

Hammond City Council Members
Councilman Kip Andrews- President
Councilman Sam DiVittorio- Vice President
Councilman Devon Wells
Councilwoman Carlee Gonzales
Councilman Steve Leon

City Council Clerk, Tonia Banks
City Attorney, Andre Coudrain



**HAMMOND CITY COUNCIL
PUBLIC HEARING MINUTES
312 EAST CHARLES STREET
HAMMOND, LOUISIANA
January 12, 2021
5:30pm**

I. CALL TO ORDER: Councilwoman Gonzales, called Public Hearing to order at 5:30pm

II. ROLL CALL: Councilman Andrews (P), Councilman DiVittorio (P), Councilwoman Gonzales (P), Councilman Wells (P), Councilman Leon (P)

III. ELECTION:

A. President- There was a motion by Councilman Leon and second by Councilwoman Gonzales to elect Councilman Andrews for Council President.

Vote: Councilman Andrews (Y), Councilman DiVittorio (Y), Councilwoman Gonzales (Y), Councilman Wells (Y), Councilman Leon (Y). Motion Approved 5-0

B. Vice President- There was a motion by Councilman Wells and second by Councilman Andrews to elect Councilman DiVittorio for Council Vice President.

Councilman Andrews, presided over the meeting as Council President.

IV. PUBLIC HEARING:

1. An Ordinance to annex 16.889 acres (parcel#16TR80000033) requested by Hudson Industrial Park, LLC located at the NE corner of Industrial Park Rd and Shelton Rd. in accordance with survey by George D. Sullivan, Zone as I-L, and to be placed in City Council District #1 (Z-2020-09-00086) Recommend approval by the Zoning Commission. Tracie Schillace, stated there has been a change of information. The original supplemental application was turned into Tonia Banks for the record. Since the introduction there has been a change of ownership on this property and stated she presented an updated Supplemental application to the original and a revised annexation petition that is required by the Register's Voters with new signature of the new owner MRE HLA, LLC. This property is located on the corner of Industrial Park & Shelton Road currently outside of the City limits and has no regulations with zoning or development. The current property owner would like to annex and zone with the property that's adjacent to this that was recently rezoned to I-L. This property is approximately 17 acres with a major lateral that runs through the property. Planning Commission recommended approval of the I-L zoning, annexation, and to place in District #1.

Councilman DiVittorio, is this the 17 acres where the retention pond will be placed

Tracie Schillace, yes the previous annexation had several conditions and that site works with this site. On the site plan will be a detention pond and small employee parking area.

Councilman Andrews, this has been updated to add a small parking lot

Tracie Schillace, this has always been on the site plan the majority of it is north of the major lateral is going to be the detention pond to the south there's nothing proposed of the canal.

Councilman Wells, would like the annexation process explained clearly to have a clearer understanding

Tracie Schillace, currently this property is outside City limits so they do not pay City taxes and do not have Water or Sewer. Once you annex a property you designate the zoning and which is the Council District and the City limits actually changes. When the property comes in then it's under City regulations and the City governs that property.

Councilman Wells, is the City responsible for the Sewer and the Water

Tracie Schillace, not necessarily - there are districts for sewer and water. The sewer district has their regulations, and the Parish. It depends on where that property is annexed and what Sewer and Water is available and sometimes the Sewer District would release an area and if it's close enough to the City to be provided - that's an option.

Councilman Wells, who is responsible for this process

Tracie Schillace, usually the developer pays for that or you enter into a CEA - this particular development will be paying for their connections. There are some conditions for this property.

City Attorney, Andre Coudrain, stated that the ownership has changed and when it's time to vote on the ordinance the Council should make mention of the ownership change. Suggested conditions be placed on this property that's similar to the adjoining property. Stated he blended in those conditional uses on the adjoining property to this property and this property will need to stand alone as far as conditions. He stated this information was emailed out early to the Council if questions needed to be asked. He read the proposed amended ordinance with the suggested conditions.

Councilwoman Gonzales, asked if the new owners been given a copy of the restrictions and have they consent to them.

Andre Coudrain, yes

Councilman Wells, asked if any neighbors that's adjacent been notified

Councilman DiVittorio, it's across from the Airport on the far corner with vacant land around it

Andre Coudrain, this is limiting the owner's uses of the property if the amended ordinance passes

There were no other public comments

2. An Ordinance to transfer \$14,665.18 from the Downtown Development District Fund (207) Balance to the line item of Sidewalk Improvements within the DDD Fund (20775100 - 570302). Lacy Landrum, stated this is a 3 way split between STOA, City of Hammond, & DDD. The DDE board has approved their contribution but, suggested that comes from their reserve general fund balance which comes before the City Council.

There were no public comments



**HAMMOND CITY COUNCIL
REGULAR SESSION MINUTES
312 EAST CHARLES STREET
HAMMOND, LOUISIANA**

January 12, 2021

6:00pm or at conclusion of Public Hearing

I. CALL TO ORDER: Councilman Andrews, called Regular Session to order at 5:45pm

II. ROLL CALL: Councilman Andrews (P), Councilman DiVittorio (P), Councilwoman Gonzales (P), Councilman Wells (P), Councilman Leon (P)

III. PRAYER: Councilman Andrews

**IV. PLEDGE OF ALLEGIANCE: All veterans and active military, please render the proper salute.
Councilman Andrews**

V. REPORTS:

1. Council: NONE

2. Mayor: Lacy Landrum stated the City received November 2020 collections for Sales Tax and the City is \$1, 866,835.28 ahead of budget. The Charter Review Committee met last night and confirmed their next 2 meetings which are open to the public and they encourage the public to participate. The meetings will be held in City Council Chambers on Monday, January 25, 2021 at 5:30 the next is Saturday, January 30, 2021 at 10am.

VI. Minutes of December 22, 2020: There was a motion by Councilwoman Gonzales and second by Councilman DiVittorio to approve the minutes of December 22, 2020.

VOTE: Councilman Andrews (Y), Councilman DiVittorio (Y), Councilwoman Gonzales (Y), Councilman Wells (Y), Councilman Leon (Y)

Motion Approved 5-0

VII. RESOLUTIONS

A. OLD BUSINESS: NONE

B. NEW BUSINESS:

1. A resolution to approve the Tax Exemption Application #20190323-ITE for Pratt (Delta Container) that was approved by the Board of Commerce and Industry on November 13, 2020. Lacy Landrum, stated this is an addition of 51 jobs to the Hammond Community and would see a huge value in the company, investment, and equipment. The ITEP program is a State incentive program this is an 80% exemption of the property taxes only.

Tonya Murrel, 104 Concord Place, Mandeville, stated Pratt manufactures 100% recycled boxes and owns our own paper mills. The facility in Hammond is a sheet plant that makes the boxes. The company was formerly in New Orleans and need room to grow but, we still have the facility in New Orleans. There are 51 employees with 1 shift and intend on growing 2 shifts.

Ricky, Sales Manager for Pratt, there will be 51 jobs officially and may be higher due to expecting some growth adding some second shifts. Stated committed to maintaining the environment.

Lacy Landrum, this is similar to Gnarly Barley that was done last year.

Councilman Wells, asked if New Orleans gave a tax break

Reuben Rangal, Adventist Consulting, No tax break was given. Two applications are tied to the land owner and this property has a third party that owns the land and developed the land and the building and Pratt is leasing the property. Because the land ownership differs this is why they're two applications for the entire investment.

Lacy Landrum, but it's not an additional tax exemption

Reuben Rangal, this is the project - combined taxes will be paid on equipment and inventory. The City will get 20% of property tax for 10 years. This has already been approved by State, Tangipahoa Parish School Board, Parish Council, & Sheriff Office.

Councilman Wells, did the school board approve what is being asked

Reuben Rangal, yes

Councilman Wells, Council approved Gnarly Barley but school board did not approve. We need to be on the same page and in the process of giving a tax break be for 10 yrs., can we do a tax break for 5 yrs.

Reuben Rangal, these applications are under a set of rules that were established in 2018. There are two options approve or disapprove it has to be an 80/20 split. This is contract is a 10 yr. but midyear of 5yrs. to consider renewal. The rules and regulations that these projects are under are only yes or no approvals.

Councilman Wells, asked that the 5yrs. be explained again

Reuben Rangal, this is a 10 yr. contract but at 5yr. it's a let's check in making sure everyone is doing what is supposed to be done. This is where you could approve or disapprove the renewal.

There was a motion by Councilwoman Gonzales and second by Councilman Leon to approve the Tax Exemption Application #20190323-ITE for Pratt (Delta Container) that was approved by the Board of Commerce and Industry on November 13, 2020.

VOTE: Councilman Andrews (Y), Councilman DiVittorio (Y), Councilwoman Gonzales (Y), Councilman Wells (Y), Councilman Leon (Y). Motion Approved 5-0

2. A resolution to approve the Tax Exemption Application #20190259-ITE for GMel, LLC that was approved by the Board of Commerce and Industry on November 13, 2020. Reuben Rangel, this is the same project.

There was a motion by Councilman Leon and second by Councilman DiVittorio to to approve the Tax Exemption Application #20190259-ITE for GMel, LLC that was approved by the Board of Commerce and Industry on November 13, 2020.

VOTE: Councilman Andrews (Y), Councilman DiVittorio (Y), Councilwoman Gonzales (Y), Councilman Wells (Y), Councilman Leon (Y). Motion Approved 5-0

3. A resolution to approve Cracker Barrel Old Country Store located at 201 Westin Oaks Drive, Hammond La., 70403 to sell High/Low alcohol on premise. The ownership is Cracker Barrel Old Country Store, Inc. Laura Hammet, stated this is an existing business that's adding alcohol to their menu.

James Westbrook, General Manager was present

Councilman Leon, is this something that all the Franchises are moving towards

James Westbrook, this will be companywide it has been tested in Florida and Tennessee

Councilwoman Gonzales, will this be a full bar menu

James Westbrook, no single serve beer and single serve wine there will be Mimosas

Councilman Leon, asked for the times alcohol will be served

James Westbrook, will be following the Parish and City Guidelines. On Sunday's 11am and other days 6AM

There was a motion by Councilman DiVittorio and second by Councilman Wells to approve Cracker Barrel Old Country Store located at 201 Westin Oaks Drive, Hammond La., 70403 to sell High/Low alcohol on premise. The ownership is Cracker Barrel Old Country Store, Inc.

VOTE: Councilman Andrews (Y), Councilman DiVittorio (Y), Councilwoman Gonzales (Y), Councilman Wells (Y), Councilman Leon (Y). Motion Approved 5-0

4. A resolution to approve Split A Burger located at 201 E. Thomas St., Hammond La., 70401 to sell High/Low alcohol on premise. The ownership is Split A Burger, LLC. Laura Hammet, this is also another existing business with two locations and only adding alcohol to the location on E. Thomas Street and has met all requirements. On behalf of Split A Burger Counsel, Frank DiVittorio is present.

Counsel, Frank DiVittorio, this location is Across from Red, White, & Brew

Councilman Wells, what type of alcohol will be served and will Ids be checked

Counsel, Frank DiVittorio, it will be beer and asking for license for all alcohol but mainly beer. Yes, everyone would have server cards and rules will be explained concerning carding and checking Ids

Councilman Wells, thanked Laura Hammet for her professionalism. Everyone that has come to your office always say good things about you and wish she could train employees for the City and he appreciate everything she does and she makes everyone feel welcome.

There was a motion by Councilwoman Gonzales and second by Councilman Wells to approve Split A Burger located at 201 E. Thomas St., Hammond La., 70401 to sell High/Low alcohol on premise. The ownership is Split A Burger, LLC.

VOTE: Councilman Andrews (Y), Councilman DiVittorio (Abstain), Councilwoman Gonzales (Y), Councilman Wells (Y), Councilman Leon (Y). Motion Approved 4 Yeas, 1 Abstain

5. A resolution to reappoint Jennifer White to the Hammond Historic District Commission for a four-year term from January 1, 2021 - December 31, 2024. Lacy Landrum, stated these are reappointment for four year terms. Jennifer White came to the Historic District when the Adams Lilly neighborhood was under consideration for expansion of the Historic District and was very involved and has shown interest in the Historic District. Mrs. White is present for any questions.

Jennifer White, 601 E. Charles, has enjoyed serving on the board.

Councilwoman Gonzales, thanked Mrs. White for serving

There was a motion by Councilwoman Gonzales and second by Councilman Andrews to reappoint Jennifer White to the Hammond Historic District Commission for a four-year term from January 1, 2021 - December 31, 2024.

VOTE: Councilman Andrews (Y), Councilman DiVittorio (Y), Councilwoman Gonzales (Y), Councilman Wells (Y), Councilman Leon (Y). Motion Approved 5-0

6. A resolution to reappoint Ryan Faulk to the Hammond Historic District Commission for a four-year term from January 1, 2021 - December 31, 2024. Lacy Landrum, this is a reappointment and he's an architect which is one of the requirements that there be an architect on the Commission. Mr. Faulk is available for questions

Ryan Faulk, enjoy serving on Commission for over 10 years.

Councilwoman Gonzales, thanked Mr. Faulk for serving.

There was a motion by Councilman Leon and second by Councilman Andrews to reappoint Ryan Faulk to the Hammond Historic District Commission for a four-year term from January 1, 2021 - December 31, 2024.

VOTE: Councilman Andrews (Y), Councilman DiVittorio (Y), Councilwoman Gonzales (Y), Councilman Wells (Y), Councilman Leon (Y). Motion Approved 5-0

7. A resolution to reappoint Jessica Shirey to the Hammond Historic District Commission for a four-year term from January 1, 2021 - December 31, 2024. Lacy Landrum, this is a reappointment -she became interested after rehabbing and remodeling a business in downtown she's a current business owner within the commission understands the guidelines of the commission. Mrs. Shirey is present for any questions.

Jessica Shirey, has served as Vice- Chairman

Councilman Leon, thanked Mrs. Shirey for serving

There was a motion by Councilman Leon and second by Councilman Andrews to reappoint Jessica Shirey to the Hammond Historic District Commission for a four-year term from January 1, 2021 - December 31, 2024.

VOTE: Councilman Andrews (Y), Councilman DiVittorio (Y), Councilwoman Gonzales (Y), Councilman Wells (Y), Councilman Leon (Y). Motion Approved 5-0

8. A resolution to reappoint John Exnicios to the Hammond Historic District Commission for a four-year term from January 1, 2021 - December 31, 2024. Lacy Landrum, this is a reappointment he's a home owner and business owner in the Hammond Historic District and Real Estate Professional. Mr. Exnicios is present for any questions.

John Exnicios, appreciates serving

Online Question: Debra McQueen, 1002 Magazine Street, how many yr. terms can they serve consecutively?

Lacy Landrum, there is not a limit on the 4yr. terms

Councilman Wells, received emails about the board and been hearing the word diversity but there needs to be change. All Councilmembers have received the same email and we need to do better and want the City to move forward.

Lacy Landrum, diversity is a goal of the City and have worked very hard on achieving this goal. The Historic District has a diverse board. The emails were about the DDD board.

Councilman Wells, these are issues that need to be addressed

Lacy Landrum, agree

Councilman Wells, would like to see more people who look like me on the boards

Lacy Landrum, the City has reached out to all the Commissioners and advertised in the newspapers and on the City Website about Commissioners openings. If anyone who has the interest Historic Preservation would certainly would love to have an application from them to be considered. There is an open Commissioner seat now and hoping to bring that on next meeting. All appointments that has been made has been made in the spirit of diversity.

Councilman Wells left the meeting

Debra McQueen, 1002 Magazine Street, would like to more diversity of color on the board. Stated she's been watching the Planning and Zoning, DDD, and Historical meetings would like to see more diversity on those

boards. Mrs. McQueen said she would like to convey prayers to Councilman Wells and his family for the loss of their family member.

There was a motion by Councilwoman Gonzales and second by Councilman Leon to reappoint John Exnicios to the Hammond Historic District Commission for a four-year term from January 1, 2021 - December 31, 2024.

VOTE: Councilman Andrews (Y), Councilman DiVittorio (Y), Councilwoman Gonzales (Y), Councilman Wells (A), Councilman Leon (Y). Motion Approved 4-0

VIII. FINAL ADOPTION OF ORDINANCE:

1. Final adoption of an Ordinance to annex 16.889 acres (parcel#16TR80000033) requested by Hudson Industrial Park, LLC located at the NE corner of Industrial Park Rd and Shelton Rd. in accordance with survey by George D. Sullivan, Zone as I-L, and to be placed in City Council District #1 (Z-2020-09-00086) Recommend approval by the Zoning Commission.

Councilman Wells returned to the meeting

There was a motion by Councilwoman Gonzales and second by Councilman Leon to AMEND to reflect the new owner and for restrictions on amended ordinance to annex 16.889 acres (parcel#16TR80000033) requested by MRE HLA, LLC located at the NE corner of Industrial Park Rd and Shelton Rd. in accordance with survey by George D. Sullivan, Zone as I-L, and to be placed in City Council District #1 and Zoned I-L with Restricted Conditions.

VOTE: Councilman Andrews (Y), Councilman DiVittorio (Y), Councilwoman Gonzales (Y), Councilman Wells (Y), Councilman Leon (Y). Motion to Amend 5-0

There was a motion by Councilwoman Gonzales and second by Councilman Leon to ADOPT AS AMENDED to reflect the new owner and for restrictions on amended ordinance to annex 16.889 acres (parcel#16TR80000033) requested by MRE HLA, LLC located at the NE corner of Industrial Park Rd and Shelton Rd. in accordance with survey by George D. Sullivan, Zone as I-L, and to be placed in City Council District #1 and Zoned I-L with Restricted Conditions.

VOTE: Councilman Andrews (N), Councilman DiVittorio (Y), Councilwoman Gonzales (Y), Councilman Wells (N), Councilman Leon (Y). Motion Adopted 3-2 as Amended

2. Final adoption of an Ordinance to transfer \$14,665.18 from the Downtown Development District Fund (207) Balance to the line item of Sidewalk Improvements within the DDD Fund (20775100 - 570302).

There was a motion by Councilwoman Gonzales and second by Councilman Leon to Adopt an Ordinance to transfer \$14,665.18 from the Downtown Development District Fund (207) Balance to the line item of Sidewalk Improvements within the DDD Fund (20775100 - 570302).

VOTE: Councilman Andrews (Y), Councilman DiVittorio (Y), Councilwoman Gonzales (Y), Councilman Wells (N), Councilman Leon (Y). Motion Approved 4-1

Councilman Wells enters the meeting

IX. INTRODUCTION OF ORDINANCE AND SET OF PUBLIC HEARING:

1. Introduction for an Ordinance to accept final subdivision plat and construction plans for "PS-2" Major Subdivision (22 single family lots & greenspace), acceptance of dedication of all public improvements in accordance with final plat by John E. Bonneau & Associates, Inc. and construction drawings by Webb M. Anderson dated revised 12/23/2020, and acceptance of 1 year performance bond in the amount of \$428,520.00 request by Gulf Coast Housing Partnership, Inc. located at 1105 Hewitt Rd; Zoned RS-11.A (SUB-2020-10-00138) Recommend Approval by Planning Commission. Tracie Schillace, stated this is a major subdivision they will be installing streets, and infrastructure drainage, water, sewer and this will have to come before the Council. They're also posting a Performance Bond this guarantee the work will be done and if not done the bond would cashed in and it's a 1 yr., requirement. This bond ensures that work will be completed by the developer asking the board to approve the sub division plat, and instruction drawings which has all been reviewed. This will be for Single family housing and Gulf Coast Housing is present.

Councilman Andrews, this subdivision will be going in Council District 3
Tracie Schillace, yes

Councilman Wells, would like to table this item on tonight. The community stated they don't really know what's going on and they are against this project. He would like to reach out to the community together to see what they would like to do.

Tracie Schillace, it has met all regulations according to the zoning this property is zoned to RS-11A that would allow for mobile homes the chosen not to rezone it.

David Harmes, 1626 Oretha Castle Haley Blvd., Suite A New Orleans, if there is need for the community to learn more about the project we welcome opportunity to share would ask for the motion to introduce on tonight.

Councilman Wells, the issue we're having is the Planning Commission they accept and agree on things that the Council is not aware. Stated he has to contact his constituents that it's going to effect. He stated he know that they reached out to people that don't stay in the district you all should reach out to the constituents of District #3. These projects are miniature projects and I would like to table this item.

Councilwoman Gonzales, would you consider having it introduced at the following meeting so there would be a full month and something is scheduled so people would know when to come and have their voices heard.

Jessica Shirey, is this for purchasing or rental property

David Harmes, require the unit to be rented for a least for 15 years it would as rental property.

Tracie Schillace, is there anybody in particular you would like them to reach out to or just come through you for questions.

Councilman Wells, the community wants this to be TABLED

Ms. Wells, 109 Grant Street, stated she lives in District #3 and this area need ownership not 15 years of renting. What about married couple with a child who looking to own. There should be ownership give us something in this community and renting is not what we need. All this is leading is foot traffic

Laronda Vernado, 204 S Scalan Street, stated she lives in District #3 and home ownership is needed in the community. The homes on JW and Phoenix is a lot of traffic and drawing the wrong types of crowds. There are low incoming housing that's being brought into the community that's bringing in the wrong crowds. If you all could go back to the drawing board and offer home ownership for this area to change the community for the better. We want this area back to where is used to be without having a 15 rental clause. Stated she has lived in District #3 for 38 yrs. and want the community back for the good. Show a way to offer homeownership.

Councilman DiVittorio, gave information about the Housing Committee and will get a date and will try to address the concerns of the community.

David Harmes, Coworker that manages Phoenix Square lives at Phoenix Square and we're trying to be invested into the community that we're trying to serve not building section 8 housing. We are serving a need and understand a desire of ownership and would look into resources to bring to the community.

Councilman Wells, there was a shooting that took place were the manager lives.

David Harmes, stated he was not aware of this

Councilman Wells, I cannot ignore what's going on and wants Hammond Safe. The people in District #3 would like this to be tabled for more information.

There was a motion by Councilman Wells and second by Councilman DiVittorio to TABLE an Ordinance to accept final subdivision plat and construction plans for "PS-2" Major Subdivision (22 single family lots & greenspace), acceptance of dedication of all public improvements in accordance with final plat by John E. Bonneau & Associates, Inc. and construction drawings by Webb M. Anderson dated revised 12/23/2020, and acceptance of 1 year performance bond in the amount of \$428,520.00 request by Gulf Coast Housing Partnership, Inc. located at 1105 Hewitt Rd; Zoned RS-11.A (SUB-2020-10-00138) Recommend Approval by Planning Commission.

VOTE: Councilman Andrews (Y), Councilman DiVittorio (Y), Councilwoman Gonzales (Y), Councilman Wells (Y), Councilman Leon (Y). Motion Tabled 5-0

Councilman Andrews, thanked his colleagues for the support and wants to move the City of Hammond forward.

X. ADJOURN: There was a motion by Councilman Andrews and second by Councilwoman Gonzales to adjourn the meeting. All members were in favor to adjourn the meeting and the meeting was adjourned.

CERTIFICATION OF CLERK

I TONIA BANKS, CLERK OF COUNCIL DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING IS ATURE AND CORRECT RECITATION OF THE BUSINESS TRANSACTED AT THE REGULAR MEETING OF THE CITY COUNCIL HELD **JANUARY 12, 2021** BEING 7 PAGES IN LENGTH

TONIA BANKS
HAMMOND CITY COUNCIL CLERK

PRESIDENT, KIP ANDREWS
HAMMOND CITY COUNCIL

Persons needing accommodations or assistance should contact City Council Clerk Tonia Banks at 985-277-5610. Request should be made at least 24 hours prior to the scheduled meeting.