



**TOWN COUNCIL MEETING
TUESDAY, MAY 21, 2024, 6:00PM
ABITA SPRINGS TOWN HALL
22161 LEVEL ST., ABITA SPRINGS, LA 70420**

Posted: May 20, 2024, 4:00pm

CALL TO ORDER: Mayor Curtis
INVOCATION: Alderman Contois
PLEDGE OF ALLEGIANCE: Alderman Boudreaux

MAYOR'S ANNOUNCEMENTS: 1.) US Small Business Administration: George Kostyrko 2.) Administrative Procedures

PUBLIC HEARING: 1.) AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS TO EXTEND THE MORATORIUM ON THE ZONING OF ANY LANDS AS PLANNED UNIT DEVELOPMENT; TO ESTABLISH A TIME PERIOD FOR SUCH MORATORIUM, AND TO PROVIDE FOR RELATED MATTERS.

ROLL CALL:

Call for Agenda Modifications
Accept April 16, 2024, Minutes
Presentation of March Financials

OLD BUSINESS:

1.) Consideration of AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS TO EXTEND THE MORATORIUM ON THE ZONING OF ANY LANDS AS PLANNED UNIT DEVELOPMENT; TO ESTABLISH A TIME PERIOD FOR SUCH MORATORIUM, AND TO PROVIDE FOR RELATED MATTERS.

NEW BUSINESS:

1.) A RESOLUTION APPROVING THE APPOINTMENT OF A DIRECTOR AND AN ALTERNATE DIRECTOR TO REPRESENT THE TOWN OF ABITA SPRINGS, STATE OF LOUISIANA, ON THE BOARD OF DIRECTORS OF THE LOUISIANA MUNICIPAL NATURAL GAS PURCHASING AND DISTRIBUTION AUTHORITY AS PROVIDED BY CHAPTER 10 B OF TITLE 33 OF THE LOUISIANA REVISED STATUTES OF 1950, AND OTHER MATTERS WITH RESPECT THERETO.

2.) A RESOLUTION BY THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS SELECTING THE ST TAMMANY FARMER AS THE TOWN'S OFFICIAL JOURNAL

OPEN/ADJOURNMENT:

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.



INSTRUMENT 2024-004

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS TO EXTEND THE MORATORIUM ON THE ZONING OF ANY LANDS AS PLANNED UNIT DEVELOPMENT; TO ESTABLISH A TIME PERIOD FOR SUCH MORATORIUM, AND TO PROVIDE FOR RELATED MATTERS.

WHEREAS the Town of Abita Springs has availed itself of the provisions of R.S. 9:4722 which allow municipalities to create zoning districts; and,

WHEREAS pursuant to that authority, the Town of Abita Springs has created the zoning classification of a Planned Unit Development (PUD); and,

WHEREAS the Town of Abita Springs engaged Dover, Kohl & Partners, a town planning firm, to develop a Comprehensive Land Use Plan and prepare development standards to guide future growth in the Town, which was adopted by the Planning Commission on March 28, 2024; and,

WHEREAS additionally, the Town has engaged and received commissioned reports from the Town Engineer concluding that the Town’s Wastewater Treatment System is lacking in capacity to accommodate new substantial development projects at this time; and,

WHEREAS a joint meeting of the Town’s Board of Aldermen and the Planning Commission resulted in an expression of the opinion that the Board should consider a repeal of the “PUD” ordinance; and,

WHEREAS the Mayor and the Board of Aldermen desire that no large tracts of land be reclassified as a PUD and that the Town conduct a thorough considerate review to either repeal or amend the “PUD” ordinance; and,

WHEREAS the Planning Commission has favorably recommended adoption of an ordinance by the Town’s Board of Alderman to extend the moratorium on any new Planned Unit Developments; and,

WHEREAS it is therefore necessary to affect a temporary moratorium on the classification of additional lands in the corporate limits of Abita Springs as Planned Unit Development.

THEREFORE, BE IT ORDAINED by the Town of Abita Springs that there is hereby established an extension of the existing moratorium (Ordinance #543) involving the reclassification of any land situated in the municipal corporate limits of the Town of Abita Springs as a Planned Unit Development Zoning District.

BE IT FURTHER ORDAINED that this moratorium shall remain in effect and no land shall be reclassified as PLANNED UNIT DEVELOPMENT for six months from the effective date of this ordinance.

BE IT FURTHER ORDAINED that this ordinance shall be posted on the Town website and remain so until the moratorium’s expiration.

Introduced by Alderman Member _____, seconded by Alderman Member _____ on the ____ day of _____ 2024. Adopted on motion of Alderman Member _____ and seconded by Alderman Member _____ on the ____ day of _____ 2024.

This ordinance becomes effective upon signature of the mayor.

Vote was:
YEAS:
NAYS:
ABSENT:
ABSTAIN:

ATTEST

Janet Dufrene, Town Clerk

Honorable Daniel J. Curtis, Mayor



ORDINANCE #543

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS TO EXTEND THE MORATORIUM ON THE ZONING OF ANY LANDS AS PLANNED UNIT DEVELOPMENT; TO ESTABLISH A TIME PERIOD FOR SUCH MORATORIUM, AND TO PROVIDE FOR RELATED MATTERS.

WHEREAS the Town of Abita Springs has availed itself of the provisions of R.S. 9:4722 which allow municipalities to create zoning districts; and,

WHEREAS pursuant to that authority, the Town of Abita Springs has created the zoning classification of a Planned Unit Development (PUD); and,

WHEREAS the Town of Abita Springs engaged Dover, Kohl & Partners, a town planning firm, to develop a Comprehensive Land Use Plan and prepare development standards to guide future growth in the Town, which is scheduled to be presented to the Planning Commission on January 26, 2024; and,

WHEREAS additionally, the Town has engaged and received commissioned reports from the Town Engineer concluding that the Town’s Wastewater Treatment System is lacking in capacity to accommodate new substantial development projects at this time; and,

WHEREAS the Town’s PUD Ordinance warrants evaluation and amendment to provide for the inclusion of a Planned Unit Development Flow Chart to assist in clarification of the PUD process; and,

WHEREAS the Mayor and the Board of Aldermen desire that no large tracts of land be reclassified as a PUD until adoption of the new Comprehensive Land Use Plan and resolution of current sewer capacity inadequacies; and,

WHEREAS it is therefore necessary to affect a temporary moratorium on the classification of additional lands in the corporate limits of Abita Springs as Planned Unit Development.

THEREFORE, BE IT ORDAINED by the Town of Abita Springs that there is hereby established an extension of the existing moratorium (Ordinance #526) involving the reclassification of any land situated in the municipal corporate limits of the Town of Abita Springs as a Planned Unit Development Zoning District.

BE IT FURTHER ORDAINED that this moratorium shall remain in effect and no land shall be reclassified as PLANNED Unit Development for six months from the effective date of this ordinance.

BE IT FURTHER ORDAINED that this ordinance shall be posted on the Town website and remain so until the moratorium’s expiration.

Introduced by Alderman Member Saussy, seconded by Alderman Member Templet on the 9th day of January 2024. Adopted on motion of Alderman Member Patterson and seconded by Alderman Member Saussy on the 6th day of February 2024.

This ordinance becomes effective upon signature of the Mayor.

Vote was:
YEAS: 5, Aldermen Boudreaux, Contois, Patterson, Saussy, and Templet
NAYS: 0
ABSENT: 0
ABSTAIN: 0

ATTEST

Janet Dufrene, Town Clerk

Honorable Daniel J. Curtis, Mayor



RESOLUTION

A RESOLUTION APPROVING THE APPOINTMENT OF A DIRECTOR AND AN ALTERNATE DIRECTOR TO REPRESENT THE TOWN OF ABITA SPRINGS, STATE OF LOUISIANA, ON THE BOARD OF DIRECTORS OF THE LOUISIANA MUNICIPAL NATURAL GAS PURCHASING AND DISTRIBUTION AUTHORITY AS PROVIDED BY CHAPTER 10 B OF TITLE 33 OF THE LOUISIANA REVISED STATUTES OF 1950, AND OTHER MATTERS WITH RESPECT THERETO.

WHEREAS, Chapter 10-B of Title 33 of the Louisiana Revised Statutes of 1950, comprised of R.S. 33:4546.1 et seq, has been enacted and is known as the Louisiana Municipal Natural Gas Purchasing and Distribution Act (the “Act”); and

WHEREAS, the Act has created a Municipal Natural Gas Purchasing and Distribution Authority (the “Authority”) for the purpose of purchasing natural gas for and the distribution of such gas to the participating political subdivisions; and

WHEREAS, the Town of Abita Springs, State of Louisiana, is a member of and participating political subdivision in the Authority in accordance with the Act; and

WHEREAS, pursuant to Section 4546.2 of the Act (La. R.S. 33:4546.2), the governing authority of the Town of Abita Springs, State of Louisiana, desires to approve the appointment of Danette Jenkins to serve as a director to the board of directors of the Authority and to approve the appointment of Kristin Tortorich to serve as an alternate director to act in the absence of the director hereinabove named.

NOW, THEREFORE, BE IT RESOLVED, by the governing authority of the Town of Abita Springs, State of Louisiana, acting in such capacity, that:

Section 1. Pursuant to the Act (including La. R.S. 33:4546.2), the appointment of Danette Jenkins to serve as a director to the board of directors of the Authority for a term of four (4) years from the date hereof is approved and, the appointment of Kristin Tortorich to serve as an alternate director, for like term, to act in the absence of the director hereinabove named, is approved.

Section 2. This resolution shall take effect immediately upon the adoption hereof on this 21st day of May 2024.

The following resolution was offered by _____ and seconded by _____. This resolution having been submitted to a vote, the vote thereon was as follows:

Honorable Daniel J. Curtis, Mayor

Janet Dufrene, Town Clerk



CERTIFICATE

I, the undersigned, hereby certify that the foregoing is an exact copy of a resolution adopted on May 21, 2024, by the governing authority of the Town of Abita Springs, State of Louisiana, at a meeting thereof regularly convened and after proper notice thereof having been given, and I further certify that the same remains in full force and effect.

Town of Abita Springs, State of Louisiana, this 21st day of May 2024.

Janet Dufrene, Town Clerk



**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS
SELECTING THE ST TAMMANY FARMER AS THE TOWN'S OFFICIAL JOURNAL**

WHEREAS, the Board of Aldermen of the Town of Abita Springs shall select a newspaper as the Town's Official Journal at their first meeting in June of each year; and

WHEREAS, qualifying newspapers shall have been published in an office physically located in the parish in which the body is located for a period of five years preceding the selection; and

WHEREAS, The St. Tammany Farmer is the sole newspaper with its primary office physically located in St. Tammany Parish for the five years preceding the date of this resolution; and

THEREFORE, BE IT RESOLVED, by the Board of Aldermen of the Town of Abita Springs, selection is made of The St. Tammany Farmer as the Town's Official Journal for the term commencing June 1, 2024 until the regular meeting of the Board of Alderman in June 2025.

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 this ____ day of _____ 2024.

ATTEST

Janet Dufrene, Town Clerk

THE ST. TAMMANY FARMER

May 3-2024

Ms. Leanne Schaefer
Director of Intergovernmental Affairs
Town of Abita Springs
P.O. Box 461
Abita Springs, LA 70420

Dear Ms. Schaefer:

We are happy to serve as the Official Journal for the Town of Abita Springs for the period of July 1, 2024, through June 30, 2025.

The *St. Tammany Farmer* meets all requirements to serve as an official journal, as specified under Louisiana R.S. 43:142, Qualifications of Newspaper.

The rate to be charged shall be \$4.62 per column inch. Affidavits are \$25 per affidavit and come with a system printed tearsheet.

Also included at no additional cost is the posting of the Town of Abita Springs notices online. The postings can be accessed through our website or directly at <https://louisianapublicnotice.com/>

Thank you for the opportunity to respond to the bid request.

Sincerely,



Joy Newman
Classified Director
The Advocate
Baton Rouge – New Orleans – Acadiana
jnewman@theadvocate.com