

**PROCEEDINGS OF THE MAYOR
AND BOARD OF ALDERMEN
TOWN OF GRAMERCY
NOVEMBER 13, 2023**

PUBLIC HEARING:

RESOLUTION NO. 43-2023 A Resolution approving a special exception of Appendix A Zoning, Article 22, M Industrial District, Section 22.2 Uses Permitted to allow for the variance of a gas manufacturing plant

Mr. Lex Huntsman, Vice President of Engineering for Lydian Labs, presented information concerning the operations of a gas manufacturing plant owned by Lyndian Labs, to be located on E. Airline Highway.

The Board of Aldermen and Mr. Martin Frisard, of Frisard Trucking, had several questions concerning the safety procedures and response process in case of an emergency. It was suggested that a special meeting be scheduled soon to devote more time to questions and answers on the operations and safety procedures of this project.

A motion to close the public hearing was made by Alderman Calcagno, seconded by Alderman Williams and the motion passed unanimously.

The Mayor and Board of Aldermen of the Town of Gramercy, Louisiana, met in regular, monthly session on November 13, 2023 at 6:00 pm at Gramercy Town Hall.

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

There were present: Mayor Steven Bourgeois, Alderman Darren Brack, Alderman Craig Calcagno, Alderman Theron Louque, Alderman Clyde Wiggins, Alderman Percy Williams

There were absent: None

There were also present: Police Chief Brent Dicharry, Town Attorney Robert Fauchaux, Jr., Town Clerk Amy St. Pierre

PUBLIC COMMENTS – There were no comments made on agenda items.

PRESENTATION AND COMMENTS – There were no presentation and comments.

REPORTS

1. MAYOR'S REPORT

Mayor Bourgeois reported that four property owners have been cited for blight. The property owner at 303 E Jefferson Highway is out of the country and his brother will represent the property owner. He asked Town Attorney Mr. Fauchaux if he had any information on the restraining order at 224 S Airline. Mr. Fauchaux advised that a hearing was set for December 15, 2023, at 12 noon in Division C Court. CWF funds were used to purchase automated water meters for route 1 installation. He will provide a map next month for zoning changes. The property owner at 223 Pecan Street will begin demolition soon.

Mayor Bourgeois asked Mr. Charlie Martin, a Main Street property owner, to speak about the cleanup and plans for his property. Mr. Martin stated he has been cleaning up the back area of the property and hopes to have it cleaned and to install new rear garage doors in two to three months. He would like to leave the east side that was damaged in Hurricane Ida open for a future courtyard area. He will begin to apply for funding to make necessary repairs and upgrades. Alderman Brack stated he would like to see the east side of the property torn down and he would like a more definitive timeline when the repair and upgrades will be completed.

2. ST. JAMES PARISH GOVERNMENT

Parish President Peter Dufrense presented a proposal for a 6-mill ad valorem tax to replace garbage fees collected on utility bills. Four mills would be for garbage collection costs parish wide, 1 mill for Recreation funding and 1 mill for parish wide animal control funding. This millage could be placed on the Spring 2024 ballot.

REPORTS OF DEPARTMENT HEADS AND DIRECTORS

A. REPORT FROM CHIEF OF POLICE

Chief Dicharry reported that four property owners have been cited for blight. Officer Preyan was involved in an accident; there were no injuries and both vehicles suffered minor damage. Gramercy Police Department has joined with Gramercy Elementary to discuss efforts that will be made to ensure the safety of students at school while on campus and in the community. Chief Dicharry, Sgt. Gerold and Officer Falgoust presented a video to all the students presenting Safe Boxes, Buckle Up and Bullying Prevention. Also, Officer Falgoust has begun teaching D.A.R.E to three classes with graduation being December 12, 2023. These programs are helpful with building a relationship between the police officers and the students. Alderman Brack asked Chief Dicharry to provide a monthly report concerning traffic stops, citations issued and patrol routes.

REPORT FROM EMERGENCY PREPAREDNESS

Lt. Ordeneaux reminded that board that at the December meeting they will vote to waive the fireworks ordinance for Christmas and New Year holiday; the waiver would not apply if the Parish is under a burn ban. FEMA has changed the requirements for reimbursement of certain supplies that are needed during an emergency. He will present Requests for Proposals concerning contracts for fuel and food for future disasters.

REPORT FROM CODE ENFORCEMENT

Four property owners were cited for blight. Seven abandoned vehicles were removed by owners.

REPORTS FROM BOARDS AND COMMISSIONS

Sgt. Gerhold stated Mr. Huntsman, of Lyndian Labs, was available for questions and answers concerning the gas manufacturing plant they would like to locate on E. Airline Highway. There were concerns about emissions from the facility. Commission member Gary Waguespack has forwarded an email to DEQ for information concerning these types of facilities and hopes to hear from them soon.

GRAMERCY RECREATION DISTRICT

Mr. Craig Calcagno passed out his monthly report. If anyone has any questions, please contact him. Alderman Louque inquired about the repairs to the top of some equipment.

RESOLUTIONS

RESOLUTION NO. 43-2023

A Resolution approving a special exception of Appendix A Zoning, Article 22, M Industrial District, Section 22.2 Uses Permitted to allow for the variance of a gas manufacturing plant

WHEREAS, Lydian Labs Inc has requested a special exception to the zoning ordinance of a certain property located in the corporate limits of the Town of Gramercy, Louisiana, be changed; and,

WHEREAS, a public hearing shall be held on the requested M Industrial District, Section 22.2 Uses Permitted variance on November 13, 2023 at 6:00 pm.

NOW, THEREFORE BE IT RESOLVED BY the Mayor and Board of Aldermen of the Town of Gramercy, Louisiana, that:

SECTION I. A special exception of Appendix A Zoning, Article 22, M Industrial District, Section 22.2 Uses Permitted to allow for the variance of a gas manufacturing plant

THAT CERTAIN PORTION 1 LOT, 2.32 ACRES, GOLDEN GROVE PLT, BD. BY COLONIAL SUGARS--RAILROAD, IMPROVEMENT, BOOK 292--282, 1ST BLDG - WAREHOUSE; 2ND BLDG - OFFICE, 702 E. AIRLINE

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

- YEAS:
- NAYS:
- ABSENT:
- ABSTAIN:

The resolution was tabled so more information could be provided concerning the project.

RESOLUTION NO. 44-2023

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO THE ANNUAL AGREEMENT WITH THE PONCHARTRAIN LEVEE DISTRICT AND THE COOPERATIVE ENDEAVOR AGREEMENT PERTAINING TO THE CHRISTMAS BONFIRE PROGRAM

WHEREAS, the Town of Gramercy, Louisiana, and the Pontchartrain Levee District desire to enter into an annual Christmas Bonfire program agreement; and,

WHEREAS, the Town of Gramercy, Louisiana, desires once again to comply with the Pontchartrain Levee District Christmas Bonfire program agreement; and,

WHEREAS, the Town of Gramercy, Louisiana, desires to enter into the Cooperative Endeavor Agreement pertaining to the Christmas Bonfire Program.

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

SECTION 1. Mr. Steven J. Bourgeois, Mayor, is hereby authorized and empowered to enter into and sign said Christmas Bonfire Program agreement and the Cooperative Endeavor Agreement with the Pontchartrain Levee District, and to pay the Towns' portion of the liability insurance premium in the amount up to \$5,000.00.

The above resolution was offered by Alderman Brack, seconded by Alderman Calcagno, a vote being taken on the above resolution, the vote was as follows:

| | |
|----------|--|
| YEAS: | Brack, Calcagno, Louque, Wiggins, Williams |
| NAYS: | None |
| ABSENT: | None |
| ABSTAIN: | None |

And the resolution was declared adopted on this the 13th day of November, 2023.

RESOLUTION 45-2023

A RESOLUTION ORDERING THE CONDEMNATION OF THE 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 four locations in the Town to be unsafe; and

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

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

SECTION 1. The Board of Aldermen hereby authorize Mayor Bourgeois to proceed with the condemnation of the following structures, subject to compliance with the notice and appeal provisions contained within the Ordinance:

John Falgoust, Jr., 242 Mobile Lane, Assessment 0100039310
Ann Taylor, 252 Mobile Lane, Assessment 0100002812
Mary Nicholas, 262 Mobile Lane, Assessment 0100049308

SECTION 2. Mayor Bourgeois is authorized to file a lien in the Clerk of Court on the mobile home owner.

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

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|----------|--|
| YEAS: | Brack, Calcagno, Louque, Wiggins, Williams |
| NAYS: | None |
| ABSENT: | None |
| ABSTAIN: | None |

And the resolution was declared adopted on this the 13th day of November, 2023.

RESOLUTION 46-2023

A RESOLUTION ORDERING THE CONDEMNATION OF THE 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 four locations in the Town to be unsafe; and

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

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

SECTION 1. The Board of Aldermen hereby authorize Mayor Bourgeois to proceed with the condemnation of the following structures, subject to compliance with the notice and appeal provisions contained within the Ordinance:

Nassar & Maira Nassar, 303 E Jefferson Hwy, Assessment 0100096600

SECTION 2. Mayor Bourgeois is authorized to file a lien in the Clerk of Court on the mobile home owner.

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

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|----------|--|
| YEAS: | Brack, Calcagno, Louque, Wiggins, Williams |
| NAYS: | None |
| ABSENT: | None |
| ABSTAIN: | None |

And the resolution was declared adopted on this the 13th day of November, 2023.

RESOLUTION NO. 47-2023

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS FOR GRANT FUNDING THROUGH THE STATE OF LOUISIANA'S CAPITAL OUTLAY PROGRAM

WHEREAS, the Town of Gramercy applied for Capital Outlay Funding for Major Drainage Canals Planning and Construction in October 2022,

WHEREAS, the Town of Gramercy funding request has been approved by the State of Louisiana's Capital Outlay Program.

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

SECTION 1. Steven J. Bourgeois, Mayor, is hereby designated to act on behalf of the Town of Gramercy in all matters pertaining to this project, including certifying requests for State disbursements.

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

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|----------|--|
| YEAS: | Brack, Calcagno, Louque, Wiggins, Williams |
| NAYS: | None |
| ABSENT: | None |
| ABSTAIN: | None |

And the resolution was declared adopted on this the 13th day of November, 2023.

RESOLUTION 48-2023

A RESOLUTION TO ENTER INTO A SERVICE AGREEMENT WITH PAYSTAR FOR ONLINE PROPERTY TAX PAYMENTS

WHEREAS, PAYSTAR is in the business of licensing its software and providing services to entities which facilitate the online payment or collection of account receivables, fines, fees, taxes, utility bills, etc., via credit or debit cards or ACH transactions and providing other services as may be set forth in this Contract; and

WHEREAS, the Town of Gramercy regards the services of PAYSTAR beneficial to certain operations of the Town, including the collection of such payments, and the Town desires to obtain the services of PAYSTAR;

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

SECTION 1. Mayor Steven J. Bourgeois is hereby authorized to enter into and sign said PAYSTAR service agreement to provide online payment service for property tax payments.

The above resolution was offered by Alderman Calcagno, seconded by Alderman Williams, a vote being taken on the above resolution, the vote was as follows:

| | |
|----------|--|
| YEAS: | Brack, Calcagno, Louque, Wiggins, Williams |
| NAYS: | None |
| ABSENT: | None |
| ABSTAIN: | None |

And the resolution was declared adopted on this the 13th day of November, 2023.

APPROVAL OF MINUTES

It was moved by Alderman Wiggins, by Alderman Calcagno and approved and to adopt the minutes from the Regular Meeting dated October 10, 2023. Alderman Brack opposed the approval of the minutes.

PAYMENT OF BILLS

Mayor Bourgeois asked for approval of payment of bills. A motion 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 had no report for this month.

Alderman Louque stated the repairs to E. Eighth street are nearly complete and when finished the contractors will move to E. Fourth Street and Tenth Street. Need to contact C & M Specialty to come back and fill the curbing.

Alderman Williams reported he received several concerning mosquitos. Streetlights on E. First Street are very dim.

Alderman Wiggins reported that he has received mosquito complaints. He thanked Craig Calcagno and his grandson for helping make the pastalaya for Veterans Day Celebration. He wished everyone a Happy Thanksgiving.

Alderman Calcagno passed out his monthly report. Alderman Calcagno reported the S. Millet Street, which was widened last year, has already started cracking and was wondering if this qualifies for the 1-year warranty as stated in out street ordinance. Is there any update on the erosion near the catch basins that was identified by the engineer? Another lighting report has been forwarded to Entergy for repairs or replacement. It took nearly two hours on the phone to enter workorders with the new person assigned for street lighting. Has there been any update on the development of golf ordinance? Donvan Duffy, with Meyers Engineering, is supposed to be working on the utility relocation project for the State roundabout; will there be a meeting with DOTD concerning this project. He has contracted CN Police concerning the condition of the crossing at LA 3274.

TOWN ATTORNEY

Mr. Fauchaux reported that the hearing for the restraining order at 224 S Airline Avenue has been scheduled for December 15, 2023. We have acquired on servitude for the Sewer Force Main Project and a meeting has been scheduled with Mr. Deroche concerning servitude for the piping that was already laid on his property. The engineers are getting the property surveyed at this time. Mr. Anny's attorneys are having the property north of LA 3125 evaluated.

There being no further business it was moved by Alderman Williams, second by Alderman Wiggins and approved to adjourn at 7:45 pm.

/s/ Steven J. Bourgeois, Mayor
Attest: /s/ Amy St. Pierre, Town Clerk