AMOUNT: \$16,700 UNTIL WORK IS SATISFACTORILY
 EXPIRES: JANUARY 7, 2006 ACCOMPLISHED
 WARD: 1 DISTRICT: 1

TALLOW CREEK SUBDIVISION, PH-1B EXTEND FOR ONE (1) YEAR OR
 AMOUNT: \$14,200 UNTIL WORK IS SATISFACTORILY
 EXPIRES: JANUARY 9, 2006 ACCOMPLISHED
 WARD: 1 DISTRICT: 1

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Warranty Obligations continued:

NAME OF SUBDIVISION RECOMMENDATION

**KOOP OFFICE PARK SUBDIVISION EXTEND FOR ONE (1) YEAR OR
AMOUNT: \$9,900 UNTIL WORK IS SATISFACTORILY
EXPIRES: JANUARY 11, 2006 ACCOMPLISHED
WARD: 4 DISTRICT: 7**

**PENN MILL LAKES SUBDIVISION, PH-2A 1 EXTEND FOR ONE (1) YEAR OR
AMOUNT: \$19,800 UNTIL WORK IS SATISFACTORILY
EXPIRES: JANUARY 11, 2006 ACCOMPLISHED
WARD: 3 DISTRICT: 3**

**THE BLUFFS SUBDIVISION, PH-4 RELEASE L.O.C.
AMOUNT: \$15,500 MAINTENANCE TO REMAIN IN
EXPIRES: JANUARY 12, 2006 HOMEOWNERS ASSOCIATION
WARD: 8 DISTRICT: 9 (PRIVATE SUBDIVISION)**

**PENN MILL LAKES SUBDIVISION, PH-1 EXTEND FOR ONE YEAR OR
AMOUNT: \$63,900 UNTIL WORK IS SATISFACTORILY
EXPIRES: JANUARY 13, 2006 ACCOMPLISHED
WARD: 3 DISTRICT: 3**

**TAMMANY MIDDLE, LLC SUB PH-1 EXTEND FOR ONE YEAR OR
AMOUNT: \$33,200 UNTIL WORK IS SATISFACTORILY
EXPIRES: JANUARY 14, 2006 ACCOMPLISHED
WARD: 1 DISTRICT: 1**

**STIRLING MANDEVILLE SUBDIVISION EXTEND FOR ONE (1) YEAR OR
AMOUNT: \$15,900 UNTIL WORK IS SATISFACTORILY
EXPIRES: JANUARY 20, 2006 ACCOMPLISHED
WARD: 1 DISTRICT: 1**

**LES BOIS SUBDIVISION, PH 2-A RELEASE L.O.C.
AMOUNT: \$18,000 TO BE BROUGHT INTO THE PARISH
EXPIRES: JANUARY 22, 2006 MAINTENANCE SYSTEM
WARD : 1 DISTRICT: 1**

**BROOKSTONE SUBDIVISION, PH-2 EXTEND FOR ONE (1) YEAR
AMOUNT: \$25,100 UNTIL WORK IS SATISFACTORILY
EXPIRES: JANUARY 23, 2006 ACCOMPLISHED
WARD: 4 DISTRICT: 5**

**GRAND CHAMPIONS OF OAK HARBOR RELEASE L.O.C.
SUBDIVISION, FILING 2 MAINTENANCE TO REMAIN IN
EXPIRES: JANUARY 25, 2006 HOMEOWNERS ASSOCIATION
AMOUNT: \$16, 700 (PRIVATE SUBDIVISION)
WARD: 9 DISTRICT: 13**

**LANDINGS OF CROSSGATES PHASE 4 RELEASE L.O.C.
EXPIRES: JANUARY 31, 2006 MAINTENANCE TO REMAIN IN
AMOUNT: \$28,500 HOMEOWNERS ASSOCIATION
WARD: 8 DISTRICT: 9 (PRIVATE SUBDIVISION)**

**FOREST BROOK SUBDIVISION PH 4-C4 RELEASE L.O.C.
EXPIRES: DECEMBER 21, 2005 TO BE BROUGHT INTO THE
AMOUNT: \$22,200 PARISH MAINTENANCE SYSTEM
WARD: 4 DISTRICT: 7**

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Warranty Obligations continued:

NAME OF SUBDIVISION RECOMMENDATION

**FOREST BROOK SUBDIVISION PH 5-B RELEASE L.O.C.
EXPIRES: DECEMBER 21, 2005 TO BE BROUGHT INTO THE
AMOUNT: \$14,400 PARISH MAINTENANCE SYSTEM
WARD: 4 DISTRICT: 7**

28) Resolution C.S. No. C-1598 - Resolution authorizing Parish President to enter into and execute an amendment to the Operating Agreement with the Town of Abita Springs relative to procedures for annexation and related growth management issues. (Impastato/Davis)

29) Resolution C.S. No. C-1599 - Resolution establishing a Landscape and Urban Reforestation Advisory Work Group for unincorporated areas of St. Tammany Parish. (Billiot)

30) Resolution C.S. No. C-1600 - Resolution concurring in Tangipahoa Parish Council Ordinance authorizing Tangipahoa Parish Sewerage District No. 1 to provide sewage collection and treatment services to the Bedico Creek Project. (Dean)

END OF CONSENT CALENDAR

APPEALS

1) Sam Ethridge, Jr. appealing the Zoning Commission APPROVAL on August 3, 2005 for issuance of a conditional use permit for a 160' Monopole Cellular Tower on the south side of Walder Road, west of Highway 59, in a Suburban Agricultural District. (Ward 4, District 10) (CP 05-08-074) (Applicant Chris Emmer for Mystic Porte, LLC) (No meeting 9/1/2005, Tabled 10/6/2005 and 11/3/2005 at request of both parties)

2) Alouyse M. Kissgen appealing the Zoning Commission APPROVAL on November 1, 2005 to rezone 101.74 acres on the north side of Wilson Road, east of Highway 21, west of Highway 59, from SA (Suburban Agricultural) to a PUD (Planned Unit Development). (Ward 3, District 2) (ZC 05-08-052) (Applicant Leroy Cooper, Owners Kay Nehlig Redding, Robert A. Nehlig, Jr. and Charles A. Nehlig, Jr.)

3) Richard P. Wilke appealing the Zoning Commission APPROVAL on November 1, 2005 to rezone 15.500 acres on the northwest corner of Highway 21 and LaLanne Road from SA (Suburban Agricultural) to a PUD (Planned Unit Development). (Ward 1, District 1) (ZC 05-09-061) (Applicant Paul Mayronne, Attorney for Montluf Properties, LLC)

4) Jeffrey D. Schoen, Attorney for Applicant Pete Palisi, appealing the Zoning Commission

DENIAL on November 1, 2005 to rezone 111.29 acres on the east side of Trepagnier Road, west of Koepp Road, south of Highway 22, from R (Rural) to A-4 (Single Family Residential). (Ward 1, District 1) (ZC 05-09-062)

5) Applicant Trelena Huhn appealing the Zoning Commission DENIAL on November 2, 2005 for issuance of a conditional use permit for an 80-acre dirt pit at the southeast corner of Highway 1083 and Cleland Road in an R (Rural) District. (Ward 10, District 6) (CP 05-11-097)

6) Jeffrey D. Schoen, Attorney for Applicant Michael H. Fitzpatrick, appealing the Zoning Commission DENIAL by failed motion on November 1, 2005 to rezone 14.5 acres on the west side of Rapatel Street, north of Highway 190, from SA (Suburban Agricultural) to a PUD (Planned Unit Development). (Ward 4, District 7) (ZC 05-10-071)

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ORDINANCES FOR ADOPTION

(Public Hearing)

1) Ord. Cal. No. 3165 - Ordinance adopting the 2006 Operating Budget. (Introduced 9/28/2005) (Tabled 11/3/2005)

2) Ord. Cal. No. 3167 - Ordinance to amend Parish Code of Ordinances, Appendix B, by amending and reenacting Section 40-074.01, Parish Enforced Subdivision Restrictions and/or Covenants, Subdivision Regulatory Ord. 499, to require that the subdivision garbage collection service shall be provided by a single garbage collection company. (Gould) (Introduced 10/6/2005) (Planning Commission recommended Denial 11/8/2005)

3) Ord. Cal. No. 3169 - Ordinance amending the official zoning map of St. Tammany to reclassify land on south side of Highway 1085 and north side of I-12, west of Highway 1077, from Rural to M-1 Light Industrial (1.70 acres) and M-2 Intermediate Industrial (36.09 acres). (Ward 1, District 1) (ZC05-08-051) (Introduced from appeal 10/6/2005) (Tabled 11/3/2005)

4) Ord. Cal. No. Ord. Cal. No. 3171 - Ordinance to amend Parish Code, Chapter 14 Nuisances, Section 14-003.00 Fires for Yard Debris, to amend paragraph (A) and to enact paragraph (D), prohibiting the burning of leaves and yard debris within the boundaries of Council District 4. (Introduced 11/3/2005)

5) Ord. Cal. No. 3172 - Ordinance amending and reenacting Parish Code of Ordinances, Section 20-011.01 Procedures and Standards for Granting Permission to Enter Parish Right of Way for Gaining Access to Property, by enacting a new subparagraph (a) to paragraph B(5), to require any developer/applicant proposing to develop lots within a dormant subdivision or subdivision of record to submit to the Parish Engineer a drainage plan that meets the detention requirements of Subdivision Regulatory Ordinance No. 499. (Introduced 11/3/2005)

6) Ord. Cal. No. 3173 - Ordinance amending and reenacting Parish Code of Ordinances, Section 20-010.00, Placement of Public and Private Utilities in Parish Rights-of-Way, and Section 20-010.01, Procedures and Standards for Granting Permission to Enter Parish Rights-of- Way for Gaining Access to Property, to require that all new subdivisions and subdivisions of record to have utilities installed underground. (Introduced 11/3/2005)

7) Ord. Cal. No. 3174 - Ordinance amending and reenacting Parish Code, Chapter 12 Licenses, Taxation and Regulations, Article II, Parish [Occupational] License Tax, Sections 12- 016.10 through 12-016.38, to enact a new section 12-016.39 Failure to Obtain License When Required and Penalty therefor. (Introduced 11/3/2005)

8) Ord. Cal. No. 3175 - Ordinance to extend for an additional six (6) months the moratorium on issuance of permits for the construction or placement of building structures within a portion of Cypress Park Subdivision and a portion of surrounding areas in Ward 7, District 7. (Introduced 11/3/2005)

9) Ord. Cal. No. 3176 - Ordinance to extend for an additional six (6) months the moratorium on the issuance of permits for the construction or placement of building structures on certain properties within unincorporated St. Tammany, abutting, in whole or in part, a portion of the East I-10 Service Road in Ward 8, District 8. (Introduced 11/3/2005)

10) Ord. Cal. No. 3177 - Ordinance to extend for an additional six (6) months the moratorium on receipt of submissions by the Parish Zoning Commission for rezoning of property within a certain portion of unincorporated St. Tammany Parish in Ward 1, District 1.(Introduced 11/3/2005)

11) Ord. Cal. No. 3178 - Ordinance to extend for an additional six (6) months the moratorium on the issuance of building permits for the construction or placement of building structures on property within Dove Park Subdivision in Ward 4, District 5. (Introduced 11/3/2005)

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12) Ord. Cal. No. 3179 - Ordinance to extend for an additional six (6) months the moratorium on the receipt of submissions by the Parish Zoning and Planning Commissions for the rezoning or resubdivision of property west of Highway 11 and south of Interstate 12 within unincorporated boundaries of Ward 9 in District 14. (Introduced 11/3/2005)

13) Ord. Cal. No. 3180 - Ordinance to extend for six (6) months the moratorium on the issuance of permits for the construction or placement of building structures on property within a portion of Pineview Heights Subdivision and a portion of surrounding areas in unincorporated St. Tammany Parish in Ward 4, District 5. (Introduced 11/3/2005)

14) Ord. Cal. No. 3181 - Ordinance to extend for an additional six (6) months the moratorium on issuance of building, occupancy or occupational permits or licences by any Parish Department or agency for any pain management center/clinic whose primary focus or concentration is prescribing and/or dispensing pain medication to individuals with complaints of chronic pain and which is unaffiliated with any hospital, hospice or facility for the treatment of the terminally ill in unincorporated St. Tammany Parish. (Introduced 11/3/2005)

APPOINTMENTS

1) Resolution appointing members of the 22nd Judicial District Children and Youth Planning Board per Ord. C.S. No. 05-1204, adopted October 6, 2005, consisting of 4 from Washington Parish and 10 from St. Tammany, with 8 appointed by Council and 2 by President.

Nominations made 11/3/2005:**COUNCIL NOMINEES****AGENCY**

Robert Couvillion	Office of Community Services
Melanie Watkins	Florida Parishes Human Services Authority
Ysonde Bolande	Office of D.A. Walter Reed
Cathy Haywood	PRIDE of St. Tammany
Tom Jarlock	Florida Parishes Juvenile Detention Center
Marshall Greise	Office of 22nd JDC Public Defender
Dr. Robert Allanach	Youth Service Bureau
Neal Hennegan	St. Tammany Parish School Board