



**TOWN COUNCIL MEETING  
TUESDAY, MAY 5, 2026 AT 6PM  
ABITA SPRINGS TOWN HALL  
22161 LEVEL ST., ABITA SPRINGS, LA 70420**

Posted: May 1, 2026 5pm

**CALL TO ORDER:** MAYOR CURTIS  
**INVOCATION:** ALDERMAN PATTERSON  
**PLEDGE OF ALLEGIANCE:** ALDERMAN BOUDREAUX

**ROLL CALL** - E.J. Boudreaux, Pat Patterson, Regan Contois, Stephen Saussy, Eric Templet,

**MAYOR'S ANNOUNCEMENTS/REPORTS** 1.) Guest Speaker – John Young 2.) Infrastructure Update 3.) FHWA Nature Trails Grant 4.) RFP Emergency Debris Monitoring & Debris Removal Awards

**FINANCIAL REPORT** Michelle Cunningham, DHHM (JANUARY)

**STATEMENT OF MEETING PROCEDURE** - TO MAKE SURE EVERYONE CAN BE HEARD, INCLUDING PEOPLE AT HOME WATCHING REMOTELY, PLEASE USE THE PODIUM AND SPEAK INTO THE MICROPHONE. PUBLIC COMMENT IS LIMITED TO THREE MINUTES PER SPEAKER FOR EACH AGENDA ITEM. IF YOU WANT TO TALK, COME UP TO THE PODIUM, OTHERWISE PLEASE STEP OUTSIDE.

**MINUTES** - ACCEPT APRIL 4, 2026 TOWN COUNCIL MEETING MINUTES

**NEW BUSINESS**

- 1.) CONSIDERATION OF A RESOLUTION OF THE TOWN OF ABITA SPRINGS BOARD OF ALDERMEN ESTABLISHING WATER AND SEWER UTILITY RATES AND PROVIDING FOR ANNUAL RATE ADJUSTMENTS

**OLD BUSINESS**

- 1.) DISCUSSION OF THE AMENDMENT OF THE ZONING MAP, THE COMPREHENSIVE PLANNING AND ZONING ORDINANCE CONSISTENT WITH THE MASTER PLAN, THE PROCESS MOVING FORWARD, THE BUDGET, AND OTHER RELATED MATTERS.

**PUBLIC COMMENTS OR REPORTS**

PUBLIC COMMENTS OR REPORTS ARE LIMITED TO THREE MINUTES. BOARD MEMBERS AND STAFF MEMBERS WILL NOT ENGAGE IN DISCUSSION OF ITEMS, BUT SHALL TAKE NOTE OF COMMENTS AND REPORTS, AND MAY PLACE ANY ITEMS REQUIRING FURTHER PUBLIC DISCUSSION ON FUTURE AGENDAS.

**MOTION TO ADJOURN**

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE, PLEASE CONTACT US AT (985) 892-0711. PLEASE CONTACT TOWN HALL AT THE SAME NUMBER FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA.



The regular meeting of the Mayor and Board of Aldermen was held at 6:00 PM on Tuesday, April 7, 2026, at the Abita Springs Town Hall. Mayor Curtis called the meeting to order.

**PUBLIC HEARING:** Mr. Saussy made a motion to open the public hearing, seconded by Mr. Patterson. All were in favor. A roll call was held; Council Members Boudreaux, Contois, Patterson, Saussy, and Templet were present.

Ms. Contois began discussion of **INSTRUMENT 2026-02-02, AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS AMENDING PART 9 – PLANNING, ZONING AND DEVELOPMENT OF THE CODE OF ORDINANCES CONSISTENT WITH THE MASTER PLAN ADOPTED BY THE PLANNING AND ZONING COMMISSION AND UPON ITS RECOMMENDATION, AND TO PROVIDE FOR RELATED MATTERS.**

Ms. Contois explained that the plan was developed with extensive community input starting in 2022. She emphasized that its goal has always been to balance growth with quality of life, economic development, housing diversity, and public safety—while preserving the town’s character. She added that the proposed zoning includes a mix of residential, multifamily, commercial, and civic uses, along with overlays addressing historic preservation and drainage, and stressed the importance of moving forward while continuing to support residents, businesses, and future growth.

Mr. Boudreaux said he does not believe the ordinance is ready for adoption, citing the need for additional revisions, uncertainty about long-term impacts, and the difficulty of amending the law once it is passed.

Mr. Saussy echoed those reservations, pointing to potential financial risks, including possible losses in sales tax revenue and impacts on existing businesses. He also questioned zoning inconsistencies and the expanded role of planning staff, adding that while he supports having a master plan, the proposal should be simplified before moving forward.

Mr. Templet likewise expressed caution, raising issues related to traffic, drainage, and economic impacts, and said he was not yet comfortable adopting the ordinance.

In contrast, Ms. Contois expressed confidence that public feedback has been incorporated and encouraged continued collaboration, emphasizing that the plan is intended to support balanced growth without harming existing businesses. Mr. Patterson reinforced that the plan is a living document and encouraged ongoing public input before any final decision is made.

Alex Carter, CEO of Desire Line Planning Consultants, provided an overview of the process, noting the high level of public engagement and explaining that the meeting’s purpose was to review feedback and guide potential amendments rather than vote on adoption. She outlined how

the proposal has evolved, including adjustments to commercial zoning, the introduction of mixed-use districts, and the addition of flood mitigation measures in response to community concerns about infrastructure and development impacts.

Further discussion between Desire Line representatives, including Evelyn Campo, and the Board focused on specific map changes and their implications. Questions were raised about existing businesses becoming nonconforming, particularly if properties become vacant.

Desire Line clarified that existing uses would be allowed to continue as grandfathered uses, with some subject to conditional use review. They also explained that zoning decisions were shaped by public input, floodplain data, and infrastructure considerations, though adjustments could still be made.

Specific properties, including the Abita Brew Pub, Dollar General, gas stations, and areas along Allen Road, were discussed as examples of balancing commercial activity with community concerns. The discussion concluded with acknowledgment that the process remains ongoing, with additional public input encouraged before final decisions are made on the proposed amendments.

Public comment reflected concerns about the potential financial impact of zoning changes, particularly the risk of properties becoming nonconforming, which could affect property values, financing, and long-term investment. Many described the proposal as overly complex, restrictive, and unclear, and said it could discourage business growth and future development. There were also mixed views on flooding versus drainage issues and whether the plan adequately addresses infrastructure needs, along with a desire to maintain a balance between protecting residential areas and supporting existing commercial corridors. Overall, many urged slowing the process to allow for revisions and greater clarity before adoption.

Mr. Saussy made a motion to close the public hearing, seconded by Mr. Patterson. A roll call vote was held, with the following results: Yeas – 5 Aldermen Boudreaux, Contois, Patterson, Saussy, and Temple; Nays – 0; Absent – 0; Abstentions – 0.

**MAYOR'S ANNOUNCEMENTS:** Town Attorney Karlin Riles explained that she is recommending updates to meeting procedures to ensure compliance with open meetings law. She suggested providing more detailed descriptions of oral reports on meeting agendas and limiting board discussion during public comment, instead placing those topics on future agendas to allow for broader public participation and more structured discussion.

Angie Harrell-Hahn announced the upcoming Busker Fest at Trailhead Park this Sunday, featuring multiple bands, vendors, food, and beverages, with free admission. She also highlighted additional weekend events, including activities at the museum and the En Plein Air event beginning Friday, encouraging the public to attend and participate.

Danette Jenkins reported that the wastewater treatment plant project remains on schedule, with substantial completion expected by mid-April and final completion by late May. She also noted that the town has temporarily switched to an emergency water connection due to issues with the

Highway 36 well, and that Griner Drilling is scheduled to conduct a camera inspection of the well next week to assess needed repairs.

**ROLL CALL:** Council Members Boudreaux, Contois, Patterson, Saussy and Templet were present. Ms. Contois made a motion to accept the Town Council meeting minutes from March 2026, seconded by Mr. Patterson. All were in favor.

**NEW BUSINESS:** None.

**OLD BUSINESS:** A motion was made by Mr. Boudreaux to postpone the **DISCUSSION OF AMENDMENTS TO INSTRUMENT 2026-02-02 AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS AMENDING PART 9 – PLANNING, ZONING AND DEVELOPMENT OF THE CODE OF ORDINANCES CONSISTENT WITH THE MASTER PLAN ADOPTED BY THE PLANNING AND ZONING COMMISSION AND UPON ITS RECOMMENDATION, AND TO PROVIDE FOR RELATED MATTERS** until the meeting on Tuesday, April 21<sup>st</sup>, seconded by Mr. Saussy. All were in favor of the motion to defer.

**OPEN/ADJOURNMENT:** Stewart Eastman suggested the town consider adopting an ordinance to regulate formula businesses in order to preserve its small-town character. Sandra Slifer announced a Keep It Beautiful recycling day on Saturday at Town Hall for glass, electronic waste, and other recyclable items, encouraging residents to participate.

Mr. Saussy made a motion to adjourn, seconded by Mr. Patterson. All present were in favor.

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Leanne Schaefer, Town Clerk

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Honorable Daniel J. Curtis, Mayor

## Louisiana Recreational Trails Program

### Project Application

General Information:

1. Amount Requested: \$160,000.00

(Column A in Budget)

2. Total Cost of Trail Project: \$200,104.00

(Column A + B + C in Budget)

3. Trail Project Sponsor: Town of Abita Springs

4. Type of Sponsor:  Federal Agency  State Agency  Local Agency  Non-profit Organization

Partnership (more than one explain) or Other: \_\_\_\_\_

5. Tax ID No.: 72-0694583 DUNS No.: 944207745 DOA Vendor Registration No.: 310005799  
SAM Unique Entity Identifier: YL8JXRUQ54F8 SAM UEI Expiration Date: July 1, 2025

6. Sponsor Address: P O Box 461, Abita Springs, LA 70420 72077 Live Oak St, Abita Springs, LA 70420

7. Sponsor Contact / Responsible Charge:

Leanne Schaefer

Phone Number: 985-892-0711 extension 3951 Fax Number: 800-844-8410

Mobile Number: 985-867-0556 Email address: lschaefer@abitaspringsla.gov

8. Trail Project Name: Abita Springs Nature Trails Phase 3

9. Parish Where Trail Is Located: St. Tammany 10. Congressional District: LA-1

11. State Representative: Peter Egan State Senator: Beth Mizell

12. Land Classification:  Public  Private  Combination (explain): \_\_\_\_\_

13. Ownership: (Who will own and maintain the completed project?) Town of Abita Springs

14. Does this project link to or is it an integral part of any other trail(s)?  Yes  No

If yes, explain: The Abita Springs Nature Trails Phase 3 links to Phases 1 and 2 and all connect the

Abita Springs Trailhead Park & Nature Trails, the Tammany Trace, the Abita Springs Conservancy Area &

Nature Center and the town's Midtown Cultural District.

**TOTALS**

\$160,000.00    \$40,104.00  
\_\_\_\_\_                      \_\_\_\_\_  
(A)                                      (B)                                      (C)

A = Amount Requested (1. on page 1): not to exceed 80% of the Total Cost of the Project.  
A + B + C = Total Cost of the Project (2. on page 1)  
B + C = Total Matching Funds (2. - 1. on page 1): must be, at least, 20% of the Total Cost of the Project.

\*Definition of in-kind match: Value of **donated** equipment, material, services or volunteers. *Properly documented administrative staff time and overhead may be counted as in-kind services, provided that it is reflected above and approved in connection with this Project Application.*

**22. Socioeconomic Issues: Will the proposed project negatively impact any of the following? (circle answer No or Yes and if Yes, explain)**

- a. Health/Education Facilities     No    Yes    explain: \_\_\_\_\_

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- b. Emergency Service Providers     No    Yes    explain: \_\_\_\_\_

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- c. Handicapped, Minorities, Elderly     No    Yes    explain: \_\_\_\_\_

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- d. Economic Activity     No    Yes    explain: \_\_\_\_\_

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- e. Public Utilities     No    Yes    explain: \_\_\_\_\_

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- f. Local Tax Base     No    Yes    explain: \_\_\_\_\_

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- g. Residential Areas     No    Yes    explain: \_\_\_\_\_

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- h. Environment     No    Yes    explain: \_\_\_\_\_

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**Additional Documentation Required:**

Applications approved for funding may require additional documentation prior to issuance of a fully executed Letter of Commitment Agreement by the DCRT Office. It is the responsibility of the applicant to secure the required documentation, permits, etc. and submit them to the DCRT office.

Please check the appropriate ones that may apply to this project.

**Work on Public Lands X**

Organizations and individuals receiving grant approval for work on public lands will be required to enter into a separate agreement with the land owner agency(s) to undertake the work. Approval by the land manager for long-term commitment of property will also be required. (See separate form.)

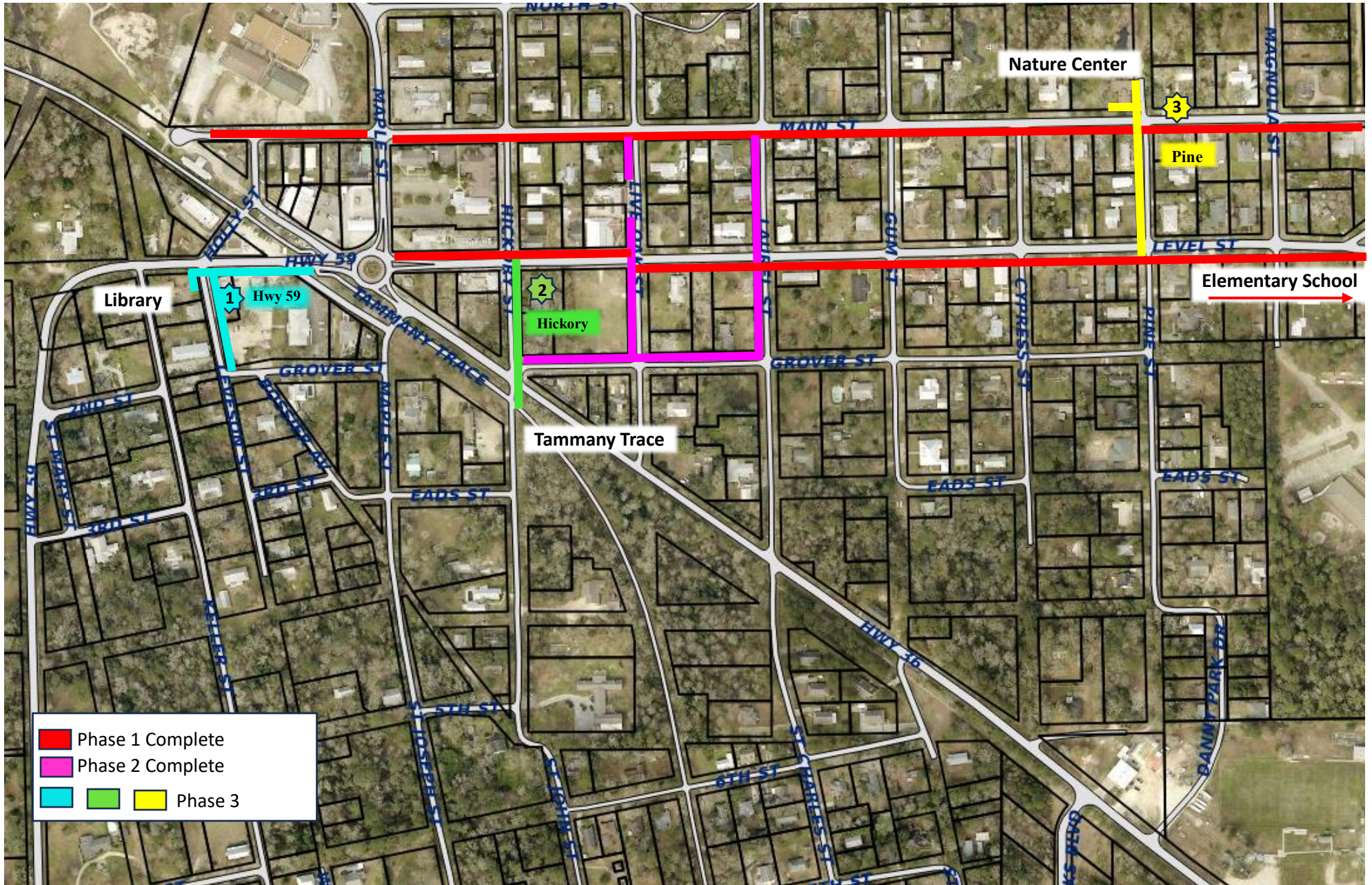
**Work on Private Lands \_\_\_\_\_**

Any grant recipient receiving approval for work on private lands must enter into an easement or other legally binding agreement that ensures public access to the recreational trail. The owner of the private land must provide a signed statement stipulating that they are willing to ensure public access to the trail improvements funded by the grant. (See separate form.)

**Federal Requirements X**


Grant recipients receiving approval to acquire an easement or purchase land in fee simple will be required to comply with the terms of TITLE II and TITLE III of the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970 and the applicable requirement and procedures implementing such Act and other provisions of federal laws and executive orders as identified under the project agreement and general provisions.

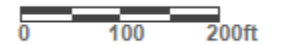
Documentation necessary for compliance with the National Environmental Policy Act (NEPA) and other Federal environmental laws, regulations, and executive orders must be provided prior to project approval under the Recreational Trails Program. It should be expected that most trail projects would qualify as Categorical Exclusions (CE) under NEPA. Each project, however, shall be reviewed by FHWA/DOTD to assure that it does not have a significant negative impact on the environment. A letter of approval from FHWA/DOTD shall be written before DCRT shall execute a Letter of Commitment Agreement with a project sponsor/grantee. All permits are the responsibility of the project sponsor.



Abita Springs Nature Trails – Phase 3



 Phase 3 - Trail would connect to existing trails which connect to the Tammany Trace and the Midtown Cultural District



## **Abita Springs Nature Trails Project - Phase 3**

Description: The Abita Springs Nature Trails Project - Phase 3 aims to further develop and improve the trail network in Abita Springs, Louisiana. This phase will focus on enhancing accessibility, safety, and connectivity for pedestrians and cyclists in the historic downtown and adjacent natural areas and greenspace. It also achieves many goals and initiatives of the Town's 2024 Master Plan, which are specifically listed throughout the following narratives.

### **Trail Project Justification:**

The Abita Springs Nature Trails Project - Phase 3 plans to extend the existing trail network by linking the 31-mile Tammany Trace, the Abita Springs Conservancy Area and Nature Center, the Abita Springs Trailhead Park and Nature Trail, and the Abita Springs Scenic River to the Downtown Historic District and Midtown Cultural District of Abita Springs. This extension will maximize the potential of the trails and Trailhead as a community focal point.

The project will cover connect integral destinations with existing trails at Level and Pine Streets, connecting to the corner of Pine and Main St., and along Main St. from Leveson St. to Ann O'Brien, also at Hickory and Level Streets intersecting at the Tammany Trace and along Hwy 36 to an existing trail leading into the Midtown Cultural District. All crosswalks will be marked to indicate pedestrian and bike crossings.

Abita Springs takes tremendous pride in the natural resources surrounding and within the Town, including the Abita River. The natural setting of downtown Abita Springs, designated as an Historic District, features a scenic, forested environment with residential housing and commercial buildings nestled among native magnolia, cypress, live oak, and longleaf pine trees. The area reflects the town's past as a healthy retreat destination away from the more urban surrounding areas.

The Abita Springs Nature Trails Project - Phase 3 will provide opportunities for residents of all ages to safely walk, jog, roll wheelchairs, and bike through the Historic District, positively impacting their physical and mental health. In Abita Springs, 35.3% of adults 18 and over are obese and 35.5% have high blood pressure. Furthermore, 25.7% suffer from depression.<sup>1</sup> Safe, active transportation opportunities and access to greenspace are key to impacting the health of the community. New trails will also encourage visitors to explore the area on foot or by bike, contributing to a vibrant community atmosphere.

### **Planning Process and Community Support:**

The planning process included consultations with various stakeholders, including residents, representatives from parish government, business leaders, landscape professionals, planners and the town aldermen. This project furthers goals in the Mobility chapter of the Town's Master Plan. Specific Mobility goals this project furthers include Mobility 4.1: To increase walkability and pedestrian safety and comfort and Mobility 4.2: To increase safety and convenience for cyclists. This master plan process included in-person charettes and virtual engagement through the

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<sup>1</sup> Source: Centers for Disease Control and Prevention, National Center for Chronic Disease Prevention and Health Promotion, Division of Population Health. PLACES Data [online]. 2022 [accessed Jun 24, 2024].

EngageAbitaSprings.com website. In total, this process included engaging with more than 765 people.

Professional expertise was utilized in the planning process, including input from Dover Kohl & Partners, Desire Line, and Fairway Engineering.

Support for the project has been garnered from trail user groups, community leaders, non-profit organizations, local businesses, and our Trailhead Museum Board.

**Partnerships and Volunteerism:**

Keep Abita Beautiful, the Abita Springs Garden Club and the Abita Springs Nature Center Foundation are key partners in the project, providing volunteer support and assistance.

**Connections and Transportation:**

Abita Springs Trails Nature Project - Phase 3 will provide crucial connections between the Abita Springs Nature Trail, Abita Springs Park, Tammany Trace, Abita River, and the Historic District of Abita Springs. It also furthers Master Plan goal Natural Resources 7.1: Develop a system of connected trails that serve the community's recreational and mobility goals.

The project will enhance active recreational and transportation options, connecting neighborhoods, commercial sectors, the Abita Springs Elementary School, Magnolia Montessori School, and Town Hall.

**Economic and Neighborhood Revitalization:**

Abita Springs hosts a vibrant Art and Farmers Market each Sunday which offers a variety of food and goods for purchase. This project will help connect more neighborhoods and areas of Town to the Market, fueling the local economy. Furthermore, the project will help economically revitalize the community by further attracting, and keeping in the area for a longer time, non-resident visitors to the downtown historic area, stimulating local business development, and enhancing property values. Counts from the Abita Springs Trailhead Museum note that in 2019, 4,242 visitors from 45 states and 16 countries signed their guestbook.

Physically, culturally, and socially, the project will revitalize the neighborhood by enhancing a vibrant community focused interaction between neighbors strengthening social networks, increasing civic pride and ownership of the trails, and fostering an overall sense of community.

**Trail Corridor Sharing:**

Abita Springs Nature Trails Project - Phase 3 will be designed for non-motorized trail users, accommodating pedestrians, wheelchair users, cyclists, and skateboarders. Trails will be constructed to the standards of the Americans with Disabilities Act including proper cross slope, running slope, and curb cuts. 28.1% of community members have a disability (hearing, vision, cognitive, mobility, etc.) and 14.0% are mobility disabilities, underscoring the need for accessible, connected trails within the Town.<sup>2</sup>

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<sup>2</sup> Source: Centers for Disease Control and Prevention, National Center for Chronic Disease Prevention and Health Promotion, Division of Population Health. PLACES Data [online]. 2022 [accessed Jun 24 2024].

**Trail Use Promotion and Education:**

The Town of Abita Springs will promote the project through various channels, including the Live Oak Journal, town sponsored mailings, websites, social media, and community events. Trail etiquette and rules will be posted at key locations, and education efforts will be undertaken by local organizations. Each year, Abita Springs hosts the Louisiana Bicycle Fest which provides a key opportunity to raise awareness for trail opportunities and education.

**Maintenance and Environmental Mitigation:**

The Town of Abita Springs is committed to the long-term maintenance of the project, utilizing the town public works department, ongoing funding and volunteer efforts for operation and upkeep.

Environmental impacts will be minimized through careful design and construction practices, ensuring the project's sustainability. Appropriate grading, base and concrete materials will ensure longevity of the trails and limited maintenance (such as the regrading/refilling required of crushed stone paths). Impacts to surrounding trees will be minimized through construction fencing, and erosion control measures will ensure loose soil and construction debris do not impact downstream properties.

**Project Sponsor Recreational Trails Program Grant History:**

Past grants received by the project sponsor for similar projects have been completed successfully and are being maintained and utilized. There are no open grants or additional applications being submitted at this time.

## Approval by Land Manager and/or Owner

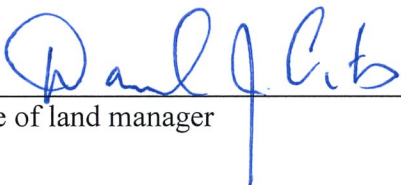
Name of Project: Abita Springs Nature Trails Phase 3

Name of Project Sponsor: Town of Abita Springs  
(name of government or organization)

Name of Land Owner / Operator / Manager (governmental, non-profit, business entity or individual):  
Town of Abita Springs

As the official responsible for management of the land on which the project will be accomplished, I agree to the following:

1. The trail project or facility will remain accessible for public use for not less than thirty years.
2. The project as described in this application has my approval.
3. If this project is located on federal lands, the project is in compliance with all applicable laws, including the National Environmental Policy Act, the Forest and Rangeland Renewable Resources Planning Act, and the Federal Land Policy and Management Act requirements, and has a decision to proceed. (decision letter must accompany grant application).



signature of land manager

6-26-2024

Date

**Daniel J. Curtis, Mayor**

print or type land manager official's name and title

Mailing Address: P O Box 461, 72077 Live Oak St. Abita Springs, LA 70420

Email Address: dcurtis@abitaspringsla.gov

Phone Numbers: 985-892-0711 extension 3953



## RESOLUTION

A RESOLUTION OF THE TOWN OF ABITA SPRINGS APPROVING THE APPLICATION FOR GRANT FUNDS FROM THE FHWA RECREATIONAL TRAILS PROGRAM FOR LOUISIANA (FRTPL), AS ESTABLISHED BY CFDA 20.219 :

WHEREAS, the US Federal Government provides funds to the State of Louisiana for grants to state, local and non-profit organizations to acquire, develop and/or maintain motorized and non-motorized trails; and

WHEREAS, the FRTPL has been delegated the responsibility for the administration of the program within the state and setting up necessary procedures governing project application under the program; and

WHEREAS, said procedures require the applicant to certify by resolution the approval of the application before the submission of said application.

NOW, THEREFORE, BE IT RESOLVED that the Town of Abita Springs does hereby:

1. Approve the filing of an application with FRTPL; and
2. Certify that the said applicant has or will have available prior to commencement of any work on the project included in this application, sufficient funds to build (including 20% local match), operate and maintain the project; and
3. Appoint the Mayor as agent of the Town of Abita Springs to conduct all negotiations, execute and submit all documents, including, but not limited to application, letter of commitment agreement, amendments, payment requests and completion report, which may be necessary for the completion of the aforementioned project.

Approved on a motion of Alderman Contois, second by Alderman Saussy and adopted the 18<sup>th</sup> day of June, 2024

The vote adopted following a roll call vote:

Yeas: 5, Aldermen Boudreaux, Contois, Patterson, Saussy, and Templet

Nays: 0

Absent: 0

Abstain: 0

ATTEST

Janet Dufrene, Town Clerk

## Certification of Signatures

**Name of Project:** Abita Springs Nature Trails Phase 3

**Name of Project Sponsor:** Town of Abita Springs

As the official designated to represent the application sponsor, I am requesting funding assistance from the FHWA Recreational Trails Program for Louisiana and I agree to the following:

1. The application sponsor has the ability and intent to finance its share of the project costs, including upfront costs, 20% local match, long-term management and maintenance.
2. Actual project development will not start until a commitment agreement has been signed and the project will be completed within one year after the execution date of the commitment agreement.
3. If this project is approved, expenditure documentation submitted will reflect only those items listed in the project budget. Any changes must first be approved by a project amendment.
4. The project contact listed below will be the responsible charge for this project.

**Daniel J. Curtis, Mayor Town of Abita Springs**

\_\_\_\_\_  
Name and Title of Authorized Official of Project Sponsor

  
\_\_\_\_\_  
Signature of Official

6-26-2024  
\_\_\_\_\_  
Date

**Leanne Schaefer, Intergovernmental Affairs Director**

\_\_\_\_\_  
Name and Title of Project Contact

  
\_\_\_\_\_  
Signature of Project Contact

6-26-2024  
\_\_\_\_\_  
Date

Note: Submit one original application to:

Louisiana Office of State Parks  
Division of Outdoor Recreation, Recreational Trails Program  
1051 N. Third Street, Room 307, Baton Rouge, LA 70802-5239



**A RESOLUTION OF THE TOWN OF ABITA SPRINGS BOARD OF ALDERMEN ESTABLISHING WATER AND SEWER UTILITY RATES AND PROVIDING FOR ANNUAL RATE ADJUSTMENTS**

**WHEREAS**, the Town of Abita Springs has determined a need to rehabilitate and improve the Town's water and sanitary sewer systems; and

**WHEREAS**, funding for the rehabilitation, operation, and maintenance of these systems must be supported through utility rate revenue; and

**WHEREAS**, the Town has completed a utility rate study establishing the rate structure necessary to support system improvements and to comply with requirements associated with the Louisiana Water Sector Program; and

**WHEREAS**, the Louisiana Department of Environmental Quality requires that utility systems participating in the Clean Water State Revolving Fund Program (the "Program") maintain a rate structure which complies with the requirements of the Program; and

**WHEREAS**, the Board of Aldermen finds it necessary to ensure an equitable allocation of system costs among utility customers.

**NOW, THEREFORE, BE IT RESOLVED**, that the Town of Abita Springs Board of Aldermen hereby establishes the following water and sewer utility rates, which reflect previously adopted rate increases and the March 2026 Consumer Price Index adjustment:

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**RESIDENTIAL – IN TOWN (IRES)**

**Water**

**Base Rate (0–2,000 gallons): \$14.17**

**Over 2,000 gallons: \$3.54 per 1,000 gallons**

**Sewer**

**Base Rate (0–2,000 gallons): \$33.07**

**Over 2,000 gallons: \$4.72 per 1,000 gallons**

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**COMMERCIAL – IN TOWN (ICOM)**

**Water**

**0–2,000 gallons: \$23.62**

**2,001–4,000 gallons: \$23.62 (Total \$47.24)**

**4,001–6,000 gallons: \$23.62 (Total \$70.86)**

**Over 6,000 gallons: \$3.54 per 1,000 gallons**

**Sewer**

**0–2,000 gallons: \$23.62**

**2,001–4,000 gallons: \$23.62 (Total \$47.24)**

**4,001–6,000 gallons: \$23.62 (Total \$70.86)**

**Over 6,000 gallons: \$4.72 per 1,000 gallons**



**RESIDENTIAL – OUT OF TOWN (ORES)**

**Water**

**Base Rate (0–2,000 gallons): \$16.02**

**Over 2,000 gallons: \$4.01 per 1,000 gallons**

**Sewer**

**Base Rate (0–2,000 gallons): \$37.38**

**Over 2,000 gallons: \$5.34 per 1,000 gallons**

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**COMMERCIAL – OUT OF TOWN (OCOM)**

**Water**

**0–2,000 gallons: \$26.70**

**2,001–4,000 gallons: \$26.70 (Total \$53.40)**

**4,001–6,000 gallons: \$26.70 (Total \$80.10)**

**Over 6,000 gallons: \$4.01 per 1,000 gallons**

**Sewer**

**0–2,000 gallons: \$26.70**

**2,001–4,000 gallons: \$26.70 (Total \$53.40)**

**4,001–6,000 gallons: \$26.70 (Total \$80.10)**

**Over 6,000 gallons: \$5.34 per 1,000 gallons**

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**NEW DEVELOPMENT (IN TOWN – 14+ LOTS) – COMMERCIAL**

**Water**

**0–2,000 gallons: \$26.70**

**2,001–4,000 gallons: \$26.70 (Total \$53.40)**

**4,001–6,000 gallons: \$26.70 (Total \$80.10)**

**Over 6,000 gallons: \$4.01 per 1,000 gallons**

**Sewer**

**0–2,000 gallons: \$26.70**

**2,001–4,000 gallons: \$26.70 (Total \$53.40)**

**4,001–6,000 gallons: \$26.70 (Total \$80.10)**

**Over 6,000 gallons: \$5.34 per 1,000 gallons**

**BE IT FURTHER RESOLVED**, that the rate structure established herein includes differential rate levels for customers located outside the Town limits and for customers in new subdivisions of fourteen (14) lots or more receiving final approval after April 1, 2025, consistent with prior rate policies of the Town, in order to ensure an equitable allocation of system costs.

**BE IT FURTHER RESOLVED**, that beginning with the March billing cycle of each subsequent year, water and sewer rates shall be adjusted by the greater of four percent (4%) or the annual increase in the Consumer Price Index (CPI), South Region, as published by the U.S. Bureau of Labor Statistics for the preceding calendar year, in order to maintain compliance with Louisiana Department of Environmental Quality Clean Water State Revolving Fund requirements and to ensure sustainable utility system funding.



**BE IT FURTHER RESOLVED**, that the Mayor is authorized to take all actions necessary to implement and administer this resolution.

The resolution having been adopted on motion of Alderman \_\_\_\_\_, seconded by Alderman \_\_\_\_\_, the vote was as follows:

YEAS:

NAYS:

ABSENT:

ABSTAIN:

And the resolution was declared adopted on the \_\_\_\_ day of \_\_\_\_\_ 2026 and becomes effective immediately upon adoption.

ATTEST

\_\_\_\_\_  
Leanne Schaefer, Town Clerk

# MEMO

To: Town of Abita Springs Board of Aldermen  
From: Alexandra G. Carter, AICP, President & CEO, Desire Line  
Date: April 30, 2026  
RE: **Council Action – Amended & Reintroduced Land Development Code and Zoning Map**

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**I. PURPOSE OF THIS MEMO.** This memo is intended to support Council action on the proposed Land Development Code and Zoning Map. Specifically, it:

- Confirms that major policy issues raised as of April 21 have been addressed.
- Positions the Council to reintroduce an amended ordinance and map.

**II. SUMMARY OF CHANGES SINCE INTRODUCTION (FEBRUARY 24 and APRIL 21).**

The ordinance dated April 23, 2026, and map dated April 30 reflect edits to the Code and Zoning Map based on public input and Council feedback, including:

**Zoning Map Amendments:**

- Targeted restoration and expansion of Commercial zoning in key areas.
- Simplification of zoning districts (removal of AMU; consolidation through Resilience Overlay).
- Retitled mixed use zoning districts from the Residential Mixed Use to Mixed Use District 1 (MU1) and the Mixed Use District to Mixed Use District 2 (MU2).
- Amended Commercial zoning at Level St and Magnolia St. from Commercial to Neighborhood Residential and Mixed Use District 1 to better reflect existing uses in the area.

**Code Amendments:**

- Adjusted development thresholds (e.g., allowing 4,000–6,000 sf uses in Mixed-Use).
- Consolidation and clarification of land use categories (gas stations, event venues).
- Addition and refinement of specific uses (drive-thrus, boutique retail, small-scale theaters).
- Updated Resilience Overlay standards addressing flood risk and infrastructure constraints.
- Clarified Planning and Zoning Authority related to Land Use determinations.
- Clarified Planning Commission’s authority and decision-making related to appeals of administrative official decisions.
- Added a Use Standard for microbreweries to proactively manage and limit impacts to Town sewer systems.
- Provided context and authority for Small Box Discount Store prohibitions and distance requirements
- Clarified definitions for all electric vehicle charging stations to clarify. Regulated level 3 / DC fast to ensure compatibility with residential character where these are allowed by right in the Traditional Residential (TR), Townhouse Residential (THR), and Multi-Family (MF) districts, and allowed Conditionally in Conservation Residential (CR) and Neighborhood Residential (NR) Districts.
- Repealed and reserved the Sign Code to allow for more public debate and review at a later date, which means the Town will continue to rely on the historic district commission sign standards and authority for townwide sign regulation.
- Retained hotels/motels as permitted by right in MU2 with up to 10 rooms
- Allowed hotels/motels with between 11-16 rooms conditionally in the MU2.

**III. KEY FINDINGS**

**A. Commercial and Mixed-Use Balance**

- Key commercial areas have been retained and expanded.
- Existing businesses identified by the Council have been remapped to Commercial.
- Mixed-Use districts continue to allow economically productive uses.

**Conclusion:** The revised map maintains economic opportunity while reflecting community input on scale and character.

**B. Development Clarity and Investment**

- The updated Code simplifies and clarifies development standards.
- Streamlined processes reduce uncertainty for property owners and businesses.

**Conclusion:** The revised Code improves the predictability and feasibility of investment in Abita Springs.

**C. Legal Considerations (Downzoning).**

Commercial and Mixed-Use zoning allows continued reasonable economic use of property

**Conclusion:** The proposed changes are consistent with established zoning authority and do not constitute a taking.

**D. Resilience Overlay**

- Overlay standards address flood risk through elevation and fill limitations.
- Consolidation simplifies administration and mapping.

**Conclusion:** The revised approach improves clarity while maintaining flood protection objectives.

**IV. RECOMMENDED COUNCIL ACTION**

Vote to reintroduce amended INSTRUMENT 2026-02-02, where the April 23<sup>rd</sup> version of the Code, and April 30 version of the Map is advanced as the final versions for action, reflecting over one year of public engagement, extensive Planning Commission and Council input, and review of more than 900 public comments.

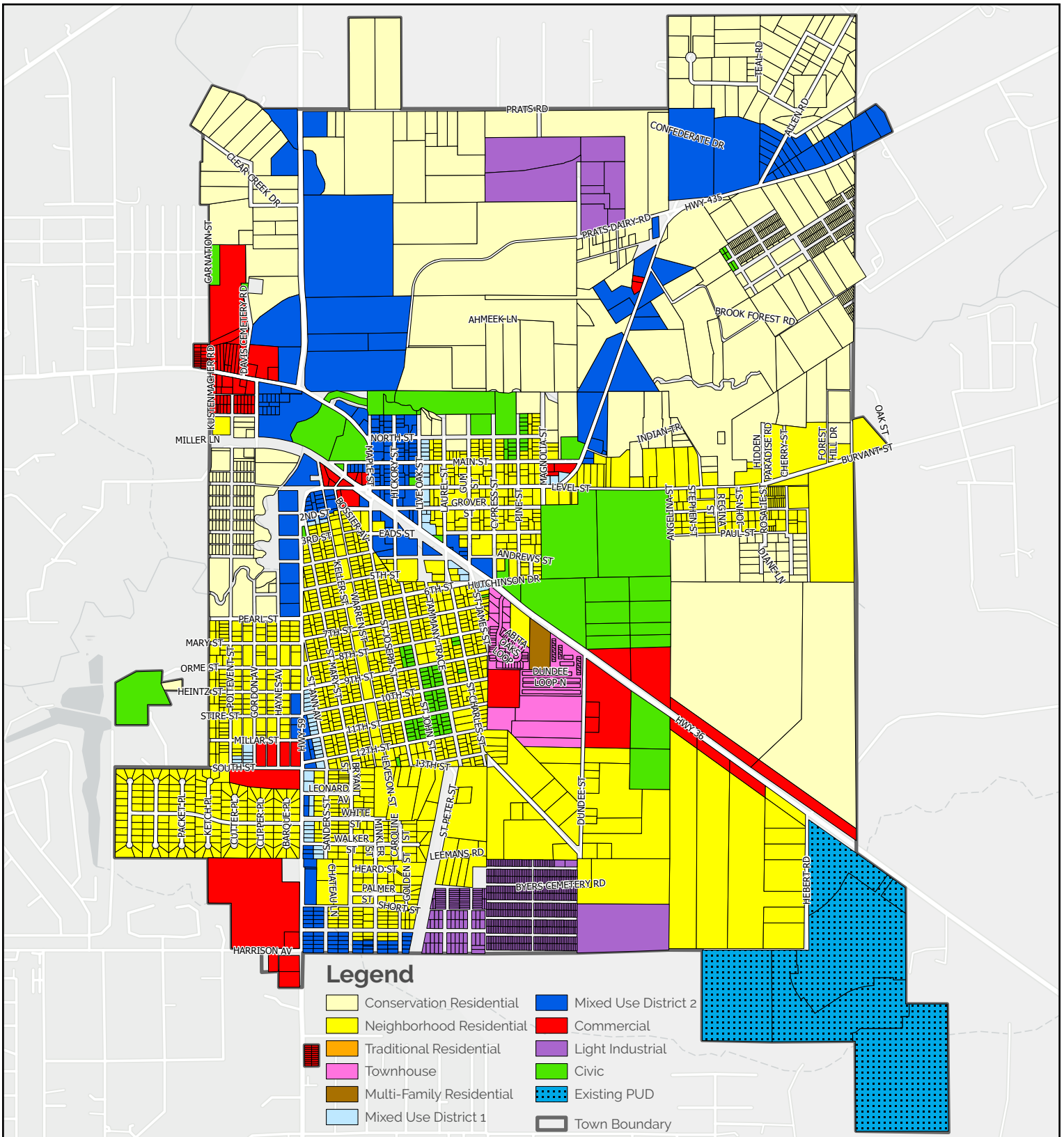
**V. NEXT STEPS**

- **May 5, 2026:** Consider motion to reintroduce amended ordinance and zoning map, dated April 30, 2026.
- **May 18, 2026:** Required rollover (3 weeks public notice required)
- **June 2, 2026:** Optional rollover to facilitate additional review
- **June 16, 2026:** Council considers vote on adoption, amendment, or rejection.

**VI. COST AND SCOPE CONTEXT.** The total cost of planning services since the Town engaged Desire Line in February 2024 is just over \$200,000, covering adoption support for the Master Plan, development and adoption of the Town's Future Land Use Map, updated subdivision regulations, zoning code amendments (historic overlay, commercial development standards), comprehensive town-wide mapping and code update, including public engagement and ongoing advisory support. All invoices have been provided to the Town as part of a time and materials contract. **This represents a comprehensive modernization of the Town's land use framework.**

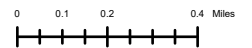


Alexandra G. Carter, AICP  
President & CEO, Desire Line



Produced by:  
 Matthew Wilson  
 Desire Line LLC  
 matt@desire-line.com

# Town of Abita Springs, LA Official Zoning Map



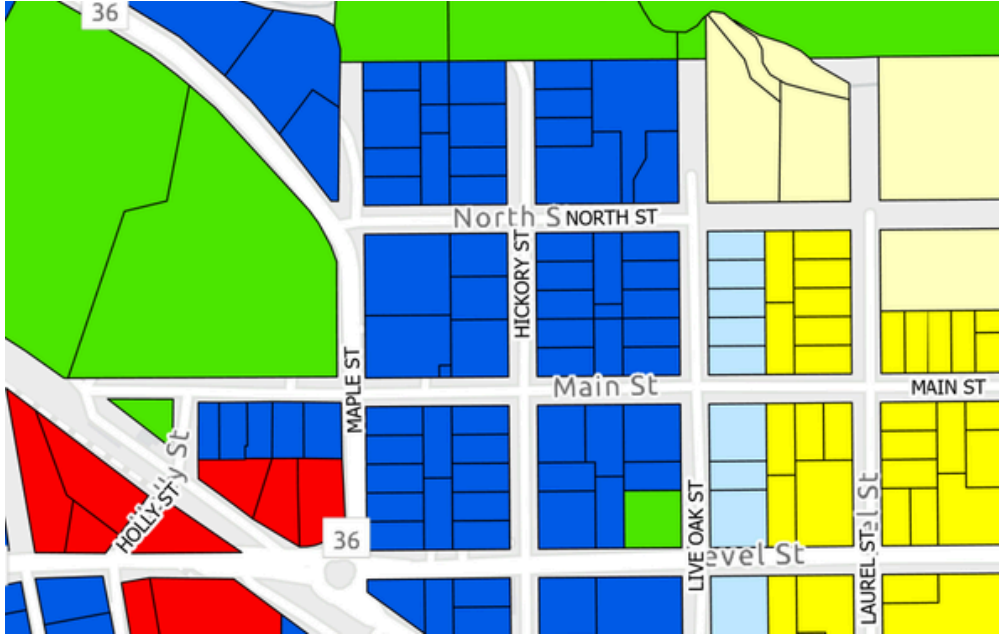
Data Source(s): ESRI, Geographic Computer Technologies LLC, St. Tammany Parish Assessor's Office

Map Date:  
 04/30/2026

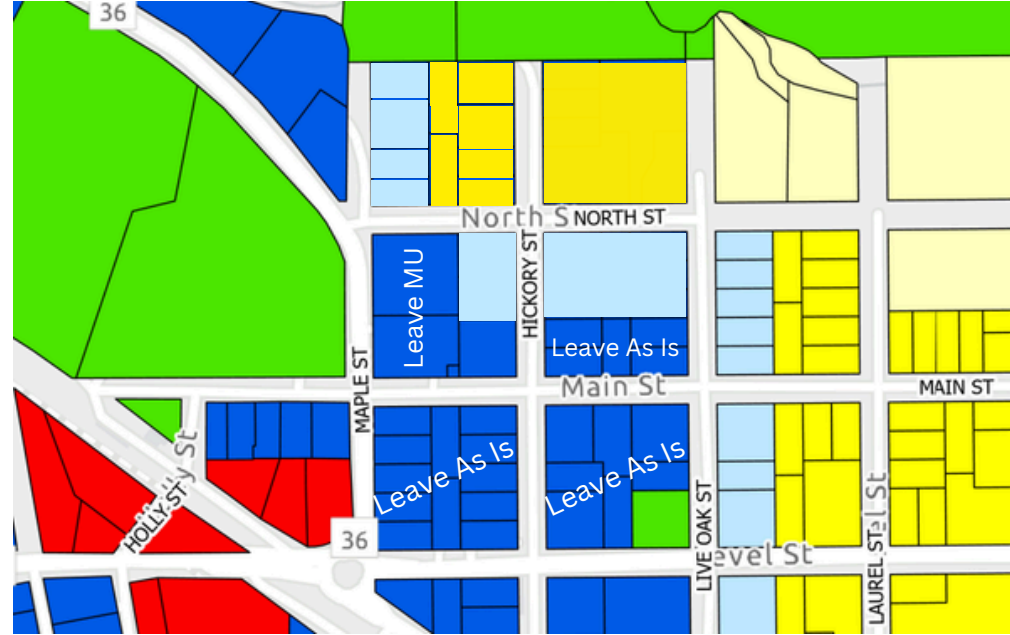
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



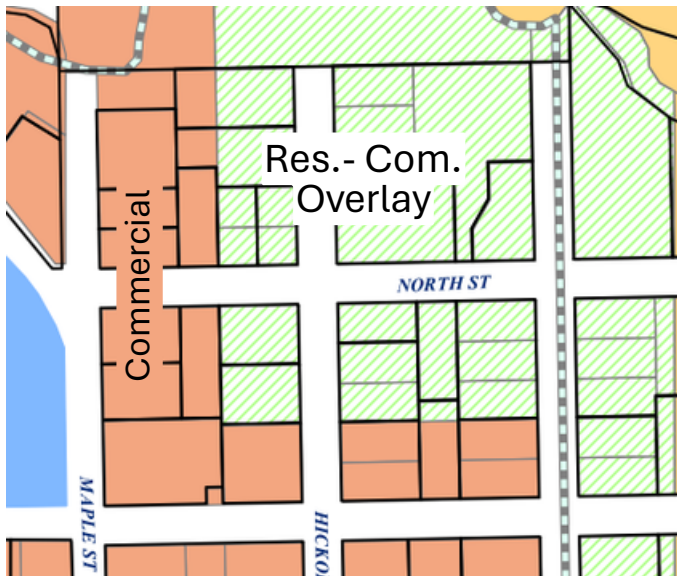
# HICKORY / NORTH/ MAPLE AREA










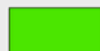
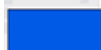

**Current Proposed Map**



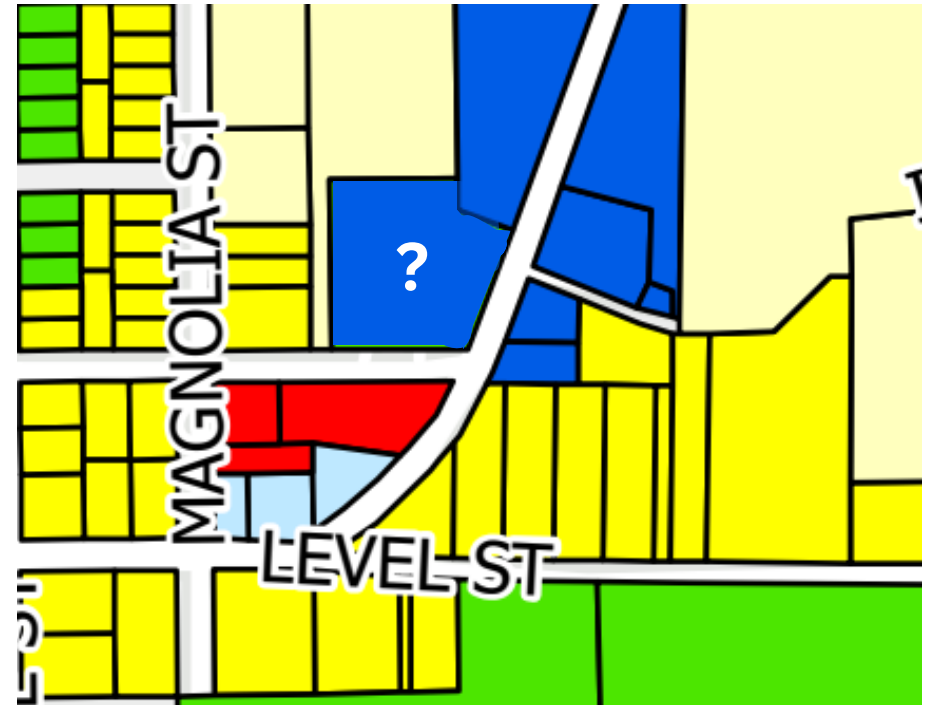
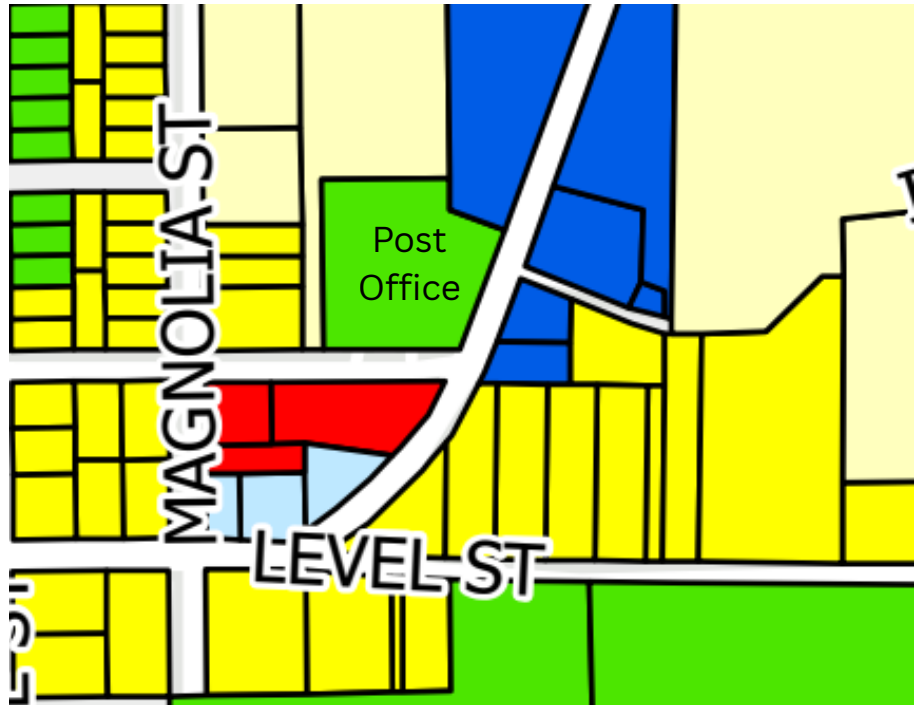
**Changes to Discuss**



## Proposed Districts

- |   |                          |   |                       |
|---|--------------------------|---|-----------------------|
|  | Conservation Residential |  | Residential Mixed Use |
|  | Neighborhood Residential |  | Commercial            |
|  | Townhouse                |  | Light Industrial      |
|  | Multi-Family Residential |  | Civic                 |
|  | Mixed Use                |  | Existing PUD          |

Zoning isn't based on who is renting the building today—  
it reflects what the Town wants that property to be over time.



### **Two scenarios:**

#### **1. Keep it Civic**

If the Town wants to preserve that location for:  
*public services, central community function*

#### **2. Rezone to match broader potential (less restrictive)**

If the building is:  
privately owned  
likely to change tenants over time  
Then a commercial or mixed-use district may be more appropriate

If it's about protecting a public function → zone it Civic

If it's about flexibility for future tenants → zone it Commercial/MU

