



The regular meeting of the Town Council was called to order by Mayor Curtis at 6pm on March 11, 2025. Ms. Contois gave the invocation, followed by the Pledge of Allegiance, which was led by Mr. Saussy.

PUBLIC HEARING:

The council held two public hearings for the discussion of proposed ordinances:

1. **Instrument 2025-001: An Ordinance of the Board of Aldermen of the Town of Abita Springs to Make Amendments to the Text of Part 9 – Planning, Zoning and Development, Chapter 2. – Zoning Regulations, Sec. 9-218. – Commercial District, Sec. 9-218.2. – C-2 Highway Commercial District, and Sec. 9-205 Definitions to Update Standards and Clarify Existing Regulations Based Upon the Abita Springs Master Plan.** The Board discussed proposed amendments to the zoning regulations, focusing on updates and clarifications aimed at improving the C-2 Highway Commercial District and other related sections. Kara Dudek-Mizell and Alex Carter from Desire Line Planning Consultants provided further explanation and reviewed key points from both presented instruments. They highlighted that the expiration of a moratorium on certain types of development created an urgent need for temporary standards to be enacted as a stopgap measure. They also emphasized that the regulations could be amended as discussions progressed. During the meeting, some residents voiced their concerns, expressing a desire to see the legislation exclude new gas stations as an allowable use.
2. **Instrument 2025-002: An Ordinance of the Board of Aldermen of the Town of Abita Springs to Make Amendments to the Official Zoning Map to Separate the Commercial-Historic and Residential-Historic Zoning Designations into the Base Districts and the Historic Overlay District and to Make Amendments to the Text of the Code of Ordinances Part 9 – Planning, Zoning and Development, Chapter 2. – Zoning Regulations Sec. 9-222 – Historic District to Clarify the District as an Overlay and Remove Regulations That Are Defined in Base Zoning Districts.** This ordinance proposed separating the historic zoning categories into base districts and overlays, along with clarifying regulations for the Historic District.

MAYOR’S ANNOUNCEMENTS:

Mayor Curtis provided several updates: the Mayor acknowledged the loss of former employee L.C. Stire and noted that he would be providing a proclamation including an expression of bereavement to Mrs. Stire. Mr. Boudreaux also publicly recognized the passing of local resident, Marilyn Lemons. Next, Michelle Cunningham of the CPA firm of DHHM provided the Town’s financial report, Details of this discussion along with the Marshal’s report can be viewed on the Town’s You Tube Channel at <https://www.youtube.com/watch?v=MRsvpp6m1gc> . Mayor Curtis then provided an update on the Town Center Lighting Project and the Museum Deck Repair/Replacement Project. He

also reminded attendees about the upcoming LLA-LMA Presentation, scheduled for March 18, 2025, from 9 AM to 1 PM.

ROLL CALL:

Aldermen Boudreaux, Contois, Patterson, Saussy, and Templet were present. Mr. Patterson then motioned to accept the minutes from the January 29, 2025, Town Council meeting, which was seconded by Mr. Boudreaux., and approved unanimously.

COMMITTEE CHAIR UPDATES:

Mr. Boudreaux expressed his appreciation for receiving regular updates from the town administration. Ms. Contois provided updates on several key initiatives, including the Safe Streets for All program, the development plan for Ochsner on Harrison Road, and potential future land swaps. Mr. Saussy highlighted three areas of the 2025 budget where he needed additional information before it could be approved: legal expenses, the Level/Burvant overlay, and salaries. Mr. Templet discussed the need for updated policies regarding individual sewage treatment units. He also shared the progress on new Law Enforcement policies and procedures, noting that they are 50% complete, with several policies already finalized. Mr. Patterson thanked Janet Dufrene for her efforts in advancing the town's financial reporting and called on the board to focus on meaningful progress for the public while setting aside personal agendas.

NEW BUSINESS:

❖ Exchange of Property:

The council discussed the proposed exchange of a portion of South St. for another strip of property, to be used by the Town for drainage, between the Town of Abita Springs and the Randolph/Penton families. While no vote was taken, all aldermen, except Mr. Boudreaux, expressed support for the exchange who advocated for an outright purchase. It was noted that the Planning & Zoning Commission would soon vote to make a recommendation to the Board. If the recommendation is favorable, it will return to the Board for further consideration.

❖ Introduction of New Ordinances:

The following ordinances were introduced:

- **Instrument 2025-003: An Ordinance of the Board of Aldermen of the Town of Abita Springs to Create a Standard of Procedure for the Finance Committee Chairperson's Accessibility to All Financial Records** - The motion to introduce was made by Mr. Saussy, with a second by Mr. Boudreaux.
- **Instrument 2025-004: An Ordinance of the Board of Aldermen of the Town of Abita Springs to Allow a Publicly Elected Alderman to Add the Introduction of an Ordinance to the Agenda of a Public Meeting** - The motion to introduce was made by Mr. Saussy, with a second by Mr. Boudreaux.
- **Instrument 2025-005: An Ordinance of the Board of Aldermen of the Town of Abita Springs to Declare a Portion of 13th St. No Longer Necessary for Public Use and to Provide for Its Exchange** - The motion to introduce was made by Mr. Saussy, with a second by Ms. Contois.
- **Instrument 2025-006: An Ordinance Amending the Town of Abita Springs Ordinance #540, Establishing an Operating Budget of Revenue and Expenditures for the Year Beginning January 1, 2024 and Ending December 31, 2024** - The motion to introduce was made by Mr. Templet, with a second by Mr. Patterson.

❖ **Resolution to Increase Utility Rates:**

The council discussed a resolution to authorize an increase in utility rates for water and sewer services to fund necessary system rehabilitation and meet state requirements. It was noted that the increase is also needed to support ongoing infrastructure improvements, such as a secondary water source and wastewater treatment plant replacement. The increase of 15% for all water and sewer fees was recommended, with an additional 15% increase for customers outside the town limits or in new subdivisions approved after April 1, 2025. This rate adjustment will ensure the town meets its obligations to the Water Sector Program and continues necessary infrastructure improvements.

The resolution was adopted on a motion by Mr. Saussy, seconded by Mr. Boudreaux. The vote was:

YEAS: 4, Aldermen Contois, Patterson, Saussy, and Templet

NAYS: 0

ABSTAIN: 1, Alderman Boudreaux

ABSENT: 0

OLD BUSINESS:

1. **Consideration of Instrument 2025-001: An Ordinance of the Board of Aldermen of the Town of Abita Springs to Make Amendments to the Text of Part 9 – Planning, Zoning and Development, Chapter 2. – Zoning Regulations, Sec. 9-218. – Commercial District, Sec. 9-218.2. – C-2 Highway Commercial District, and Sec. 9-205 Definitions to Update Standards and Clarify Existing Regulations Based Upon the Abita Springs Master Plan.**

A motion was made to amend the instrument, reformatting it to remove the instructions and to include the following specific corrections and deletion:

- On page 2, lines 91-102, the line sequence was corrected.
- On page 5, line 267, the word "and" was changed to "on."
- On page 5, lines 268-269 were deleted.

The motion to adopt the amendment was made by Ms. Contois, seconded by Mr. Templet and passed unanimously. The vote was:

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

NAYS: 0

ABSTAIN: 0

ABSENT: 0

The motion to adopt Instrument 2025-001, as amended, was then made by Mr. Saussy, seconded by Ms. Contois, passing with the following vote:

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

NAYS: 0

ABSTAIN: 0

ABSENT: 0

2. **Consideration of Instrument 2025-002: An Ordinance of the Board of Aldermen of the Town of Abita Springs to Make Amendments to the Official Zoning Map to Separate the Commercial-Historic and Residential-Historic Zoning Designations into the Base Districts**

and the Historic Overlay District and to Make Amendments to the Text of the Code of Ordinances Part 9 – Planning, Zoning and Development, Chapter 2. – Zoning Regulations Sec. 9-222 – Historic District to Clarify the District as an Overlay and Remove Regulations That Are Defined in Base Zoning Districts. A motion was made by Mr. Templet, seconded by Mr. Patterson, to amend the instrument, reformatting it to remove the instructions. The vote was:

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

NAYS: 0

ABSTAIN: 0

ABSENT: 0

The motion to adopt Instrument 2025-002 as amended was made by Mr. Saussy, seconded by Mr. Patterson, passing with the following vote:

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

NAYS: 0

ABSTAIN: 0

ABSENT: 0

OPEN/ADJOURNMENT:

A local resident brought up the cancellation of the Abita Fall Fest. The discussion devolved into an argument about the cause of the cancellation. Mr. Patterson moved to adjourn the meeting, seconded by Mr. Templet. All were in favor.

MEETING ADJOURNED

RESPECTFULLY SUBMITTED THIS 11TH DAY OF MARCH 2025.

Janet Dufrene, Town Clerk

Honorable Daniel J. Curtis, Mayor