



Notice of Hammond City Council

Special Meeting Agenda

Monday, October 19, 2020 at 5:30pm

Michael J. Kenney Center, 601 W. Coleman Ave. Hammond, LA

I. CALL TO ORDER:

II. ROLL CALL: Kip Andrews (P), Carlee White Gonzales (P), Devon Wells (P), Sam DiVittorio (P), Steve Leon (P).

III. Prayer: Councilman Kip Andrews

IV. Pledge: Councilwoman Gonzales

V. "Review and discussion of the proposed ordinance to rezone 41.75 acres from RS-8 to 1-L requested by Round Table Investments, LLC, located at 2100 Industrial Park Rd."

Councilwoman Gonzales thanked the IT & Rec Department for getting things set in place for tonight's meeting.

A. Councilman Andrews (Opening of Meeting): stated once he finish speaking he would turn it over to Medline for a presentation first then asking for the following subdivisions to have a representative speak on their behalf: Oak Knoll, Oak Ridge, Oak Creek, Pine Hill, Country Club Estates. Also, those that are representatives of their subdivision will have 10 minutes to speak then it will be open to the floor with 3 minutes to speak. Please be cordial to one another and let us do things in decently and in order.

B. Medline Presentation: Dmitry Dukhan, Vice President of Real Estate for Medline, been in business for 30 yrs., and with Medline for 6 yrs., provided a slideshow about Medline. Medline is a healthcare company that supply PPE and there are 200 locations worldwide. Medline carries mask, gowns, ventilators, chairs, and surgical instruments. There are 50 distribution Centers across the United States. Outgrew the facility in St. Tammany and leasing facility in Hammond for the last 2 years this will address the hospital supply care needs in the State of Louisiana, Mississippi, Texas, & Arkansas.

Medline Fleet parcel vans, straight trucks, Semi Trucks there are 10 to 15 trucks throughout the day typically between 6am to 11pm the max is 40 to 60 truck throughout the day includes box trucks, parcel vans, and semi-trucks in the process of testing electric parcels.

In the slide presentation Dmitry provided locations in Denver, Maryland, and Washington of where Medline distributions centers are in large dense residential areas also met with these residents to address their concerns. Stated willing to reach out to adjacent areas and redirect some of the flood risk to their property. Also, open to contribute with the roundabouts at 190 and Industrial Parkway, reduce flood risk, reduce light disturbance, and \$500,000 grant from the State that can contribute the roundabout or any other need.

Oak Knoll Representative, Buck Brignac: 25 Pine Court, one of the five neighborhoods around the area and in the City limits. There are 850 residents impacted in this area and this project will take up the entire area. The Comprehensive Master Plan done in July 2011 with 197 pages with a lot gray areas and ask Council to go back and read this plan. Mr. Brignac stated he filled they were cherry picked and residents needed Planning & Zoning to listen. Consider adopting an overlay plan for the airport the area should be considered industrial for future use so neighbors will not be complaining about other things around it. The left of the airport is all industrial and the right was already residential. This is where we invested our money to build this is our community and now, we have a City Council that will judge. The Masterplan is a living document not set in stone it states the "Future development preserves and enhances the existing neighborhoods" this is the first line in the goals of the plans. We have nothing against Medline this is a matter and concern because we have invested a lot in our homes, we do not receive homestead exempt. The massive size will cover this area and throw the drainage water into our neighborhood and we deal with flooding every year. His home is usually within 3 to 4 inches of flooding when there is a rainstorm. If this happens hopefully Medline will address these concerns of the flooding. At the next meeting will provide a slide show and but, the future growth should be on the left side not near neighborhoods.

Oak Ridge Representative, Courtney Forbes: 156 Oak Hollow Drive, in attendance to challenge the rezoning request of Roundtable Investment for 41 acres in her neighborhood from residential to industrial. Stated her objections are flooding, traffic, aesthetics, and the degradations of the area in quality and value. The site will be at least 600,000 and possible 800,000 sq. ft., the project was faced with tremendous opposition in St. Tammany where Medline has an existing facility. The scale of the building the Mercedes Benz Superdome is the largest 6 dome structure in the world this is 18 acres or nearly 14 football fields. The proposal would impose this monstrosity in the middle of a quiet tree line residential neighborhood with no barrier and no transition. There can be increased flooding can be expected around the perimeter effecting many roads and homes. The amount rain falling on this site will be pushed offsite and effecting family homes across the street. The number of trucks has changed dramatically in conversation over a time period with St. Tammany. Mrs. Forbes stated heavy traffic of large trucks represents noise, road deterioration, and traffic clusters this will be a headache and a hazard if this project is approved. This project will be an eyesore to the area and this is a downward spiral that will driveway homeowners. Asked #1 what is the pay scale of the majority of the jobs #2 what is the turnover rate/how many new jobs new hires are going to happen #3 Is Medline a good place to work? This does not belong on Vineyard Road and rezoning is wrong and vote urge you to vote against it.

Oak Creek Representative, Trion Hogan: 47150 Well Way Oak Creek, thanked everyone who put this meeting together on tonight. There are 80 signatures alone that is against this project. His main concern is traffic and how this changed from 60 to almost 180 and numbers are different and represent a figure unrealistic to cover that geography efficiently. Is the salary between \$15-18 hr., starting salary which shift work from 6am to 11pm that's three shifts of people in and out of our community on a daily basis Monday thru Friday and occasionally weekends. So, this traffic will be consistent and with this many individuals traveling this narrow road it's very dangerous. Do not believe this best serve Medline to service that area or geography put forth in Hammond propose closer to I-10 or I-12 merge. Logistically speaking their making poor decision and we as a community will eat this decision if we can get it in Hammond I will love to see it somewhere else. We are going to look at an increase in traffic and the community will have to deal with it I will love to see Medline in Tangipahoa and Hammond just not in proposed location.

Country Club Estates Representative, Christy Wiltz: 19280 Country Club Estates, this building is 600,000 plus square feet this is a huge issue with drainage. Stated water runs downhill all the subdivisions except for Oak Creek, and Oak Ridge are downhill. She understand the purposes of a sub pump in her backyard because when it rains in Hammond her backyard gets 2 to 4 inches of water and do not trust Medline will be able to do anything about this problem. I understand the roundabout but we have young drivers on this road traveling to Hammond High. I hope the Council considers this Tangipahoa or Hammond is a great plan but not in a residential area.

Councilman Andrews, asked by the show of hands who were in attendance in concerns of drainage, flooding, traffic, and noise. Each concern was represented by the majority of residents that were in attendance.

Charlie Palist, 19340 Country Club: Why did Medline leave Covington for 15 yrs., and my understanding the reason is because your tax exemption expired. Will Medline come here and receive a tax exemption for 15 yrs., and leave this area then we end up with an abandon building? Will Air Traffic increase or will everything coming in over the road?

Erin Horzelski, 19221 Vineyard Road: brand new home built on Vineyard and Industrial. Ask every one of you when you walk away in 10 yrs., it's about Pandora's box if we say yes to this what do we say yes to later.

Frank Key, 4647 N. Coburn Rd., he is outside City limits and ever since this property has been cleared, he now has flooding from the runoff. He is not against Medline, but he is concerned about his property already taking of water.

Marcus Gerdes, 296 Pine Crest, Oak Ridge, RS-8 Zoning to a 600,000 sq. ft warehouse this type of change is not part of comprehensive plan or zoning and not allowed on the masterplan. Concerns about the amount of vehicles and looked online at Medline Distribution Center in Tulsa, AZ this property is 630,000 sq., feet, with 299 parking spaces with 40 to 60 trucks so, the numbers that are given just do not add up. It is the wrong location for this size of mega warehouse.

Wendy Helms, 1 Pin Oak Lane, 45% of the 40 acres will be utilized in the beginning but what about the remaining? Would you go higher if there is a need for more space?

Dmitry Dukhan, planning 10% for office and potential customers will current will be 2 stories inside will not go outside. The building is 40 clear, and this building is 37ft clear. There will be shipping, receiving, main, and Supply Chain offices can go 3 stories inside. Committed to industrial Park for entry and exit and for emergency would use Vineyard. As for noise can stand 2 ft., away from building and hear no noise. We can improve drainage and flooding and for the landscape berms and new trees will be put in place. There will be 40-60 trucks per day for hospital sales. This building is 600-650k sq., different facility in St. Tammany 80 acres and this location is 42 acres at this location.

Hugh Dascubach, 19 Pin Oak Lane, Oak Knoll Estates, in South Louisiana you cannot control flood. We have the Air National Guard, and they are involved in emergencies for our Country and they do not need to be involved in tractor trailer traffic when they need to get out to defend us.

Colen Hughes, 6 Fairview Ct., we talked about the 40-60 trucks but how are they going to be tracked, enforced, what is the incentive to stay at this number, and how will we get these averages monthly, annually? How are we going to enforce the things we say we're going to do, how we're going to stay off Vineyard Road? Landscape plan around the perimeter so we don't have to see the building.

Dmitry Dukhan introduced the concept of berms, shrubs, and trees. On the East & North side of the property could be pushed toward the Industrial side.

Gretchen Norvechco, 19512 Camille Lane, outside the City limits of Hammond and thought about crime in the area that will bring other people to the neighborhood. Asked are you going to allow parking on site for the 3rd party trucks or trucks coming from other distributions centers because #1 Parking on Industrial is none #2 Truck Stops in Hammond are full 40-80 trucks where will they park? Berm is protecting Medline property not the community property and flooding in the area is already a problem.

Stan Johnson, 238 Oak Hollow Drive, when it rains, we have water over Vineyard and Industrial. If the Parish President in St. Tammany refused to let Medline come to protect their residential areas and I ask Council to do the same thing.

Thomas Schwartzman, 837 Oak Hollow Drive, questions the amount of trucks and the double delivery to the warehouse, and concern of the traffic these numbers will bring. He would like the facility but on the Westside of Pride Drive not near Vineyard Road. Build the facility but not in the proposed area.

Gina Streeter, 46499 Pine Hill Court, closet house to the distribution center asked why there is not a distribution centers in the State of Illinois where the company is from.

Dmitry Dukhan, stated there are 5 centers in Illinois

Gina Streeter, her family moved here to work at the Lynn Haven Mission and she did her homework on flooding and what that property was zoned and this changed without asking the Citizens, has this been decided, has it been voted, have your pockets been lined? Have you already made up your mind? There should be a little more notice just a small white sign on the property. How do Parishes work?

Councilwoman Gonzales, welcome to area and to apply that any of us have taken any money is rude and I'm insulted. We have not voted on this we are here in a special session to hear the residents and their concerns.

Shelby Jackson, 47060 Vineyard Trace, think about when you brought your home and you looked around what was around. This was supposed to be residential and we want our voices to be heard. Medline set roots in St. Tammany why are you leaving St. Tammany?

Dmitry Dukhan, been in St. Tammany for 15 yrs. it's a 200k sq. ft. facility and we outgrew it and leased a space in Hammond. We do want a facility where we could have permanent roots and be there for a long time. This is why we're building a 630K sq. ft. facility that is not expandable. This is nothing to do with incentives this is a Louisiana facility but we have the facility and it is not expandable. There are 5 distributions centers in Illinois that are located next to residential areas.

Mike Blessing, 19421 Camille Lane, Planning and Zoning Board was the least professional meeting that he attended in a long time. Cannot believe a new fact was not understood by the Planning Board after all the discussion stated he lives next to the property no never talked to him so, how could you vote on something when new information was presented. Stated the Planning Board didn't do a good job of decorum and proper things of research and understanding. There is property by Interlox its clear and it could place at this location.

Dmetry Dukhan, this facility is not being sold by Medline Industry and this property has been part of the industrial market for the last 4 years. Medline has been looking at the property have not purchased the property. We care about everything residents have said and yes its big facility and understand the concerns and we always do the right thing this is why we have been in business 120 yrs. by doing things the correct way. We will take care of the flood, traffic, lights, and property.

Louis Baham, 417 Oak Hollow Drive, is there any idea of a drainage project in Oak Ridge subdivision or one in the last several years.

Councilman Andrews, this is something I've been looking at actual before all this came about something that will be added in my 5 yr., Plan

Louis Baham, understand but it supposed to have been a drainage project for years and we've been having problems for a long period of time and now we're considering a large project that may impact the drainage. We have not addressed the flooding on Vineyard Rd., or Industrial Park Rd., at the present time under the present conditions and would like to hear from the Council considering the current situation because this is my main concern and would like this addressed.

Lacy Landrum, in the Council 5 yr., Capital Outlay Plan there is \$204,000 approved for Vineyard, Oak Creek, Oak Ridge this is a drainage plan that's already budgeted for fiscal year 2023. The Council votes on the 5 yr., Capital Outlay Plan every year as part of the budget process.

Brent Ridder, 19254 Country Club Lane, nothing against company but would not like company in the neighborhood. Stated his concerns is fire protection and there is there a plan of action for a building of this magnitude in case of a fire. There will be a rate of crime, and traffic because people will still take other routes in the area.

Dmitry Dukhan, most regulated buildings and will go for full review by the Fire Chief, Building Inspector and Inspections are every 2 to 3 wks. Traffic we can control most of drivers and it will be addressed if drivers are not following guidelines. We want to go South of the Industrial Parkway to I-12

Greg Drude, 1500 University Dr., Real Estate Agent and has nothing to do with this project. There (2) devils in the room one you know and one you don't know. If there is a new subdivision that goes up on this property you will have just as much as coverage of a land and not going to do what Medline say they will do with the flooding you already have in the area. If Medline is willing to go in and do drainage that will not only take care of their property and the run off for it but also willing to work with Parish and the City this is a win for both parties.

Doug Johnson, 611 W Church Street, stated he has kids and grandkids in the area. There is a lack of Parish Planner we can't continue to grow when a Zoning Board puts up some 2 by 3 signs a few months before something major happens to property owners. There should have been 4 x 8 there 6 months ahead time. It's also not fair to our business community and encourage the Council to change the rule for posting for Zoning Board and make them place signs well in advance.

Mike Redford, 24 Pine Court, this area has not changed that much and the best place in to live and put in a major distribution Center is not acceptable. The flooding in this area is major and its routine flooding. Stated he's fought for 10yrs., to get drainage improved where he lives but has got worse and purchased 3 sump pumps for my yard.

Greg McClan, 17 Fairway View, Oak Knoll, the problems will be traffic and drainage. Will you increase Industrial to 5 lanes? Will there be a roundabout at the end of Industrial and 190 or by the Fire Station, Will you increase Airport Rd., to 5 lanes going to I-12? Already have to fight traffic at Chapapeela Park. There should be some Guarantees about building being left vacant if Medline decides to leave and how long will it take to build the facility?

Kirk Jackson, 46349 N Coburn Rd., love the facility but this is an inappropriate area for building this facility. What other areas have Medline looked at in our area and why you chose not to go to them? Is the 41.75 acres the only property in your plan or there another piece that's adjacent to the 42 acres that you have in your project?

Dmitry Dukhan, Medline looked at a 100s of sites this site address has a lot of things we're looking for and yes, there is 17 acres that's adjacent we would like this property for retention control to go to a 500 yr. flood zone instead a 100 yr., flood zone.

Kirk Jackson, the sign issue should be a 2 X 2 and & a 2 X 18 inch it's illegal. There are only a few that received letters and the residents have not had time to get together to be up to speed because this is moving fast. We want you in this Parish but in an appropriate area.

Becky Swindale, 300 Oak Hollow Drive, live in Oak Ridge for 35 yrs. this is not appropriate and asking Council to think about this decision.

Dr. Jeff Liner, 515 Pine Crest, Oak Ridge, there is a Latin motto "First Do No Harm" Residents have told the Council about the harm that will happen to them if this project goes through. Asked Council to think about their decision before you vote.

Steve Heiser, 156 Oak Hollow, admire Medline Representative for attendance and he's against this rezoning.

Ed Swindale, 300 Oak Hollow Drive, Retired Engineer, do not image how the traffic would be controlled in this area. Asked Council is this entire property in City Limits?

Councilwoman Gonzales, yes

Online Question: Tracy Wells 610 Mooney Ave, relative to the 17 acres that the Medline representative was speaking is this property in that area where you're proposing build?

Dmitry Dukhan, it's adjacent to the 42 acres

Councilman Wells, City Council did not make a decision this started out with Planning & Zoning and from my record Oct., 8th rejected in St. Tammany then 2 days later accepted in Hammond it's not the City Council its Planning and Zoning. Stated he's concerned about everyone in attendance but, we cannot rush these projects coming into our area.

Councilman Andrews, thanked the residents for attending

Online Question, Tracy Wells 610 Mooney Ave., is the 17 acres on the agenda

Councilwoman Gonzales, the 17 acres is not on this agenda and has nothing to do with this request.

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

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

CERTIFICATION OF CLERK

I TONIA BANKS, CLERK OF COUNCIL DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT RECITATION OF THE BUSINESS TRANSACTED AT THE SPECIAL MEETING OF THE CITY COUNCIL HELD

October 19, 2020

BEING 5 PAGES IN LENGTH

TONIA BANKS COUNCIL CLERK

PRESIDENT, CARLEE WHITE

GONZALES 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.