



**TOWN COUNCIL MEETING
TUESDAY, MARCH 5, 2024, 6:00PM
ABITA SPRINGS TOWN HALL
22161 LEVEL ST., ABITA SPRINGS, LA 70420**

Posted: March 4, 2024 4pm

CALL TO ORDER: Mayor Curtis
INVOCATION: Alderman Templet
PLEDGE OF ALLEGIANCE: Alderman Patterson

MAYOR'S ANNOUNCEMENTS: Upcoming Events - Project Updates – Town Marshal Report

ROLL CALL:

Call for Agenda Modifications
Accept February 6, 2024, Town Council Meeting Minutes
Presentation - January Financials

OLD BUSINESS:

1. Financial Chair, Stephen Saussy – Update & Recommendations

NEW BUSINESS:

1.) DISCUSSION-Infrastructure Capacity/Impact Fees
2.) CONSIDER RESOLUTION – Act of Donation

OPEN/ADJOURNMENT:

Sec. 9-224. Building permits.

(1) Except as provided in paragraph (2) below, the permit fee shall be:

a. New construction:

\$0.10 per square foot permit fee:

\$175.00 inspection fee plus an impact fee as provided as follows: On single-family residential, there shall be a \$500.00 impact fee; on commercial buildings and industrial buildings, there shall be a \$500.00 plus \$200.00 per water closet and/or \$200.00 for every two urinals impact fee; for multifamily residential, there shall be a \$500.00 impact fee per apartment.

Sec. 6-206. Capacity fees.

The mayor is authorized to set, levy, and collect capacity fees to the users of the Town Sanitary Sewer System under the following conditions and considerations which shall include:

(1) The total capital cost to provide sanitary sewage treatment for customers shall be determined. Such costs shall include the following:

- (a) Land acquisition;
- (b) Engineering fees;
- (c) Attorney's fees;
- (d) Environmental fees associated with the use of the land;
- (e) Equipment costs;
- (f) Construction costs including both labor and materials;
- (g) Insurance costs;
- (h) Any other professional or financial fees necessary for such capital construction;
- (i) Any other costs deemed necessary by the town engineer.

(2) Finance costs shall be certified to the mayor by the town engineer.

(3) The capacity fee shall be prorated per new customer based on a uniform formula recommended by the town engineer.

(4) The amount of such fee shall be published on the website of the town and included in a list of such fees made available at the Office of the Town Clerk.

Sec. 6-110. Turning on water; connection charges.

Sec. 6-110. Turning on water; connection charges.

(c) The mayor is authorized to set, levy, and collect capacity fees to the users of town-supplied water under the following conditions and considerations which shall include:

(1) The total capital cost to provide water service for customers shall be determined. Such costs shall include the following:

- a. Land acquisition;
- b. Engineering fees;

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- c. Attorney's fees;
 - d. Environmental fees associated with the use of the land;
 - e. Equipment costs;
 - f. Construction costs including both labor and materials;
 - g. Insurance costs;
 - h. Any other professional or financial fees necessary for such capital construction;
 - i. Any other costs deemed necessary by the town engineer.
- (2) Finance costs shall be certified to the mayor by the town engineer.
- (3) The capacity fee shall be prorated per new customer based on a uniform formula recommended by the town engineer.
- (4) The amount of such fee shall be published on the website of the town and included in a list of such fees made available at the Office of the Town Clerk.

Sec. 9-219.1. Light industrial district II.

- (f) The town may, at its sole discretion and at the expense of the applicant, retain the services of an independent expert in the field to review the information submitted by the applicant. The independent expert may request additional information which shall be deemed to be a requirement of the application and formulate a recommendation to the town. No hearing or permit may be issued until such time as the recommendation of the independent expert is reviewed and accepted by the town.

In the event the Town deems it necessary to obtain an independent expert, the town shall obtain a proposal from the expert and obtain payment for the cost of the expert prior to processing the application. The application shall be processed once payment is received. Once the application is complete, the town shall obtain a closing statement from the independent expert outlining the cost; any increase in cost from the initial proposal shall be paid by the applicant to the town prior to issuance of the building permit, in addition to the assessed impact fee.

- (g) **Impact fees. It is the intent of the Town of Abita Springs that new development of cellular and PCS facilities shall bear a cost based upon the visual and aesthetic impacts caused by those facilities when constructed. The impact fees in this chapter are based upon the determination by the town of a fair and equitable assessment for such facilities so that the town may make other improvements as the mayor and council deem fit to balance the effects of the cellular or PCS facility. Any new development consisting of a cellular or PCS monopole transmission tower, or any collocation of antennas on same, shall be required to pay impact fees in the amounts set forth below:**

1. **New tower construction: \$2,000.00.**
2. **Collocation on existing tower: \$1,000.00.**

No building permit for any such development requiring payment of an impact fee pursuant to this chapter shall be issued until the impact fee has been paid. No other impact fees other than those expressly stated above shall be due pursuant to this chapter, including for replacement, expansion or other alterations to the uses. The person applying for issuance of a building permit subject to the above impact fees shall pay the impact fees to the Abita Springs Permitting Department after a determination has been made by the permitting department that an impact fee is due, and prior to the issuance of the building permit.

- (h) **Filing fee. In order to equitably allocate the cost for the aforesaid filing fee pursuant to this subsection the Town of Abita Springs levies an annual filing fee upon the following persons and their property:**
1. **The owner of the tower \$500.00 per year; and**
 2. **Individual owners of attachments placed upon leased space on the tower; \$500.00 per year.**



**A RESOLUTION OF THE TOWN OF ABITA SPRINGS
BOARD OF ALDERMEN TO ACCEPT AN ACT OF DONATION.**

WHEREAS Violet Robert Tipple and John Tipple have submitted an offer to donate the following described parcel of ground to the Town of Abita Springs; and

WHEREAS the Board of Alderman of the Town of Abita Springs finds that the Donation of the below described property is in the best interest of the Town.

ALL THAT CERTAIN PARCEL OF GROUND, known as a portion of LOT 4A in SQUARE 55, of the BOSSIER CITY ADDITION TO THE TOWN OF ABITA SPRINGS, St. Tammany Parish, Louisiana, and being more fully described as follows:

Commence from the corner common to the western right of way line of St. John Street Right of Way and the northern right of way line of 13th Street Right of Way, also the POINT OF BEGINNING.

From the POINT OF BEGINNING go South 78 degrees 23 minutes 25 seconds West, a distance of 100.00 feet; thence go North 11 degrees 36 minutes 35 seconds West, a distance of 30.49 feet; thence go North 81 degrees 08 minutes 37 seconds East, a distance of 95.68 feet; thence go North 33 degrees 13 minutes 29 seconds East, a distance of 6.29 feet; thence go South 11 degrees 36 minutes 35 seconds East, a distance of 30.35 feet back to the POINT OF BEGINNING.

Said parcel contains 2,818 square feet of ground more or less and as more fully shown on the plat of survey by Randy W. Brown and Associates, Inc. dated February 28, 2024, a copy of which is attached hereto.

THEREFORE, BE IT RESOLVED THAT the Board of Aldermen of the Town of Abita Springs does hereby authorize the Mayor, the Honorable Daniel J. Curtis, to execute all documents necessary and proper in connection with said donation of the foregoing described property.

This resolution was adopted on a motion of Alderman , seconded by Alderman on this ___ day of 2024.

The vote was:

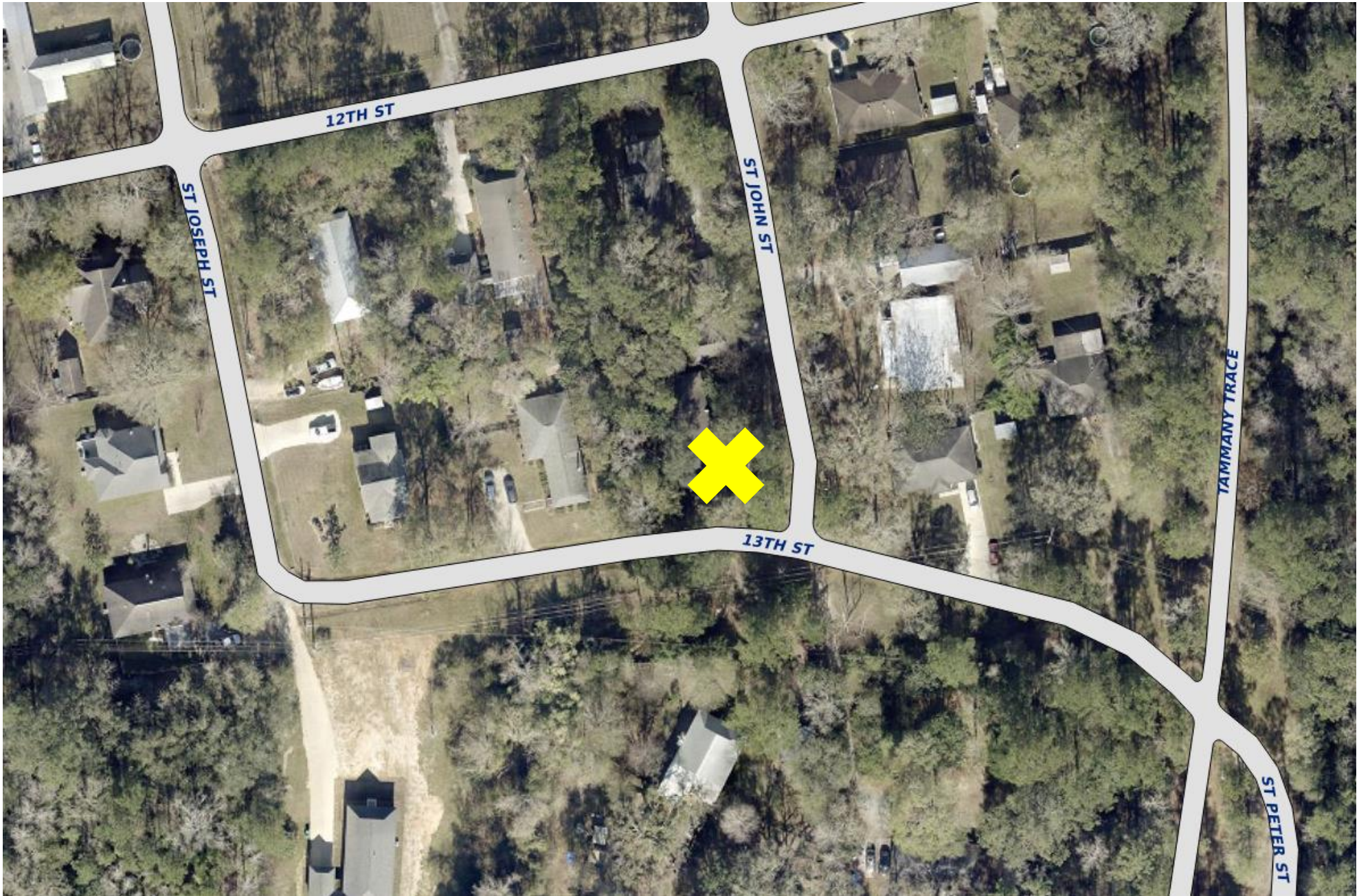
Yeas:

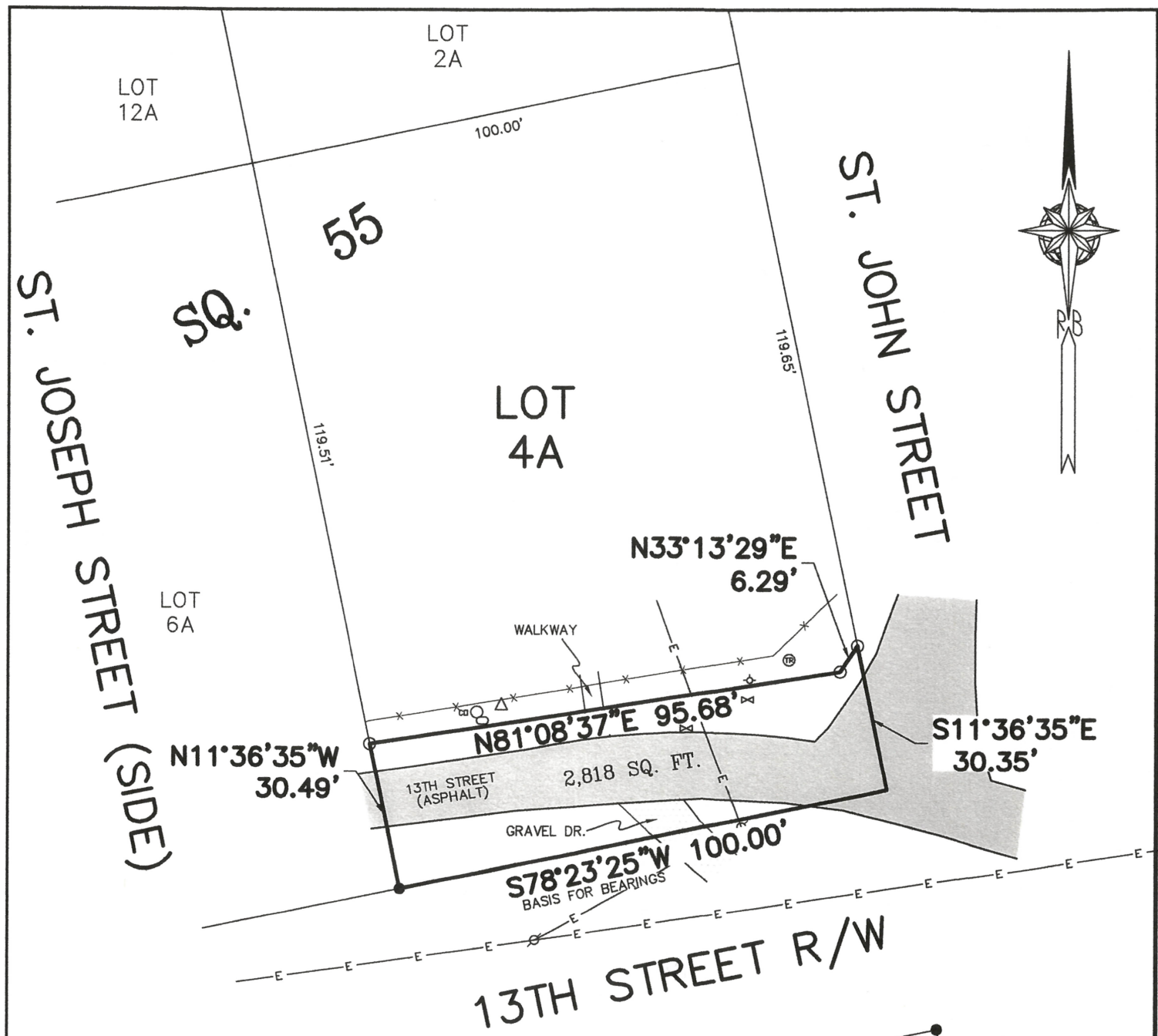
Nays:

Absent:

Abstain:

Janet Dufrene, Town Clerk
ATTEST





LEGEND

- ⊗ TELE. RISER
- ⊙ SEWER CLEANOUT
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊙ WATER METER
- ⊕ UTILITY POLE
- △ GAS METER

REFERENCE:
 RESUB BY RANDALL W. BROWN
 Map File No.: 1514
 Date Filed: 02-20-1997

NOTE:
 OWNER OR BUILDER RESPONSIBLE
 FOR OBTAINING SETBACKS BEFORE
 DESIGN OR CONSTRUCTION BEGINS.

- DENOTES 1/2" IRON ROD TO BE SET UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

Survey of
 A PORTION OF LOT 4A * SQUARE 55
 BOSSIER CITY ADDITION TO THE TOWN OF ABITA SPRINGS
 ST. TAMMANY PARISH, LOUISIANA
 FOR
 VIOLET AND JOHN TIPPLE

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, SUBSURFACE UTILITIES, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

Randall W. Brown
 RANDALL W. BROWN
 REG. NO. 04586
 REGISTERED PROFESSIONAL SURVEYOR
 Randall W. Brown, P.D.S.
 Professional Land Surveyor
 LA Registration No. 04586

Randall W. Brown & Associates, Inc.
 Professional Land Surveyors
 228 W Causeway Approach, Mandeville, LA 70448
 (985) 624-5368 FAX (985) 624-5309
 info@brownsurveys.com

Date: FEBRUARY 28, 2024
 Survey No. 24089
 Project No. (CR5) D24089
 Scale: 1" = 30'±
 Drawn By: RJB
 Revised:

**ACT OF DONATION
INTER VIVOS**

UNITED STATES OF AMERICA

STATE OF LOUISIANA

**BY: VIOLET ROBERT TIPPLE and
JOHN TIPPLE**

PARISH OF ST. TAMMANY

TO: TOWN OF ABITA SPRINGS, LOUISIANA

BE IT KNOWN, that on this ___ day of March, 2024,

BEFORE ME, the undersigned Notary, duly commissioned and qualified, in and for the Parish and State aforesaid, therein residing, and in the presence of the competent witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

VIOLET ROBERT TIPPLE (SS# xxx-xx-3340) wife of and **JOHN TIPPLE** (SS# xxx-xx-0051) both being of the full age of majority, who declared that John Tipple has been married but twice, first to Bernita Tipple, now deceased, and second to Violet Robert with whom he is living and residing; Violet Robert Tipple has been married but twice first to Wayne Schermann from whom she is divorced and second to John Tipple with whom she is living and residing, their mailing address being 22189 13th Street, Abita Springs, LA 70420; hereinafter referred to as "DONORS";

TOWN OF ABITA SPRINGS, LOUISIANA, a Louisiana Municipal Corporation represented herein by the Honorable Daniel J. Curtis, Mayor, by virtue of a Resolution of the Board of Aldermen of the Town of Abita Springs annexed hereto and made a part hereof; hereinafter referred to as "DONEE":

DONORS, being a persons of sound mind, declared that they do by these presents, irrevocably donate inter vivos, give, grant, transfer, set over, with full substitution and subrogation in and to all rights and action of warranty which they have or may have against all preceding owners and vendors, and delivers unto DONEE the following described property, to-wit:

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes and appurtenances thereunto belonging or anywise appertaining, situated in the Bossier City Addition to the Town of Abita Springs, St Tammany Parish, Louisiana, and being more fully described as follows:

ALL THAT CERTAIN PARCEL OF GROUND, known as a portion of **LOT 4A** in **SQUARE 55**, of the **BOSSIER CITY ADDITION TO THE TOWN OF ABITA SPRINGS**, St. Tammany Parish, Louisiana, and being more fully described as follows:

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to have and to hold the above described properties unto DONEE, its heirs, successors and assigns forever.

DONEE, Town of Abita Springs, Louisiana, hereby accepts the donation of the above-described property

with gratitude and acknowledges delivery and possession thereof. Appearers agree that total value of the donation herein is Forty-Five Hundred Dollars (\$4,500.00). All state, city and parish taxes up to and including the taxes due and exigible in 2023 are paid as per declaration of DONOR of which DONEE is satisfied. The parties hereto waive and dispense with the production of any mortgage, conveyance and tax research certificates, and relieve and release me, Notary, from any and all responsibility in connection therewith.

THUS DONE AND PASSED, at Abita Springs, Louisiana, on the ___ day of March, 2024 in the presence of the two undersigned competent witnesses, who hereunto sign their names with said appearers and me, Notary, after reading of the whole.

WITNESSES:

DONORS:

VIOLET ROBERT TIPPLE

JOHN TIPPLE

NOTARY PUBLIC

THUS DONE AND PASSED, at Abita Springs, Louisiana, on the ___ day of March, 2024 in the presence of the two undersigned competent witnesses, who hereunto sign their names with said appearers and me, Notary, after reading of the whole.

WITNESSES:

DONEE:

TOWN OF ABITA SPRINGS

By: DANIEL J. CURTIS, MAYOR

NOTARY PUBLIC