

REGULAR MEETING OF THE MAYOR AND CITY COUNCIL

THURSDAY, APRIL 15, 2021 - 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 6:08 p.m.

**ROLL CALL**

Present: Councilman Ronald Grace, Sr.

Councilman Melvin Hasten, Sr.

Councilman Jeffery Hayes, Sr.

Councilman Ralph Johnson, Sr.

Councilman Kelvin York, Sr.

All City Council Members were in attendance.

Presiding: Lionel Johnson, Jr., Mayor

Recording: Constance Barbin, City Clerk

**I. CALL TO ORDER – ROLL CALL – PRAYER – PLEDGE OF ALLEGIANCE**

1. **PUBLIC FORUM** – **Please register with the City Clerk prior to the beginning of the meeting indicating your topic of discussion. Topics should be on agenda items.**

Ms. Susan Landry – opposed to rezone of Virage Subdivision

Mr. Tyrone Williams – posting of Council meeting agenda; Magnolia Springs drainage concerns; development of homes on piers as opposed to slabs

Ms. Felicia Leal – standing water and land survey concerning “Magnolia Springs subdivision

1. **MOTION** **CONSIDERATION** 
   * 1. To approve and adopt minutes for Regular Meeting dated March 18, 2021

On a motion by Councilman Hasten, seconded by Councilman Hayes, minutes were approved and adopted.

1. **MOTION TO APPROVE** - Resolution of Condolence
   * 1. Family of Ms. Linda Rose – resident of St. Gabriel

On a motion by Councilman Johnson, seconded unanimously, motion was approved.

1. **INTRODUCTION** – Ordinance to designate the Office of Louisiana State Fire Marshall to investigate suspected arson and suspicious fires and fire related fatalities in the City of St. Gabriel

Councilman Hasten motioned to defer until the next regularly scheduled meeting, which was seconded unanimously and approved.

1. **MOTION TO APPROVE**
   * 1. Resolution for the City’s cash management policy

On a motion by Councilman Hasten, seconded by Councilman York, motion was approved.

* + 1. Resolution for the City’s purchasing policy

Motion was deferred pending investigation of state law on allowable percentages for change orders.

1. **PLANNING AND ZONING**
   * 1. **MOTION CONSIDERATION** –**To BEGIN a Public Hearing**

On a motion by Councilman Grace, seconded by Councilman York, motion was approved.

1. **Acceptance and dedication of improvements for Magnolia Springs Final Plat**

**Name of Applicant:** Percy Butler

**Developer:** Magnolia Springs, LLC

**Name of Proposed Subdivision:** Magnolia Springs Subdivision – Phase 1-B

**Developed Lots:** 62-104

Mr. Tyrone Williams – inquired about functions of planning and zoning commission and the City council as it relates to voting

Ms. Felicia Leal – land survey and drainage study concerning Magnolia Spring subdivision, location of playground in subdivision

Mr. John Chumba – cited (4) agreed upon conditions between the planning and zoning commission and the developer for final plat of Magnolia Springs (1) developer should provide a city approved maintenance agreement and 3 year maintenance bond on streets subsurface drainage and sewer (2) future development within the larger parcel of land should be provided with a construction entrance (3) the drainage servitude for the main drainage and the lots located on Magnolia De’ Christophe and Magnolia will be maintained by the developer and/or HOA (4) developer to complete pending deficiencies within 30 days

1. **Application for Virage Subdivision; Rezone request from Low Density Residential R1(A) to R1(B) Medium Density Residential.**

**Type of Application:** Rezone

**Name of Applicant:** Adam Kurz

**Developer:** DR Horton

Ms. Susan Landry – spoke in opposition to rezoning and variance

1. **Application for Virage Subdivision; Variance request for 5-feet variance for side yards (10-feet side yard required; 5-feet side yard proposed).**

**Type of Application:** Variance

**Name of Applicant:** Adam Kurz

**Developer:** DR Horton

* + 1. **MOTION CONSIDERATION** –**To END a Public Hearing** **and RETURN to regular session**

On a motion by Councilman Johnson, seconded by Councilman Hayes, motion was approved.

1. **MOTION TO APPROVE** 
   * 1. Application for Final Plat of Magnolia Springs Subdivision, Phase 1-B

On a motion by Councilman Johnson, seconded by Councilman Hasten, motion was approved with (4) cited conditions as approved by planning and zoning commission.

ROLL CALL: 5 YEAS [Councilman Grace, Councilman Hasten, Councilman Hayes, Councilman Johnson, Councilman York]

* + 1. Application for rezone (Virage Subdivision) from Low Density Residential RI(A) to R1(B) Medium Density Residential

Councilman Grace put a motion on the floor to vote on the subdivision only excluding the rezoning and variance request. For lack of a second, this motion died.

Councilman Hasten put a motion on the floor to table this agenda item for special meeting dated May 13, 2021. For lack of a second, this motion died.

On a motion by Councilman Hasten to approve, with no second, motion was not approved.

* + 1. Application for variance (Virage Subdivision) 5-feet variance for side yards (10-feet side yard required; 5-feet side yard proposed).

For lack of a motion, no action was taken on this agenda item.

1. **COUNCIL REPORT**

Councilman Johnson – announced Juneteenth Freedom Ride

Councilman York – requested a masterplan for the City

Councilman Grace – inquired on status of affidavit reflecting the City’s ownership of Bayou Paul Colored School

Councilman Hasten – voiced concerns with drainage and flow of water

Councilman Hayes – no comment

1. **MAYOR REPORT**

**Action Items**

Pay App #3 Industrial Enterprises Carville WWTP $111,741.67

On a motion by Councilman Hasten, seconded by Hayes, pay app was approved.

Change Order Industrial Enterprises Delta WWTP $6,090.66

On a motion by Councilman Hasten, seconded by Grace, change order was approved.

**Announcements**

-Special Meeting May 13th (Millage rate, and budget introduction)

-City tax sale – Monday May 4, 2021

-Monday with Mayor – April 19, 2021

-LMA Annual Municipal Day

1. **ADJOURNMENT**