



**CITY OF ST. GABRIEL
REGULAR MEETING OF THE MAYOR AND CITY COUNCIL
THURSDAY, AUGUST 16, 2018 - 6:00 P.M.
ST. GABRIEL CITY HALL COMPLEX - 5035 IBERVILLE STREET - ROOM 32
ST. GABRIEL, LOUISIANA**

MEETING MINUTES

CALL TO ORDER

The meeting of the Mayor and City Council was called to order at approximately 6:10 pm.

ROLL CALL

Present: Councilwoman Deborah R. Alexander
Councilman Ronald Grace, Sr.
Councilman Melvin Hasten, Sr. /Mayor Pro-tempore
Councilman Kelvin York, Sr.

Absent: Freddie Frazier, Sr.

4 of 5 Council Members were in attendance therefore a majority was present for a quorum.

Presiding: Mayor Lionel Johnson, Jr.

Recording: Monique Roquemore, City Clerk

PRAYER & PLEDGE OF ALLEGIANCE

A moment of prayer was led by Mayor Lionel Johnson, Jr. followed by the Pledge of Allegiance.

PUBLIC FORUM – 3 minute limit (Please register with the City Clerk prior to the beginning of the meeting indicating your topic of discussion.) Topics should be on agenda items and/or city government concerns.

PUBLIC FORUM – None listed

MOTION TO APPROVE – Minutes for Regular Meeting dated July 19, 2018

On a Motion by Councilwoman Alexander and a Second by Councilman Hasten with one absent the minutes for meeting dated July 19, 2018 were approved.

MOTION TO APPROVE – A Resolution of support for the office of community development’s local government assistance program (LGAP) for FY 2018-2019 grant application.

On a motion by Councilman Grace and a second by Councilman York with a unanimous decision and 1 absent the resolution of support to apply for LGAP funds was approved.

MOTION TO APPROVE – Approve a Resolution of support Authorizing Mayor Lionel Johnson Jr., on the behalf of the City of St. Gabriel to Negotiate and Enter into a Cooperative Endeavor Agreement by and between the City of St. Gabriel and St. Gabriel Health Clinic, Inc.

On a motion by councilman Hasten and a second by Councilwoman Alexander with a unanimous decision and 1 absent the resolution was approved.

Mayor-Pro tem Hasten requested public input.

MOTION TO BEGIN – A Public Hearing

On a motion by Councilwoman Alexander and a second by Councilman Hasten with a unanimous decision and 1 absent Public Hearing began:

- A. Proposed Application for Steve Runnebaum, Landmark Surveying, Inc. (acting on behalf of Entergy Louisiana LLC) to re-subdivide an existing 727.41 acres tract of land located at 2605 Highway 75. Description: Re-Subdivision of land into Tracts 1, 2, 3, and 4. Name of Development: Willow Glen Tracts.

City Attorney Dallon Bush explained that once an application is submitted to the Planning & Zoning committee there is a 60 day window for the committee to approve/deny. If the decision goes beyond the 60 days there will be an automatic approval. He informed council that the Planning and Zoning Commission recommended approval and requested the 60 day period be waved.

MOTION TO END – A Public Hearing Session and RETURN to Regular Meeting

On a motion by Councilwoman Alexander and a second by Councilman Hasten with a unanimous decision and 1 absent Public Hearing ended:

MOTION TO APPROVE - Application for Steve Runnebaum, Landmark Surveying, Inc. (acting on behalf of Entergy Louisiana LLC) to re-subdivide an existing 727.41 acres tract of land located at 2605 Highway 75. Description: Re-Subdivision of land into Tracts 1, 2, 3, and 4. Name of Development: Willow Glen Tracts.

Councilman Grace asked what would be housed on the property.

Andy Lauber with Entergy’s Real Estate Dept. informed council that they are unsure what will be on the property in the future. They are only looking to subdivide the property to sell a portion of it.

Councilman Grace expressed his concern with industry moving to the property and generating pollution.

Councilman York expressed similar concerns.

Mr. Lauber informed council that Entergy is not looking to rezone the property but only to subdivide to sell and that the potential buyer would have to come before council to request that the property be changed from M2 zoning if desired.

City Attorney Dallon Bush reiterated that council would have to approve a zone change to house anything outside of what M2 zoning allows.

Councilman Hasten reminded the public that they have the opportunity to weigh-in.

City Attorney Dallon Bush explained that Entergy could have accepted the approval from the Planning and Zoning Commission but elected to extend the 60 day period to come before council for approval as a sign of courtesy.

Councilman Hasten requested an amendment to the agenda thus requesting public hearing be re-opened.

Roll call was taken: 4 Yays, 0 Nays and 1 absent.

MOTION TO AMEND AGENDA – Add item 7A

On a motion by Councilwoman Hasten and a second by Councilman Grace with a unanimous decision and 1 absent MOTION was approved

MOTION TO RE-OPEN PUBLIC HEARING

On a motion by Councilwoman Hasten and a second by Councilman Grace with a unanimous decision and 1 absent PUBLIC HEARING was re-opened

Roll call was taken: 4 Yays, 0 Nays and 1 absent.

Arend W. A. Van Gemmert of 275 South Club Avenue, St. Gabriel expressed his concerns with Entergy and their lack of air quality. Suggested that Entergy request a zone change from M2 to residential or business zoning before they sell. Spoke against re-subdivide to avoid buyers that may bring pollutants to the property.

Tyrone Williams of 835 Pecan Drive expressed that Entergy's presence at the council meeting is a formality and that council could be legally liable if they didn't approve the re-subdivide. He then requested clarification on the exact location of the property.

Mayor Johnson clarified the property location.

Mr. Lauber further clarified the property location for Mr. Williams.

Mr. Williams asked why Entergy is dividing batture into 2 tracts. Expressed his concern with a potential buyer putting a dock on the property. Asked if the property which houses a tank farm will meet buffer requirements once the neighboring plant is decommissioned. He expressed concerns with heavy industry purchasing the property.

City Attorney Phil Canova explained that it would not meet the 2000 ft buffer requirement.

Mayor Johnson explained that only items on the agenda were to be discussed which did not include zoning changes, future plans for the property and the denial of the re-subdivide having legal ramifications. He reiterated that Entergy was not required to come before council for approval.

Councilman York asked why Entergy was not required to come before council for approval on their re-subdivide request.

Mayor Johnson explained that Entergy was not required to come before council because there was no request for a variance or change in zoning.

Councilman Grace, Sr. asked if there are legal ramifications if council disapproves of the re-subdivide

request.

City Attorney Dallon Bush explained that Entergy's presence at the council meeting was done in good faith and that it was not a requirement for them to appear before council.

Councilman Grace reiterated his question asking if it is illegal for council to deny Entergy's request.

City Attorney Phil Canova explained that a judge would be the source in confirming the legality of a denial by council.

MOTION TO END – A Public Hearing Session and RETURN to Regular Meeting

On a motion by Councilwoman Alexander and a second by Councilman Hasten with a unanimous decision and 1 absent Public Hearing ended:

MOTION TO APPROVE - Application for Steve Runnebaum, Landmark Surveying, Inc. (acting on behalf of Entergy Louisiana LLC) to re-subdivide an existing 727.41 acres tract of land located at 2605 Highway 75. Description: Re-Subdivision of land into Tracts 1, 2, 3, and 4. Name of Development: Willow Glen Tracts.

Roll call: 1 Yay, 2 Nays, 1 Abstain, 1 Absent

Motion to approve request for subdivide of property was not approved.

MAYOR REPORT

Announced the resignation Tammy Stewart, Finance Director. Invited Faulk & Winkler, CPA Tommy Lejeune to address council concerning this matter.

Tommy Lejeune spoke of Faulk & Winkler's capacity to assist during the transition by taking on some of the responsibilities of the finance department.

Mayor Johnson expressed his desire to have quarterly budget meetings beginning October 2018.

Mayor Johnson announced that the city will be advertising for an account specialist.

Mayor Johnson announced that Mr. Jessie-current Food Service Specialist will be resigning and that the city will contract for food services until a new Food Service Specialist is hired. Mayor Johnson mentioned that according to the Department of Health and Hospitals requirements for feeding programs, the new hire must be Safe Serve Certified.

Mayor Johnson asked council for recommendations for a Food Service Specialist.

Mayor Johnson announced that Nicole Corbin who held the position of External Affairs/Special Events Coordinator is now working in the finance department thus vacating her previous position.

Mayor Johnson announced that the city will be advertising for a Special Events Coordinator.

Mayor Johnson reminded council of a city drainage tour scheduled for Saturday, August 25th.

Mayor Johnson stated that he spoke with Carville Energy who is seeking opportunities to contribute to city events and that he invited them to visit with council at the September council meeting.

Mayor Johnson announced that he and Mayor Pro-tem Hasten will be traveling the week of September's regularly scheduled council meeting and for fear of not meeting quorum would like to move the meeting date.

Mayor and council agreed to move the council meeting to Tuesday, September 25th @6pm.

Mayor Johnson announced that there were two applicants for the Disaster Recovery contract. One from Expert Maintenance and the other from Tetra Tech. The city is in the process of tallying the submissions and will announce who the contract will be awarded to at the September council meeting.

Mayor Pro-tem asked how this relates to the parish.

Mayor Johnson advised that the city will no longer be required to hold a special meeting to request the parish for assistance with debris removal because there will be a company in place to assist.

Mayor Johnson announced that the city received a proposal from a developer to build 461 homes within the city limits. Mayor Johnson informed council that he made the developer aware of three things: the city's process for their request, the city's inability to assist them with waste water due to capacity issues and that they will need to request an approval from DEQ to discharge through Bayou Paul.

Mayor Johnson informed council of a meeting he had with a developer who is looking to construct 10,000 homes onto 2300 acres of what is currently the Mayeaux's property. The development would inhabit roughly 23,000 people. Mayor stated the developer would build a waste water facility. The developer will seek a right-of-way from the railroad.

Mayor Johnson informed council that the local health clinic is hosting a children's health day at the community center on Saturday, August 18th.

Councilman Grace asked about the cost for the Disaster Recovery contract.

Mayor Johnson informed councilman Grace that there is no cost associated. The contract is an agreement with the company to be on standby in the event of a disaster to offer assistance. The city will request reimbursement from FEMA for any monies spent during the recovery process. FEMA will reimburse the city based upon the information they receive from the contracted Disaster Recovery company.

ADJOURNMENT

On a unanimous decision with one absent the meeting was adjourned at

Constance Barbin
City Clerk, City of St. Gabriel

Lionel Johnson, Jr.
Mayor, City of St. Gabriel