

**OFFICIAL PROCEEDINGS OF A PUBLIC HEARING HELD BY  
THE ST. JAMES PARISH COUNCIL ON WEDNESDAY, DECEMBER 6, 2023**

The Council of the Parish of St. James, State of Louisiana, met for a public hearing in the Council Chambers of the Parish Courthouse in Convent, Louisiana at 6:00p.m. on Wednesday, December 6, 2023.

On Roll Call, the following were recorded present: Jason Amato, Clyde Cooper, Donald Nash, and Chairwoman Vondra Etienne-Steib. Councilmen Alvin St. Pierre, Ryan Louque, and Mason Bland were absent.

Chairwoman Etienne-Steib called the Public Hearing on the following items to order:

**PROPOSED ORDINANCE 23-13, AN ORDINANCE APPROVING THE FINAL  
REVISION OF THE FISCAL YEAR 2023 BUDGET OF THE PARISH OF ST. JAMES,  
STATE OF LOUISIANA**

After the Council Secretary read aloud the proposed ordinance, President Dufresne explained that the revised budget was distributed among the Council and advertised for review, and now, according to law, it is available for public comment.

No comments were received from the public or from the Council.

**PROPOSED ORDINANCE 23-14, AN ORDINANCE ADOPTING THE ANNUAL  
BUDGET OF REVENUES AND EXPENDITURES FOR THE FISCAL YEAR JANUARY  
1, 2024 TO DECEMBER 31, 2024, PARISH OF ST. JAMES, STATE OF LOUISIANA**

After the Council Secretary read aloud the proposed ordinance, President Dufresne explained the budget has been submitted to the Council with ample time to review and to the public. As per the law requirement, we are here to receive public comments on the 2024 budget.

No comments were received from the public. Councilman Amato said he appreciated the good work from the administration and said the budget looks strong and sets up the next council for success.

**PROPOSED ORDINANCE 23-15, AN ORDINANCE AMENDING CHAPTER 2,  
ARTICLE II, SECTION 2-21 OF THE ST. JAMES PARISH CODE OF ORDINANCES  
REVISING THE MEETING SCHEDULE OF THE ST. JAMES PARISH COUNCIL**

After the Council Secretary read aloud the proposed ordinance, Councilman Amato explained that the Council use to meet on the first and third Wednesday, and at a request from the previous administration to go to every other Wednesday. He said now with the financial controls they have in place and other programs; they are at a point now to go back to the first and third Wednesday. Mr. Boughton said this will make the finance department more efficient.

No comments were received from the public or from the Council.

**PROPOSED ORDINANCE 23-16, AN ORDINANCE APPROVING THE BROOKELYN  
ROAD SUBDIVISION (PLOT 23-29) AND GRANTING A VARIANCE IN CONNECTION  
THEREWITH**

After the Council Secretary read aloud the proposed ordinance, President Dufresne explained that Brookelyn Road Subdivision is an existing 3-lot family subdivision in Vacherie with houses on all three lots. The 3,600' long private gravel road is part of the same legal parcel as the lot owned by Brooke Kliebert. The right of way is only 35' to 40' wide in different places. Ms. Kliebert wants to sell her lot outside of the family. She needs a variance to be able to do so, along with a resubdivision to break out the access road as a separate parcel and would give an additional 15' of width along 500' of the access road to bring that part up to a 50' width. The parish also needs a drainage servitude for the entire length of the access road. The planning commission recommended denying the request for variances and to deny final subdivision approval for the separate parcel of land.

Brooke Kliebert, 22678 Brookelyn Road said that all she wants to do is to sell her house and not give up any rights of the road. She said the parish wants her to make it public so they can use it, but she doesn't want to do that. She said she agreed to do the 50' in the back.

Councilman Nash inquired how would have parish service the new private owner? Ms. Kliebert said there is a maintenance agreement for the road and the new owner will have to sign the same agreement that everyone else did. Councilman Cooper asked if it would be recorded with the Clerk of Court. Mr. Koenig said that when the sale takes place the closing attorney should include it with the sale. Mr. Vic Franckiewicz clarified that the maintenance agreement for the whole road is already a recorded maintenance agreement and a covenant that runs with the land so no matter who buys her current house or property, or anybody else that signed that agreement, they are automatically subject to that maintenance agreement. Councilman Nash inquired about servicing. President Dufresne said they will be able to do exactly what they do now for the families that live down the street, its just that the new owner is not a family member. Chairwoman Etienne-Steib wanted clarification that the Parish does not have any responsibility to repair. President Dufresne said that was correct.

**PROPOSED ORDINANCE 23-17, AN ORDINANCE AMENDING CHAPTER 6  
ALCOHOLIC BEVERAGES, ARTICLE I, SECTION 6-2 LOCATION RESTRICTIONS  
OF THE S. JAMES PARISH CODE OF ORDINANCES**

After the Council Secretary read aloud the proposed ordinance, Councilman Cooper explained what they are trying to do is keep the 300' within the ordinance but just move it from door to door instead of from property line to property line.

Councilman Nash asked if the 300' is from the door of the business to the door of the daycare? He asked if it should be from the door of the business to the property line of the daycare? Mr. Koenig explained that the measurements that were given were given by the business owner and said he believes it was a few feet short. He said whoever did the measurements appear that from the nearest point to nearest point, as the ordinance says, they didn't fit, but when they measure from the door of one business to the door of the other it would comply. That's why the language being proposed would be door to door measurement, not nearest point to nearest point. He said if it is changed to door to door, it would resolve the issue we currently have. President Dufresne said it would make sense to do door to door because they don't have any idea of future properties and how big a parcel of land at an establishment might be placed on. Councilman Nash said he was not understanding why the footage wouldn't be from property to property line, not door to door. Mr. Koenig said it could be whatever the council wished. Councilman Amato said if you do research, other parishes, the City of New Orleans, and some in Texas, 300' is the standard but they all jump around, point to point, front door to front door, property line to property line. He said it looks like each Council makes recommendations for what they feel is best for their residents and businesses.

Paulette Mayo, 2894 South Bank Lane in Vacherie, said they have two playgrounds, one in the rear and one in the front. She said if it is a problem, they are the owners of both the daycare and plaza and are willing to compromise so both businesses can thrive.

#### **ADJOURNMENT**

After determining there was no additional business to come before the council, on a motion offered by Councilman Amato and seconded by Councilman Cooper, and carried, the meeting adjourned at 6:31 p.m.

  
Linda Hubbell, Secretary