

Hammond City Council Members

Councilwoman Carlee Gonzales- President
Councilman Sam DiVittorio- Vice President
Councilman Devon Wells
Councilman Kip Andrews
Councilman Steve Leon

City Council Clerk, Tonia Banks
City Attorney, Andre Coudrain



**HAMMOND CITY COUNCIL
PUBLIC HEARING MINUTES
312 EAST CHARLES STREET
HAMMOND, LOUISIANA
December 08, 2020
5:30pm**

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

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

III. PUBLIC HEARING:

1. An ordinance to rezone 41.75 acres requested by Round Table Investments, LLC from RS-8 to I-L in accordance with survey by Wm. J. Bodin Jr. located at 2100 Industrial Park Rd. (Z-2020-09-00083).

Tracie Schillace presented the Planning & Zoning recommendation with conditions. This property was annexed into the City in 1998 it was zoned as the default zoning at that time when you didn't designate a zoning for a piece of property annexed- the City Ordinance allowed for you to just default zoning to the zoning that it is today. Industrial Park Road was developed around 1984 because of an Urban Development Action Grant. Planning Commission approved a conceptual site plan for the proposed developed and added conditions such as lighting, buffers, 500 yr., draining design, and no traffic to exit on Vineyard except for emergency vehicles. The Zoning Commission has the responsibility of making a recommendations per LA State Statues and the Unified Development Code, and the Commission must forward that recommendation to the City Council. The Commission not only considers local codes, but State and Federal regulations/policies when making their recommendation. They also based their decision on the Masterplan and the FAA both discourage residential development near the airport. According to FAA local governments can impose restrictions and the Masterplan consultant said residential use is discouraged.

Will Frederick, 975 Oak Hollow Drive, supports the Medline project. Stated he's impressed with the culture of this Company and feels their presence in our Community will be a significant win. He stated his fears have been alleviated by understanding what Medline is proposing and seeing how they responded to neighborhood concerns.

Councilman Devon Wells entered the meeting

Will Frederick (continued) any negative impact will be more than outweighed by the great good that Medline will bring to the community. He supports this site because he believes the next most logical occupant of this site would be a large tract home subdivision that would only have to meet the bare minimum requirements. This is the best alternative for the property.

Bonnie Eades, Executive Director with the Northshore Business Council, a private business organization consisting of 62 members that are CEOs and community leaders throughout the region. They are in support of the Medline project. This will create substantial positive business impact and job opportunities.

Bob Ellis, represents neighborhoods. They are against this development because it has not been thought out. There has not been a traffic study or drainage study done. This would be considered spot zoning. His clients are not against development only against reckless development.

Carol McAllister, 522 Oak Hollow Drive, the drainage impact study has not been completed. The only study on flooding that Medline has done is looking at soil samples - they have not done the drainage impact study. There are dangers to health and life that this distribution center will place upon the neighbors. The retention ponds are dangerous for health and why are we placing them in a heavily residential area she is not against jobs, she is against health dangers. Stated the other health concern is diesel exhaust fumes that are dangerous - these are all real health dangers.

Councilman Devon Wells stated his concern is the amount of people that are in Chambers now. Why do we have so many people in this meeting? This needs to be addressed for health reasons and precautions for the amount of people in this meeting.

****Several individuals volunteered to leave the meeting.

Councilman DiVittorio asked about spot zoning in the diagram that Mr. Ellis brought up.

Andre Coudrain, City Attorney stated he has not studied the diagram but there are properties along Industrial Park Road that are zoned commercial.

Sam DiVittorio, asked are we able to add the drainage and traffic study to the permit

Tracie Schillace, this is a requirement in the permitting process

Councilwoman Gonzales, the map includes Parish property where the Parish property does not have zoning at all. This will be a good idea for residents to push for Parish zoning.

Jim Batty, 416 Pine Crest Drive, his concern is having a way to get out of his neighborhood and ask that you ban them from traveling on Vineyard so residents could get in and out of their subdivision.

Councilwoman Gonzales, stated there is a condition concerning travel on Vineyard

Buck Brignac, 25 Pine Court, the Council's job is to protect the Citizens in the neighborhoods and make sure the existing neighborhoods stand. Zoning must be consistent with area's designated context this area has homes in this area and take us the citizens in consideration. This project is not the best opportunity for this property and citizens moved there for quality of life. This is a wonderful neighborhood remember the voters who voted for you put you in to protect the quality of life.

Bryan Thresher, asked about the safety of the meeting

Councilman Wells still feel it's unsafe with the amount of people in here this building is too small for amount of people at the meeting.

Bryan Thresher, if your colleague agrees you should make a motion to adjourn

Councilman Wells suggests the meeting be held where the special meeting took place so everyone would have room.

Steve Heiser, 156 Oak Hollow Drive, concerned about the funding responsibility of the City for ongoing cost to the City with this project.

Lacy Landrum, the city is not funding anything for Medline - there are funds available for infrastructure improvements that may be available. Looking for grants and funds from Medline.

Steve Heiser, will the budget be changed

Lacy Landrum, there are funds available in the budget because the City is ahead \$1.5 million ahead in terms of sales tax.

Steve Heiser, where will money come from and when will it be available

Lacy Landrum, not sure at this point because the Traffic Study has not been completed until we know for sure if this is approved.

Steve Heiser, do you understand the impact on infrastructure if the City approves

Tracie Schillace, this has to be addressed with their construction plan this is part of the approval process

Steve Heiser, who will maintain the lift stations that need extra maintenance

Tracie Schillace, there are lift stations privately owned all over the City that if this is needed for Medline then Medline will have to occur the cost for a lift station.

Lacy Landrum, the City is not at full capacity at the Sewer treatment plants

Steve Heiser, concerned about traffic W. of Vineyard road not E. and who will enforce these guidelines, and the penalties.

Andre Coudrain, there is a process in place for enforcement and each one is different - the problematic one would be enforcement of the traffic condition.

Andrew Jackson, represent Florida Parish Ministerial Alliance and they are in support of the Medline project. The employment rate is high in this area and jobs are needed and Medline could provide jobs for families.

Councilman Wells, Medline can't save the Parish or City

Andrew Jackson, Medline will pay a living wage

Councilman Wells, there is nothing against Medline - the City or the Parish don't pay living wages

Andrew Jackson, I'm expecting Medline to do what they said they will do

Rick Sedberry, 17317 Churchill Drive, on behalf of the Greater Hammond Chamber of Commerce – they support the rezoning - this project will attract businesses with good paying jobs.

Greg Drude, 111 North Oak St., if this doesn't get developed commercially it will get developed residential. Track home subdivision would be just as much traffic as this without the improvements Medline has committed to and he is in support of rezoning.

Nick Latino, 36466 Shadow Lane, Director of Operations for Medline and been there for over 11yrs., Medline will build a State-of-the-art facility - its impact to the locally economy, businesses, and families with much need jobs will make this a once in a lifetime opportunity for the community. Since being with Medline he has seen firsthand the phenomenal growth and many partnerships they make with the community in regards to support and positive impact to local businesses. Medline has addressed issues and concerns and thanks for the support by public officials.

Elliot McCoy, 521 Hughesman Lane, oldest member who works for Medline -it's an honor and pleasure to work for a company that is true to their word. This company will support the City of Hammond not just now but in the future. This will have a positive economic impact in the area.

Joe Mier, 906 CM Fagan Drive, represents Northshore Homebuilders Association and they are in support of the ordinance. Medline has been a good neighbor in St. Tammany and will be a good neighbor in Tangipahoa.

Mary Vasser, 41217 North Hoover Road, has been with Medline over 1 yr., and they take care of employees. Truck drivers will not be spending time at the facility like they will be at the truck stops.

Debra McQueen, 1002 Magazine Street, asked about the time allowed to speak and will we talk about Medline all night. Hope she will be allowed to go over time, and there should be a separate meeting for Medline.

Councilwoman Gonzales, there were multiple meetings held for Medline – she is required by law to allow everyone to speak.

Jamie Vaccorro, 47093 Oak Creek Trace, does Hammond have a neighborhood with this size of project that's backed up to it

Councilwoman Gonzales, not aware of it

Jamie Vaccorro, would residential subdivisions require planning and zoning approval.

Tracie Schillace, Planning and Zoning currently allows 227 homes as currently zoned (41 acres)

Elderick Palmer Jr., 18287 Sharon Drive, Employee of Medline stated Medline is a class A Company and a great place to work. Neighborhoods should not fear Medline – it does not and will not be a trashy business. Medline wants to be a part of Hammond.

There were no other public comments

2. An Ordinance to annex 3 parcels owned by the City of Hammond being 11.311 acres & 13.663 acres (parcel#21T6R80000114), 17.55 acres (Parcel#21T6R80000087 & #21T6R80000113) located at the NE and South Intersection of Industrial Park Rd. and Hwy 190 East, to be Zoned S-2 (Hammond Airport District) and placed in City Council District #1 (Z-2020-09-00084) Zoning Commission recommends approval. Tracie Schillace stated these are 3 parcels owned by the City Of Hammond adjacent to the airport - asking for the zoning to be S-2 and placed in Council 1 District.

Councilman Andrews, is this for Airport Zoning

Tracie Schillace, yes, anything S-2 is the Airport

Joyce Martinez, 19242 Country Club Lane, lives directly across from the Airport and has no problem with the Airport - lived there 15 years. Why do the trees have to be cut?

David Lobue, trees have grown, and it impacts air traffic. The majority of trees will come down for safety. The City will only take out the trees that has to be taken out according to the FAA and the State and State mandate. This won't increase air traffic but will be safer.

Mayor, Southeast runway has been displaced by 700 feet because you cannot land because the trees are so high. Stated he thinks a minimum of 10ft buffer, better or maybe more- he has had conversation with FAA and will continue the fence line on the property.

Brent Ridder, 19254 Country Club Lane, has the City decided on what type of fence will be put on the Northeast side corner of Hwy., 190 and Industrial Park after the trees are cut?

Mayor, same type fence that you see around the Airport.

There were no other comments

3. An Ordinance for Expanded Conditional Use requested by Bessie Hunter (owner) & Shaunta Mack (applicant) to allow placement of a manufactured home meeting all code requirements located at 504 E. Michigan St.; Zoned RM-2 (Z-2020-08-00080) Zoning Commission recommended approval with the following conditions: 1) This approval shall be with the understanding that such use is a personal right that expires upon change in ownership/applicant other than Bessie Hunter (Owner) or Shaunta Mack (applicant); and 2) Must meet all placement requirements for a manufactured home. Tracie Schillace, asking for expanded conditional use for Ms. Hunter - the Board of Adjustment has given variance to the front facing door due to her property being short and along the street and must meet all regular requirements.

There were no public comments

4. An Ordinance for Expanded Conditional Use request by Rosiland Pines (owner) & Constance Pines (applicant) to allow placement of a manufactured home meeting all code requirements on proposed lot C located at 810-C Natchez St.; Zoned RS-3 (Z-2020-09-00082) Zoning Commission recommends approval with the following conditions: 1) Provide a survey creating Lot C for placement of new manufactured home as presented; and 2) This approval shall be with the understanding that such use is a personal right that expires upon change in ownership/applicant other than Rosiland Pines (Owner) or Constance Pines (applicant); and 3) Must meet all placement requirements for a manufactured home.

Tracie Schillace, stated this is a placement of a mobile home. Ms. Pines was given a condition to provide a survey based on the board approval. Once Ms. Pines receive her permit a survey is required to create a lot for the mobile home and she's committed to present a survey. There is a sketch showing what she proposed and she must meet all requirements for a mobile home

There were no public comments



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

December 08, 2020

6:00pm or at conclusion of Public Hearing

I. CALL TO ORDER: Councilwoman Gonzales, called regular session to order @ 6:50pm

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

III. PRAYER: Councilman Andrews

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

V. REPORTS:

1. **Council: Councilman Andrews**, recognized Jeff Petkevicius with United By BBQ, 20300 Thermwood Drive, this is a local disaster relief organization. Our mission is BBQ comforts the soul and we engage into the community. We bring BBQ in times of need.

Councilman Andrews, stated Dec., 31st in MLK Park they will feed the neighborhood and more information will be given later.

Councilman Leon, stated tax bills that went out are not broken down what's City and what is Parish and hopes this will be rectified

Mayor, it has been rectified- the City team uped with the Parish and Ponchatoula and now the tax bill will be one bill - it will be larger but it includes the City & Parish into one bill and the Sheriff's Office will be accepting payments.

Councilman Leon, it does not break down the City & Parish portions

Lacy Landrum, a postcard will be mailed out to all City residents who are taxpayers as a notification.

Councilman DiVittorio stated he received the same calls regarding the taxes. He thanked everyone for calls, text messages, prayers, Facebook messages, on the condolences on the loss of his father. Also, in the Rosewood area there has been an increase in crime and would like more patrolling in this area.

Chief Bergeron stated he placed more Officers on the street and made 6 arrests in the Rosewood area and recovered 3 firearms and narcotics. Over the past week HPD has recovered 22 guns in the area and made 75 arrests.

Councilman DiVittorio would like more continued police presence in the area to deter crime.

Councilman Andrews, asked for any feedback on Wilbert Dangerfield Drive

Chief Bergeron, yes – it was received and passed on to the respective division

Councilman Wells, stated shootings in Mooney Park has gotten way out of hand. He asked for a police unit to sit in Mooney Park, since then Officer Cruz came into the area and she arrested a guy on a stolen motorcycle with firearms, & drugs. Then Officer Hoover and two others were in the park- if a police presence is there these shootings will not happen. Councilman Wells stated he is concerned about his district and the problems that are reoccurring.

Councilman Wells, Council voted on a Stop Sign on Washington Ave., & Louisa West and the Stop sign is not up. We voted on a Stop sign but, I still cannot get it put up. The community asked for a Stop Sign not me and it's still not up.

Mayor, we went out there and talked to the neighbors - it was an issue of seeing the site when you got to the stop sign. The trees were cut back because they were hanging into the streets and Stop Signs are placed where there are accidents, and it has only been one accident in the area.

Councilman Wells, we cannot wait for someone to get hurt or killed.

Mayor went out and inspected 200 yards from Old Covington the issue was addressed the issue was of viewing and not being able to see down Washington and it was cleared out. Mooney Park has been patrolled and it's random around the City.

Councilwoman Gonzales, on Thursday there will be Townhall meeting on crime at 5:30pm in Council Chambers.

2. **Mayor: please spend locally and the Hammond Art Center has large amounts of art on display that could be special gifts for family. Take your family out to see the lights they are beautiful in Zemurray Park.**

VI. Minutes

A. November 23, 2020: There was a motion by Councilman Andrews and second by Councilwoman Gonzales to approve the minutes of November 23, 2020.

**Vote: Carlee Gonzales (Y), Kip Andrews (Y), Steve Leon (Y), Devon Wells (N), Sam DiVittorio (Y)
Motion Approved 4-1**

VII. RESOLUTIONS

A. OLD BUSINESS: NONE

B. NEW BUSINESS:

1. **A resolution to approve Budget Change Form 21-04 to combine projects for lift station improvements, specifically transferring \$560,230.25 from Sewer System Infiltration & Inflow (project 31401) to Lift Station Upgrades (project 11902).** Lacy Landrum, stated this was a revolving loan fund to accommodate other sewer projects. This is moving the remaining funds into the lift station upgrade project which is all the capital outlay that has been approved. This is a full upgrade of lift stations in Oak Hollow district #1, Minnesota Park at Magnolia district #3, Chevron lift station at Morris Road district #1, Blackburn & Lawrence district #4, and add a grinder to the Phoenix Square district #3.

Councilman Wells asked what is budgeted

Lacy Landrum, money was spent on the design work and other expenses- trying to close out the old projects to put into this project where funds are needed.

Kenneth & Georgia Mae Traganno, 1011 Vernado Street, stated she lived at her home for 50yrs., had sewer problems and Mrs. Traganno stated she is embarrassed when company comes because feces was in the tub and was unable to use the toilet and it can't even be flushed. Stated someone needs to fix this problem and it happens when it rains.

Mayor, stated fiber optic companies comes through and they hit lines and the City needs to go out and be sure a Sewer line is not broken.

Kenneth Traganno stated this has been a problem for years. This is unhealthy and we continue filing complaints after complaints and paying plumbers and one plumber stated the pipes out in the streets are bad. There are problems in this area with Sewer.

Councilman Wells, stated every time there is a problem he comes to her home and Mrs. Traganno is displeased with this reoccurring problems. Thanked the Mayor and hopes he gets someone out to take care of this matter.

Councilman DiVittorio, are there any studies on infrastructure

Lacy Landrum, each year the Council appropriates money for SSES and the worst locations are taken first.

There was a motion by Councilwoman Gonzales and second by Councilman Leon to approve Budget Change Form 21-04 to combine projects for lift station improvements, specifically transferring \$560,230.25 from Sewer System Infiltration & Inflow (project 31401) to Lift Station Upgrades (project 11902).

**Vote: Carlee Gonzales (Y), Kip Andrews (Y), Steve Leon (Y), Devon Wells (Y), Sam DiVittorio (Y).
Motion Approved 5-0**

2. **A resolution to ratify and award bids received 11/25/2020 for "Lift Station Improvements" (Project# 616-11902).** Lacy Landrum, recommend awarding the bid to the lowest bidder Mitchell Contracting, Inc. for the amount of \$565,754.00.

There was a motion by Councilman Leon and second by Councilman DiVittorio to ratify and award bids received 11/25/2020 for "Lift Station Improvements" (Project# 616-11902).

**Vote: Carlee Gonzales (Y), Kip Andrews (Y), Steve Leon (Y), Devon Wells (Y), Sam DiVittorio (Y)
Motion Approved 5-0**

3. **A resolution 1) accepting a \$7,500 grant from the Cynthia Woods Mitchell Fund for Historic Interiors for the preservation and restoration of the interior of the Miller Memorial Library, a designated historic structure; 2) approving a cash match of \$7,500 from the Grant Match Fund; and 3) authorizing the Mayor or his designee to complete and sign related documents.** Charles Borchers IV, stated they are looking at redoing the flooring and addressing issues with the ceiling.

There was a motion by Councilman Andrews and second by Councilman Leon 1) accepting a \$7,500 grant from the Cynthia Woods Mitchell Fund for Historic Interiors for the preservation and restoration of the interior of the Miller Memorial Library, a designated historic structure; 2) approving a cash match of \$7,500 from the Grant Match Fund; and 3) authorizing the Mayor or his designee to complete and sign related documents.

**Vote: Carlee Gonzales (Y), Kip Andrews (Y), Steve Leon (Y), Devon Wells (Y), Sam DiVittorio (Y)
Motion Approved 5-0**

4. A resolution 1) accepting 15,000 grant from the Let's Play Community Construction Grant Program for a new playground in Cate Square Park; 2) approving a cash match of \$24,000 from the Grant Match Fund; and 3) authorizing the Mayor or his designee to complete and sign related documents. Charles Borchers IV, stated the grant was awarded and the Match will come from the grant match fund and will reach out to the public to receive input for how to spend money.

Councilman Wells, did you use the City of Hammond or Cate Square Park to receive the grant

Charles Borchers, the applicant is the City of Hammond and playground is specifically Cate Square Park

Councilman Wells, would like to know how much funds are left in the grant department because he's still having issues in Mooney Park.

Charles Borchers, Mooney Park has a \$250,000 grant with a \$250,000 match from the City under review. It is in the 2nd phase of approval and chances are high to get the grant.

Councilman Wells, Mooney Park is still lacking and whatever he could get for the park he would love to have it.

Charles Borchers, this program requires a \$24,000 match

Mayor, the City is ready to start bathrooms in Mooney Park

Charles Borchers, stated the last improvements in Mooney Park was 2010

There was a motion by Councilman Leon and second by Councilwoman Gonzales 1) accepting 15,000 grant from the Let's Play Community Construction Grant Program for a new playground in Cate Square Park; 2) approving a cash match of \$24,000 from the Grant Match Fund; and 3) authorizing the Mayor or his designee to complete and sign related documents. .

Vote: Carlee Gonzales (Y), Kip Andrews (Y), Steve Leon (Y), Devon Wells (Y), Sam DiVittorio (Y)
Motion Approved 5-0

5. A resolution to purchase thirty-six (36) bus stop benches from Victor Stanley, Inc. for \$28,918.80 using funds from Bus Stops Improvements Project 31709. Charles Borchers IV, stated a year ago the City received a donation from the Hammond Tangipahoa Home Mortgage Authority and he has been trying to leverage these funds. Victor Stanley is the lowest bidder in the amount of \$28,918.80.

Councilman DiVittorio, asked what is the total

Charles Borchers, \$28, 918.80

Councilman DiVittorio, asked about the amount of donation

Charles Borchers, \$40,000 was the donation with fund left over

Councilman Wells, how many benches are in district #3

Charles Borchers, will have to look at the map

Councilman Wells, are the buses rolling now

Charles Borchers, does not think so - maybe doing on demand services.

There was a motion by Councilman Leon and second by Councilman DiVittorio to purchase thirty-six (36) bus stop benches from Victor Stanley, Inc. for \$28,918.80 using funds from Bus Stops Improvements Project 31709.

Vote: Carlee Gonzales (Y), Kip Andrews (Y), Steve Leon (Y), Devon Wells (Y), Sam DiVittorio (Y)
Motion Approved 5-0

6. A resolution supporting the submission of a grant application for up to \$50,000 to the Local Government Assistance Program for renovations to the City's Maintenance Facility. Charles Borchers IV, stated there are some issues at our 190 facility that this grant will assist with improvements.

Councilman Leon, is there a Match

Charles Borchers, there is no Match

There was a motion by Councilman Andrews and second by Councilman Wells supporting the submission of a grant application for up to \$50,000 to the Local Government Assistance Program for renovations to the City's Maintenance Facility.

Vote: Carlee Gonzales (Y), Kip Andrews (Y), Steve Leon (Y), Devon Wells (Y), Sam DiVittorio (Y)
Motion Approved 5-0

VIII. FINAL ADOPTION OF AN ORDINANCE

1. Final adoption of an ordinance to rezone 41.75 acres requested by Round Table Investments, LLC from RS-8 to I-L in accordance with survey by Wm. J. Bodin Jr. located at 2100 Industrial Park Rd. (Z-2020-09-00083).

Councilwoman Gonzales, stated she received so many comments, questions, letters of support & Opposition. This has been a big topic in our community and feels her vote is what is in the best interest of the City and also what her constituents of district #2 has asked of her and her constituents are in favor. She stated she has reviewed the Masterplan and looked at the requirements for rezoning and with the FAA guidelines and Masterplan principles and other considerations that this is a proper rezoning.

Councilman Leon, stated his constituents of district #4 are in favor of the rezoning and what it would do long term for the City of Hammond

Councilman Wells, asked about the property that Dr. Gonzales purchased on Morris and Vineyard and how long he has been knowing about the Medline project?

Councilwoman Gonzales, stated she sent an email to the Council that clearly outlined all the information

Ryan Gonzales, 905 W. Dakota Street, stated he made an offer on the property before Covington voted on Medline.

Councilwoman Gonzales, stated husband signed a purchase agreement on August 6, 2020, accepted by the sellers on August 10, 2020, and provided for a purchase closing date on October 9, 2020 - this was the date of closing, also as the attorney she incorporated 2 businesses for him on August 11 & 14, 2020. Then on September 2, 2020 she learned about Medline project and they did close on the property.

Councilman Andrews, stated he has taken a lot of phone calls, emails, and personal meetings and setting up Townhalls and he's representing his constituents.

Councilman DiVittorio, stated he took all calls throughout the process and slowed down and tried to provide for this area. He met with Dmitry to speak about the drainage improvements and he was all on board to contribute. He also asked Medline to consider the Traffic Study and wanted a CEA agreement with the Parish to make sure nothing is looked over to have more eyes on this project and make sure the resident's issues are addressed.

Councilman Wells, represents District #3 stated he knows Mr. CC has retired - do we have anyone else in his place that's qualified to take on this project.

Mayor, stated Keith is licensed and has his certification as a building official

Lacy Landrum, this is why we also have the CEA with the Parish to assist

Councilman Wells, thanked Councilman DiVittorio for his work on this project.

There was a motion by Councilman Leon and second by Councilwoman Gonzales to approve the introduced ordinance with the restricted conditional uses below to rezone 41.75 acres requested by Round Table Investments, LLC from RS-8 to I-L in accordance with survey by Wm. J. Bodin Jr. located at 2100 Industrial Park Rd. (Z-2020-09-00083) as follows:

1. Only distribution is allowed on the property. There shall be no manufacturing or sterilization activities on this property, including the use of ethylene oxide, its analogs and substitutes, which are prohibited.
2. All ingress/egress to and from the property shall be on Industrial Park Rd only, except for emergencies. The property must be developed to allow delivery vehicles and vehicles used in distribution to be staged on the property and not on public streets.

3. Freight vehicles shall not be allowed to travel east of Industrial Park Rd on Vinyard Rd, except for emergencies. Industrial Park Rd shall be the primary route of travel to and from the property.
4. There shall be not less than a one hundred foot (100') buffer/green belt from the edge of parking to public streets.
5. The property owner shall install fourteen foot (14') opaque screen/fencing and eight foot (8') berms along the exterior of the property at the edge of the buffer/green belt to mitigate noise and sight in connection with any development of the property. The berms shall be constructed to avoid any negative drainage impacts, such as damming.
6. In order to mitigate the effects to drainage, the drainage plan on the property must meet or exceed the 500-year floodplain requirements and shall allow for drainage from the adjoining properties that naturally flow to this property onto this property or onto the adjoining 17 acre property of the property owner.
7. The property owner shall direct their state grant of \$500,000.00 to the City for infrastructure improvements in the area to mitigate the effects of the development. The \$500,000.00 amount shall be paid to the City upon receipt of the grant.
8. The property owner shall contribute \$200,000.00 to the City for the Vinyard Rd/Oak Creek/Oak Ridge drainage improvement project listed in the City's Five-Year Capital Improvements Plan. This contribution shall be made in conjunction with the issuance of a building permit.
9. All lighting on the property shall be shrouded or cut off type, directed away from Vinyard Rd, Industrial Park Rd and neighboring properties, and no closer than one hundred feet (100') from the property line to mitigate the effects to the surrounding properties.
10. The property owner shall construct a ten-foot-wide (10') bike path on the west side of Industrial Park Rd from Vinyard Rd to Shelton Rd.
11. The site plan and any building permit for the property shall include all of the above and the following, as a minimum:
 - a. All landscaping is to be designed by a landscape architect licensed in the State of Louisiana and approved by the City planning staff with input from the community.
 - b. Create a buffer/green belt consisting of Class A native trees and shrubberies in sufficient numbers and spacing to screen views of the building and onsite parking.
 - c. Maintain as many live oak trees as possible with consideration of the property development and provide protective measures during construction and future activities on the site for as many live oak trees as possible within the buffer/green belt.
 - d. Design the retention pond for a natural look and landscape its edges to prevent erosion. Provide fountains for aerating the pond.
 - e. Clean up the edges of Selser Canal and provide landscaping maintenance.
 - f. Underbrush wooded areas south of the canal and provide landscaping maintenance.

The foregoing conditions shall apply to all development and redevelopment of the property and shall bind all current and future owners of the property. The property shall also be in compliance with all other requirements of the Unified Development Code, Ordinances and Federal Aviation Administration rules and receive required approvals from other public agencies as applicable.

To mitigate any negative traffic impacts, the Tangipahoa Parish Government and City, in cooperation with the Louisiana Department of Transportation and Development, will perform a traffic study. All recommendations will be considered to determine the best construction improvements and sources of funding.

As a matter of public policy assistance, support, and cooperation, the Mayor shall enter into a cooperative endeavor agreement with the Tangipahoa Parish Government to receive assistance from the Parish regarding the review, evaluation, enforcement, and other related issues regarding permitting, enforcement, and compliance with all zoning, building, restricted conditional use requirements, and other related matters in regard to the property. Such agreement shall be signed prior to the issuance of any construction or building permit on the property.

The Mayor shall enter into a written agreement with the property owner and any operator setting forth terms of development which shall include all of the foregoing and such matters as the Mayor deems appropriate and necessary in the public interest. Such agreement shall be signed at or prior to the issuance of any construction or building permit.

Vote: Carlee Gonzales (Y), Kip Andrews (N), Steve Leon (Y), Devon Wells (Y), Sam DiVittorio (Y)
Motion Approved 4-1

2. Final adoption of ordinance to annex 3 parcels owned by the City of Hammond being 11.311 acres & 13.663 acres (parcel#21T6R80000114), 17.55 acres (Parcel#21T6R80000087 & #21T6R80000113) located at the NE and South Intersection of Industrial Park Rd. and Hwy 190 East, to be Zoned S-2 (Hammond Airport District), and placed in City Council District #1 (Z-2020-09-00084) Zoning Commission recommends approval.

There was a motion by Councilman Andrews and second by Councilman Leon to adopt an ordinance to annex 3 parcels owned by the City of Hammond being 11.311 acres & 13.663 acres (parcel#21T6R80000114), 17.55 acres (Parcel#21T6R80000087 & #21T6R80000113) located at the NE and South Intersection of Industrial Park Rd. and Hwy 190 East, to be Zoned S-2 (Hammond Airport District), and placed in City Council District #1 (Z-2020-09-00084) Zoning Commission recommends approval.

Vote: Carlee Gonzales (Y), Kip Andrews (Y), Steve Leon (Y), Devon Wells (Y), Sam DiVittorio (Y)
Motion Approved 5-0

3. Final adoption of an ordinance for Expanded Conditional Use requested by Bessie Hunter (owner) & Shaunta Mack (applicant) to allow placement of a manufactured home meeting all code requirements located at 504 E. Michigan St.; Zoned RM-2 (Z-2020-08-00080) Zoning Commission recommended approval with the following conditions: 1) This approval shall be with the understanding that such use is a personal right that expires upon change in ownership/applicant other than Bessie Hunter (Owner) or Shaunta Mack (applicant); and 2) Must meet all placement requirements for a manufactured home.

There was a motion by Councilman Andrews and second by Councilman Wells to adopt ordinance for Expanded Conditional Use requested by Bessie Hunter (owner) & Shaunta Mack (applicant) to allow placement of a manufactured home meeting all code requirements located at 504 E. Michigan St.; Zoned RM-2 (Z-2020-08-00080) Zoning Commission recommended approval with the following conditions: 1) This approval shall be with the understanding that such use is a personal right that expires upon change in ownership/applicant other than Bessie Hunter (Owner) or Shaunta Mack (applicant); and 2) Must meet all placement requirements for a manufactured home.

Vote: Carlee Gonzales (Y), Kip Andrews (Y), Steve Leon (Y), Devon Wells (Y), Sam DiVittorio (Y)
Motion Approved 5-0

4. Final adoption of an ordinance for Expanded Conditional Use request by Rosiland Pines (owner) & Constance Pines (applicant) to allow placement of a manufactured home meeting all code requirements on proposed lot C located at 810-C Natchez St.; Zoned RS-3 (Z-2020-09-00082) Zoning Commission recommends approval with the following conditions: 1) Provide a survey creating Lot C for placement of new manufactured home as presented; and 2) This approval shall be with the understanding that such use is a personal right that expires upon change in ownership/applicant other than Rosiland Pines (Owner) or Constance Pines (applicant); and 3) Must meet all placement requirements for a manufactured home.

There was a motion by Councilman Andrews and second by Councilman Wells to adopt an ordinance for Expanded Conditional Use request by Rosiland Pines (owner) & Constance Pines (applicant) to allow placement of a manufactured home meeting all code requirements on proposed lot C located at 810-C Natchez St.; Zoned RS-3 (Z-2020-09-00082) Zoning Commission recommends approval with the following conditions: 1) Provide a survey creating Lot C for placement of new manufactured home as presented; and 2) This approval shall be with the understanding that such use is a personal right that expires upon change in ownership/applicant other than Rosiland Pines (Owner) or Constance Pines (applicant); and 3) Must meet all placement requirements for a manufactured home.

Vote: Carlee Gonzales (Y), Kip Andrews (Y), Steve Leon (Y), Devon Wells (Y), Sam DiVittorio (Y)
Motion Approved 5-0

IX. INTRODUCTION OF AN ORDINANCE:

1. Introduction of an Ordinance to rezone property located at 807 E. Church Street currently zoned as RM-2 Expanded Conditional Use to allow prepared food to MX-C request by Anthony Perkins (Z-2020-07-00079). Tracie Schillace, stated this property currently has a conditional use - the existing use is RM-2 and he's asking to rezone to MX-C he has signatures that are in the packet.

There was a motion by Councilman DiVittorio and second by Councilman Wells to introduce an ordinance to rezone property located at 807 E. Church Street currently zoned as RM-2 Expanded Conditional Use to allow prepared food to MX-C request by Anthony Perkins (Z-2020-07-00079).

Vote: Carlee Gonzales (Y), Kip Andrews (Y), Steve Leon (Y), Devon Wells (Y), Sam DiVittorio (Y)
Motion Approved to Introduce 5-0

Public Hearing is set for December 22, 2020 at 5:30pm

- X. **ADJOURN:** There was a motion by Councilwoman Gonzales and second by Councilman Andrews to adjourn. 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 A TRUE AND CORRECT RECITATION OF THE BUSINESS TRANSACTED AT THE REGULAR MEETING OF THE CITY COUNCIL HELD **December 8, 2020** BEING 10 PAGES IN LENGTH

TONIA BANKS
HAMMOND CITY 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.