

**PROCEEDINGS OF THE MAYOR  
AND BOARD OF ALDERMEN  
TOWN OF GRAMERCY  
MAY 9, 2022**

**PUBLIC HEARING:**

**ORDINANCE NO. 737-2022** AN ORDINANCE AMENDING THE TOWN OF GRAMERCY CODE OF ORDINANCES, CHAPTER 46, SECTION 46.4, MANUFACTURED HOUSING AND MOBILE HOME STANDARDS

Shelly Warren, 605 N Pine Street, asked what happens if a person could not afford a mobile home that is not older than three years old as per our ordinance but could afford a home a couple years older? Mayor stated that our age limit mirrors local trailer park requirements. Alderman Brack questioned the 1994 Hud Building Standards if there was a later dated requirement? Mayor stated that 1994 is the latest requirements.

**ORDINANCE NO. 738-2022** AN ORDINANCE AMENDING THE TOWN OF GRAMERCY CODE OF ORDINANCES, CHAPTER 2, ARTICLE II, PERSONNEL POLICY, SECTION 2-81 ABSENCES FROM WORK, PARAGRAPH (a) (1) HOLIDAYS.

There were no public comments on this ordinance.

**ORDINANCE NO. 739-2022** AN ORDINANCE TO AMEND SECTION 2:26 OF ARTICLE II, BOARD OF ALDERMEN OF CHAPTER 2 OF THE TOWN OF GRAMERCY CODE OF ORDINANCES SO AS TO REDISTRIBUTE THE BOARD OF ALDERMAN DISTRICTS BASED UPON THE 2020 CENSUS AND TO FURTHER SPECIFY THE EFFECTIVE DATES OF SAME

Gayle LeBoeuf, 758 N Ezidore, inquired if the new district map will be voted on tonight? Mayor Nosacka stated that yes, the ordinance will be considered for adoption tonight. Ms. LeBoeuf asked what is meant by 5% deviation in relation to approving the map. Josh Manning a demographer from South Central Planning explained that maps are determined by the total population on the 2020 census and explained in detail how the districts are configured, and three alternative maps were presented to the Board and public for review. Ms. LeBoeuf asked is the meaning of one man, one vote? Mr. Manning explained it is a constitutional principal that requires all districts to be as close as possible concerning population.

Mayor Nosacka closed the public hearing and opened the regular meeting.

The Mayor and Board of Aldermen of the Town of Gramercy, Louisiana, met in regular, monthly session on Monday, May 9, 2022 at 6:00 pm at Gramercy Town Hall.

Mayor Nosacka called the meeting to order, and asked the Clerk to call roll:

There were present: Mayor Steven Nosacka, Alderman Darren Brack, Alderman Craig Calcagno, Alderman Theron Louque, Alderman Clyde Wiggins, Alderman Barbara Woods

There were absent: None

There were also present: Police Chief Brent Dicharry, Town Attorney Robert Faucheux, Jr.,

**PUBLIC COMMENTS** – There were no public comments.

**PRESENTATION AND COMMENTS** - None

**REPORTS**

**1. MAYOR'S REPORT**

Mayor Nosacka reported that we sent out an automated message to town residents concerning St. James Parish Department of Human Resources, Community Action Agency disaster relief and recovery grant received from United Way. The trash day on April 23<sup>rd</sup> was a success. Our sales tax receipts are tracking to exceed what was expected in the 2022 budget. South Central Planning has donated a forklift to the town; it is currently in for maintenance and brake repair. Several Main Street businesses are renovating or improving their buildings. Met with owners of Ma'Jewz concerning issuance alcohol license however, they do not meet the minimum distance from nearby church as per state statutes. He has spoken with Mire family and asked them to secure the perimeter of the building. The Performance Plastics building has a new owner, and they plan to open a data-mine business. A budget meeting has been scheduled for Monday, May 23, 2022 at 6:00 pm.

**2. REPORT ON-GOING PROJECT**

Mayor Nosacka stated that the asphalt contractors will begin work the week of May 23, 2022. Several lights on Highway 61 have been restored but there are still 6 left to repair. He will meet with State Facility and Control and PEC representatives concerning the Dudley Force Main Capital Outlay Project.

Rostan Consultants has identified FEMA concerns that we only received one bid for our roof repair damages during Hurricane Ida and recommended we seek additional quotes. Mayor Nosacka asked for a motion to rescind Resolution 20-2022 so we may seek additional quotes. A motion was made by Alderman Calcagno, seconded by Alderman Wiggins and the motion was passed unanimously.

**REPORTS OF DEPARTMENT HEADS AND DIRECTORS**

**A. REPORT FROM CHIEF OF POLICE**

Chief Dicharry reported he has received several good applications for the police officer openings. He will interview four candidates for the positions.

**B. REPORT FROM EMERGENCY PREPAREDNESS**

Lt. Jody Ordeneaux stated that the start of hurricane season and reminded residents to check their insurance coverage. He asked the Mayor and Board of Aldermen to consider purchasing additional barricades for use during emergencies such as hurricanes. Mayor Nosacka stated he will do a count of current barricades to see if we need more. Concerning mobile home building codes, while FEMA hasn't updated their requirements there are additional electrical and fire codes in place: having an ordinance with a three-year age limit is ensuring that residents are meeting additional codes.

**C. REPORT FROM CODE ENFORCEMENT**

Code Enforcement Officer Alex Gerhold passed out a monthly report. He continues to work with residents who are in violation of the Abandon Vehicle ordinance.

**REPORTS FROM ST. JAMES PARISH GOVERNMENT**

District 1 Parish Councilman Alvin St. Pierre, Jr. had no report for this month

**3. REPORTS FROM BOARDS AND COMMISSIONS**

**A. PLANNING COMMISSION**

Chairman Barry LeBlanc has no report for this month.

**B. GRAMERCY RECREATION DISTRICT**

Mr. Craig Calcagno passed out his monthly report. If anyone has questions, please contact him.

**ORDINANCE – FINAL ACTION**

**ORDINANCE 737-2022**

**AN ORDINANCE AMENDING THE TOWN OF GRAMERCY CODE OF ORDINANCES, CHAPTER 46, SECTION 46.4, MANUFACTURED HOUSING AND MOBILE HOME STANDARDS**

WHEREAS, an Ordinance amending the Town of Gramercy Code of Ordinances, Chapter 46, Section 46.4, Manufactured Housing and Mobile Home Standards, paragraph (b) (1)

The following shall be amended and read as:

Section 46.4 Manufactured Housing and Mobile Home Standards

- (a) (no change)
- (b) (no change)

- (1) Homes must conform to the 1994 HUD minimum standards and be no older than three years.

Said Ordinance having been introduced on Monday, March 14, 2022, notice of a public hearing having been published on April 21, 2022, said public hearing been held on Monday, May 9, 2022, the title having been read and the Ordinance considered, on motion by Alderman \_\_\_\_\_, second by Alderman \_\_\_\_\_, to adopt the Ordinance, a record was taken and the following result was held.

A motion to Table this ordinance was made by Alderman Brack, seconded by Alderman Woods and a record was taken and the following result was held:

YEAS: Brack, Woods, Wiggins, Louque, Calcagno  
NAYS: None  
ABSENT: None  
ABSTIAN: None

And the ordinance was Tabled on this 9<sup>th</sup> day of May, 2022.

**ORDINANCE NO. 738-2022**

**AN ORDINANCE AMENDING THE TOWN OF GRAMERCY CODE OF ORDINANCES, CHAPTER 2, ARTICLE II, PERSONNEL POLICY, SECTION 2-81 ABSENCES FROM WORK, PARAGRAPH (a) (1) HOLIDAYS.**

WHEREAS, the Town of Gramercy, hereby amends the Code of Ordinances, Chapter 2, Article II, Personnel Policy, Section 2-81, Absences from Work, Paragraph (a) (1) Holidays to read as follows:

- (a) Regular holidays. The personnel policy for regular holidays shall be as follows:
  - (1) Holidays. The following shall be observed as regular holidays.
    - a. New Year's Day
    - b. Martin Luther King Day
    - c. Mardi Gras Day
    - d. Good Friday
    - e. Memorial Day
    - f. **Juneteenth**
    - g. Fourth of July
    - h. Labor Day
    - i. Veteran's Day
    - j. Thanksgiving Day
    - k. Day after Thanksgiving
    - l. Christmas Eve
    - m. Christmas Day
    - n. New Year's Eve

Said Ordinance having been introduced on Monday, April 11, 2022, notice of a public hearing having been published on April 21, 2022, said public hearing been held on Monday, May 9, 2022, the title having been read and the Ordinance considered, on motion by Alderman Wiggins, second by Alderman Woods, to adopt the Ordinance, a record was taken and the following result was held.

YEAS: Wiggins, Woods, Brack, Calcagno, Louque  
NAYS: None  
ABSENT: None  
ABSTAIN: None

And the ordinance was declared adopted on this 9<sup>th</sup> day of May, 2022.

**ORDINANCE NO. 739-2022**

**AN ORDINANCE TO AMEND SECTION 2:26 OF ARTICLE II, BOARD OF ALDERMEN OF CHAPTER 2 OF THE TOWN OF GRAMERCY CODE OF ORDINANCES SO AS TO REDISTRIBUTE THE BOARD OF ALDERMAN DISTRICTS BASED UPON THE 2020 CENSUS AND TO FURTHER SPECIFY THE EFFECTIVE DATES OF SAME**

**PART 1.** Be it ordained by the BOARD OF ALDERMEN OF THE TOWN OF GRAMERCY, convened in Regular Session on May 9, 2022 that Section 2-26, Composition; election districts; of the Code of Ordinances, Town of Gramercy, Louisiana is hereby amended to read as follows:

**Sec.2-26. Composition; election districts.**

The board of alderman shall be composed of five aldermen. Two aldermen shall be elected at large and three aldermen shall be elected, one from each of the three election districts described and designated as follows:

*(1) Election district 1. The boundary description for election district 1 is as follows:*

Beginning at the point of intersection of the centerlines of North Golden Grove Road and Louisiana State Highway 3125; thence proceeding northeasterly along the centerline of Louisiana State Highway 3125 to its intersection with

the easternmost corporate limits of the Town of Gramercy; thence proceeding southerly and westerly and northwesterly along the corporate limits of the Town of Gramercy to its intersection with the centerline of Louisiana State Highway 44 (Jefferson Highway); thence proceeding northeasterly along the centerline of Louisiana State Highway 44 (Jefferson Highway) to its intersection with the centerline of Ellis Street; thence proceeding northwesterly along the centerline of Ellis Street to its intersection with the centerline of West Railroad Street; thence proceeding northeasterly along the centerline of West Railroad Street to its intersection with the centerline of Louisiana State Highway 3274 (South Airline Highway); thence proceeding northwesterly along the centerline of Louisiana State Highway 3274 (South Airline Highway) to its intersection with the centerline of East Main Street; thence proceeding easterly along the centerline of East Main Street to its intersection with the centerline of North Montz Street; thence proceeding northwesterly along the centerline of North Montz Street to its intersection with the centerline of East Second Street; thence proceeding easterly along the centerline of East Second Street to its intersection with the centerline of North Millet Street; thence proceeding northwesterly along the centerline of North Millet Street to its intersection with the centerline of East Fourth Street; thence proceeding easterly along the centerline of East Fourth Street to its intersection with the straight centerline extension of the westernmost leg of the walking path at Gramercy Park; thence proceeding northwesterly along the centerline of the westernmost leg of the walking path at Gramercy Park and its straight centerline extension to its intersection with the centerline of East Fifth Street; thence proceeding northeasterly along the centerline of East Fifth Street to its intersection with an unpaved sugar cane access road that is an extension of North Golden Grove Road; thence proceeding northwesterly along the centerline of the unpaved sugar cane access road to its intersection with the centerline of Louisiana State Highway 3125, the point of beginning.

***(2) Election District 2. The boundary description for election District 2 is as follows:***

Beginning along the corporate limits of the Town of Gramercy at the point of intersection of North David Street and Louisiana State Highway 3125; thence northeasterly along the centerline of Louisiana State Highway 3125 to its intersection with the centerline of Louisiana State Highway 3274 (North Airline Highway); thence proceeding southeasterly along the centerline of Louisiana State Highway 3274 (South Airline Highway) to its intersection with the centerline of East Sixth Street; thence proceeding easterly along the centerline of East Sixth Street to its intersection with the centerline of North Montz Street; thence proceeding southeasterly along the centerline of North Montz Street to its intersection with the centerline of East Main Street; thence proceeding westerly along the centerline of East Main Street to its intersection with the centerline of Louisiana State Highway 3274 (South Airline Highway); thence proceeding southeasterly along the centerline of Louisiana State Highway 3274 (South Airline Highway) to its intersection with the centerline of West Railroad Street; thence proceeding westerly along the centerline of West Railroad Street to its intersection with the centerline of Ellis Street; thence proceeding southeasterly along the centerline of Ellis Street to its intersection with the centerline of Louisiana State Highway 44 (Jefferson Highway); thence proceeding southwesterly along the centerline of Louisiana State Highway 44 (Jefferson Highway) to its intersection with the westernmost corporate limits of the Town of Gramercy along North David Street; thence proceeding northwesterly along westernmost corporate limits of the Town of Gramercy to a point of intersection of the centerline of the centerlines of North David Street and Louisiana State Highway 3125, the point of beginning.

***(3) Election District 3. The boundary description for election District 3 is as follows:***

Beginning along the corporate limits of the Town of Gramercy at the point of intersection of the centerline of Louisiana State Highway 3125 and the center flow channel of the Gramercy Town Canal; thence proceeding northwesterly and easterly and southerly along the corporate limits of the Town of Gramercy to its intersection with the centerline of Louisiana State Highway 3125; thence proceeding southwesterly along the centerline of Louisiana State Highway 3125 to its intersection with the centerline of and unnamed and unpaved sugar cane access road which is the extension of Golden Grove Road; thence proceeding southeasterly along the centerline of the unpaved sugar can access road to its intersection with the centerline extension of East Fifth Street; thence proceeding southwesterly along the centerline of East Fifth Street to its intersection with straight centerline extension of the westernmost leg of the walking path at Gramercy Park; thence proceeding southeasterly along the westernmost leg of the walking path at Gramercy Park and its straight centerline extension to its intersection with the centerline of East Fourth Street; thence proceeding southwesterly along the centerline of East Fourth Street to its intersection with the centerline of North Millet Street; thence proceeding southeasterly along the centerline of North Millet Street to its intersection with the centerline of East Second Street; thence proceeding southwesterly along the centerline of East Second Street to its intersection with the centerline of North Montz Street; thence proceeding northwesterly along the centerline of North Montz Street to its intersection with the centerline of East Sixth Street; thence proceeding westerly along the centerline of East Sixth Street to its intersection with the centerline of Louisiana State Highway 3274 (North Airline Highway); thence proceeding northwesterly along the centerline of Louisiana State Highway 3274 (North Airline Highway) to its intersection with the centerline of Louisiana State Highway 3125; thence proceeding southwesterly along the centerline of Louisiana State Highway 3125 to its intersection with the center flow channel of the Gramercy Town Canal, the point of beginning.

**PART 2. BE IT FURTHER ORDAINED THAT**

- 1. The provisions of this ordinance shall become effective after publication in the Town of Gramercy official journal.
- 2. If any section, part, paragraph, sentence, or clause of this ordinance should be declared invalid or unenforceable, such invalidity or defect shall not affect the remaining sections, paragraphs, parts, sentences, or clauses hereof and, to this end, the several provisions hereof are hereby declared severable.
- 3. All Ordinances or parts thereof in conflict herewith are hereby repealed.
- 4. This ordinance shall be published in full in the Official Journal of this Governing Authority after adoption.

Said Ordinance having been introduced on April 11, 2022, notice of a public hearing having been published on April 21, 2022, said public hearing been held on May 9, 2022, the title having been read and the Ordinance considered, on motion by Alderman Brack, second by Alderman Calcagno, to adopt the Ordinance, a record was taken and the following result was held:

YEAS: Brack, Calcagno, Louque, Wiggins, Woods  
 NAYS: None  
 ABSENT: None  
 ABSTIAN: None

And the ordinance was declared adopted on this 9<sup>th</sup> day of May, 2022.

**RESOLUTIONS**

**RESOLUTION NO. 22-2022**

**A RESOLUTION APPROVING THE APPOINTMENT OF AN OFFICIAL JOURNAL FOR THE YEAR JULY 1, 2022 THROUGH JUNE 30, 2023**

WHEREAS, La. R.S. 43:141 requires that an official journal for the Town of Gramercy, Louisiana be selected at the beginning of every fiscal year; and,

WHEREAS, Mayor Steven T. Nosacka, has recommended that appointment of the NEWS EXAMINER, Lutcher, Louisiana, to be the official journal of the Town of Gramercy.

NOW THEREFORE BE IT RESOLVED by the Mayor and Board of Aldermen, of the Town of Gramercy, Louisiana, that the NEWS EXAMINER, Lutcher, Louisiana, is hereby appointed the official journal of the Town of Gramercy, for the period July 1, 2022 through June 30, 2023, as recommended by Mayor Steven T. Nosacka.

The above resolution was offered by Alderman Brack, seconded by Alderman Wiggins. A vote being taken on the above resolution, the vote was as follows:

YEAS: Brack, Calcagno, Louque, Wiggins, Woods  
 NAYS: None  
 ABSENT: None  
 ABSTAIN: None

And the resolution was declared adopted on this 9<sup>TH</sup> day of May, 2022

**RESOLUTION NO. 23-2022**

**A RESOLUTION AUTHORIZING THE DEMOLITION OF STRUCTURES LOCATED IN THE TOWN OF GRAMERCY**

WHEREAS, the Code of Ordinances of the Town of Gramercy, Chapter 18 provides for the repair or demolition of what has been determined to be unsafe structures; and

WHEREAS, the Mayor has determined the structures located at multiple locations in the Town to be unsafe; and

WHEREAS, the Mayor has accomplished and satisfied all of the Notice requirements in Chapter 18; and

WHEREAS, Section 18-29 (a) requires the determination by the Board of Aldermen that a structure is unreasonable to repair and that demolition is required.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND THE BOARD OF ALDERMEN, TOWN OF GRAMERCY, LOUISIANA THAT:

SECTION 1. The Mayor is hereby authorized to proceed with demolition and removal of the following structures, subject to compliance with the notice and appeal provisions contained within the Ordinance:

Beulah Mae Jones Rosemain – 1360 Golden Grove Avenue – Property ID 0100098400  
Irma Joseph – 1605 E Second Street – Property ID 0100056900  
Cassandra Carr – 1606 E First Street – Property ID 100018170  
Kearney Hidalgo – 267 S Oak Street – Property ID 0100049400  
Jacqueline Washington – 117 S Montz Avenue – Property ID 0100116800  
Joseph Williams Jr – 1577 Rose Street – Property ID 0100120000  
Bertha Young Jackson – 1597 Rose Street – Property ID 0100121590  
Lawrence Boudreaux Jr – 118 S Millet Avenue – Property ID 100038525

A motion to adopt the above resolution was made by Alderman Wiggins, seconded by Alderman Calcagno, and resulted in the following vote:

YEAS:	Brack, Calcagno, Louque, Wiggins, Woods
NAYS:	None
ABSENT:	None
ABSTAIN:	None

And the resolution was declared adopted on this the 9<sup>th</sup> day of May, 2022.

### **APPROVAL OF MINUTES**

It was moved by Alderman Wiggins, second by Alderman Calcagno and approved to dispense with the reading of the minutes of the previous meeting, and to adopt the minutes as published.

### **PAYMENT OF BILLS**

It was moved by Alderman Louque, second by Alderman Brack and approved to pay all bills and accept financial statements presented before the Council.

### **ALDERMEN'S REPORT**

Alderman Brack congratulated the 2022 graduation class at Lutchter High School. He has concerns about bank erosion on David Canal along N Pine Street from LA 3125, maybe we could survey and budget for the repairs. He would prefer to not use his private cell phone for town business unless it's an emergency such as a hurricane. Mr. Faucheux suggested the mayor and aldermen consider having the town provide cell phones to aldermen for town business.

Alderman Louque asked when the trash on N. Airline from moved mobile home will be removed. He inquired about the status of the automated water meter progress; Mr. Faucheux reported he is reviewing the contract. He asked about the progress of Central Canal bank re-enforcement project. Mayor Nosacka stated that he is waiting on results from surveying work done by Riverland Surveying.

Alderman Barbara Woods reported that the Clean Up day was successful, and we should have the event more often. She thanked Shelly Warren, NAACP, and all volunteers for their participation in the event.

Alderman Wiggins stated that a shed on Ferrero Canal is on the right of way and should be removed. Mayor Nosacka will write the homeowner concerning this matter. Thanked everyone who participated on the Clean Up Day and agrees the event should be held more often. He spoke to Representative Schexnayder about replacing signs destroyed during Hurricane Ida on State Highways.

Alderman Calcagno passed out his monthly report. Thanked everyone for attending tonight's meeting. He thanked all who participated in the Clean Up day and would also like to see the event occur more often. Thanked Alex Gerhold for his work on contacting residents concerning abandoned vehicles. Also inquired about the status of Central Canal bank re-enforcement project.

### **TOWN ATTORNEY**

Mr. Faucheux stated that the settlement conference for Rise St. James lawsuit that scheduled for May 2, 2022 had been postponed and he is waiting for information on new date. He is working on behalf of the Police Department on a records request. He suggested speaking with the Sheriff to use community service participants and/or trustees for trash pickup in the community.

There being no further business it was moved by Alderman Wiggins, second by Alderman Calcagno, and approved to adjourn at 7:13 pm.

/s/Mayor Steven T Nosacka

Attest: /s/Amy St Pierre, Clerk