

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
November 23, 2020
5:30pm**

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

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

III. PUBLIC HEARING:

1. An Ordinance for an Expanded Conditional Use request by Laronda Varnado to allow placement of a manufactured home to be placed on proposed lot 1 of the Ethel Varnado Estate at 202 S. Scanlan St. in accordance with survey by George D. Sullivan (Z-2020-07-00078) Zoning commission recommends approval with the following conditions: 1) this approval is with the understanding that such use is a personal right that expires upon a change in occupancy or ownership of Laronda Varnado, and 2) the manufactured home must meet all requirements of placement and must be constructed to meet the latest HUD standards. Tracie Schillace, stated that Ms. Varnado is asking for placement for a mobile home on Scanlan Street and provided a revised survey. Asking for normal conditions for an ECU- the mobile home is just for her use and if ownership changes she must seek change of permission through Council and must meet HUD Standards. This is in District #3

There were no public comments

2. An ordinance to accept a dedication of servitude for all public utilities and infrastructure on S. Scanlan Street in accordance with survey by George D. Sullivan (SUB-2020-10-00139) Planning Commission recommends acceptance. Tracie Schillace, stated this is also Ms. Varnado property asking to accept this area as a servitude where Scanlan St. crosses Ms. Varnado's property where the City can maintain the street and any utilities within that servitude.

There were no public comments

3. An Ordinance to annex City of Hammond property being a parcel being 56.15 acres (Parcel# 20T6R80000111) located south of the Hammond Airport and Hwy 190 East, & East of W-3 (W. Selsers Canal) to be zoned S-2 and in City Council District #1 (Z-2020-09-00085) Zoning commission recommends approval. Tracie Schillace, stated this is 56 acres that recently has been cleared near the airport adjacent to the Piggly Wiggly and asking that it be annexed and zoned with the airport and place in Councilman Andrews district. This area was cleared for safety reasons for the airport and has been owned by the City for many years just not annexed. Tracie asked that the description be attached with the ordinance.

There were no public comments

4. An Ordinance request by Rose Guest House LLC (owner) & Adrian Ishman (applicant) to allow placement of a manufactured home located on Lot 13 square 2 of Greenville Park Addition located at 206 E. Green Street (Z-2020-10-00087) with the following conditions: Zoning commission recommends approval with the following conditions: 1) this approval is with the understanding that such use is a personal right that expires upon a change in occupancy or ownership of Adrian Ishman, and 2) the manufactured home must meet all requirements of placement and must be constructed to meet the latest HUD standards. Tracie Schillace, stated this is a request to place a mobile home and must meet the current standard conditions.

There were no public comments



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

November 23, 2020

6:00pm or at conclusion of Public Hearing

I. CALL TO ORDER: Councilwoman Gonzales, called Regular Session to order at 5:35pm

II. ROLL CALL: Carlee Gonzales (P), Kip Andrews (P), Steve Leon (P), Devon Wells (Absent), Sam DiVittorio (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, presentation of a plaque to Ms. Joyce Moore Family for her outstanding leadership in her Family, Church, & Community. He also wished everyone a Happy Thanksgiving and to continue practice social distancing.

Councilman DiVittorio, wished everyone Happy Thanksgiving and stay safe

Councilwoman Gonzales, thanked the City for the Christmas light decorations and wished everyone a Happy Thanksgiving.

2. Mayor: congratulated Councilman Andrews on his award for Citizen of the year and wished everyone a Happy Thanksgiving.

VI. Minutes

A. November 10, 2020: There was a motion by Councilman Andrews and second by Councilman DiVittorio to approve the minutes of November 10, 2020.

Vote: Carlee Gonzales (Y), Kip Andrews (Y), Steve Leon (Y), Devon Wells (Absent), Sam DiVittorio (Y)
Motion Approved 4-0

B. November 17, 2020: There was a motion by Councilman Andrews and second by Councilwoman Gonzales to approve the minutes of November 17, 2020.

Vote: Carlee Gonzales (Y), Kip Andrews (Y), Steve Leon (Y), Devon Wells (Absent), Sam DiVittorio (Y)
Motion Approved 4-0

VII. RESOLUTIONS

A. OLD BUSINESS: NONE

B. NEW BUSINESS:

1. A resolution 1) accepting a \$47,580 grant from the Lake Pontchartrain Basin Restoration Program to install emergency generators at Lift Stations 6 and 51; 2) approving a \$20,391 cash match from the Water & Sewer Department; and 3) authorizing the Mayor or his designee to complete and sign related documents. Charles Borchers IV, stated this is a semiannually grant that's used to upgrade the lift stations. Lift station #6 is in Councilman Leon's district and Lift Station #51 is in Councilman Wells' district. The match will come from the Water & Sewer department.

There was a motion by Councilman Leon and second by Councilman Andrews 1) accepting a \$47,580 grant from the Lake Pontchartrain Basin Restoration Program to install emergency generators at Lift Stations 6 and 51; 2) approving a \$20,391 cash match from the Water & Sewer Department; 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 (Absent), Sam DiVittorio (Y)
Motion Approved 4-0**

VIII. FINAL ADOPTION OF AN ORDINANCE

1. Final adoption of an Ordinance for an Expanded Conditional Use request by Laronda Varnado to allow placement of a manufactured home to be placed on proposed lot 1 of the Ethel Varnado Estate at 202 S. Scanlan St. in accordance with survey by George D. Sullivan (Z-2020-07-00078) Zoning commission recommends approval with the following conditions: 1) this approval is with the understanding that such use is a personal right that expires upon a change in occupancy or ownership of Laronda Varnado, and 2) the manufactured home must meet all requirements of placement and must be constructed to meet the latest HUD standards.

There was a motion by Councilman Andrews and second by Councilman Leon to adopt an Ordinance for an Expanded Conditional Use request by Laronda Varnado to allow placement of a manufactured home to be placed on proposed lot 1 of the Ethel Varnado Estate at 202 S. Scanlan St. in accordance with survey by George D. Sullivan (Z-2020-07-00078) Zoning commission recommends approval with the following conditions: 1) this approval is with the understanding that such use is a personal right that expires upon a change in occupancy or ownership of Laronda Varnado, and 2) the manufactured home must meet all requirements of placement and must be constructed to meet the latest HUD standards.

**Vote: Carlee Gonzales (Y), Kip Andrews (Y), Steve Leon (Y), Devon Wells (Absent), Sam DiVittorio (Y)
Motion Approved 4-0**

2. Final adoption of an ordinance to accept a dedication of servitude for all public utilities and infrastructure on S. Scanlan Street in accordance with survey by George D. Sullivan (SUB-2020-10-00139) Planning Commission recommends acceptance.

There was a motion by Councilman Andrews and second by Councilman Leon to adopt an ordinance to accept a dedication of servitude for all public utilities and infrastructure on S. Scanlan Street in accordance with survey by George D. Sullivan (SUB-2020-10-00139) Planning Commission recommends acceptance.

**Vote: Carlee Gonzales (Y), Kip Andrews (Y), Steve Leon (Y), Devon Wells (Absent), Sam DiVittorio (Y)
Motion Approved 4-0**

3. Final adoption of an Ordinance to annex City of Hammond property being a parcel being 56.15 acres (Parcel# 20T6R80000111) located south of the Hammond Airport and Hwy 190 East, & East of W-3 (W. Selsers Canal) to be zoned S-2 and in City Council District #1 (Z-2020-09-00085) Zoning commission recommends approval.

There was a motion by Councilman Andrews and second by Councilman DiVittorio to adopt an Ordinance to annex City of Hammond property being a parcel being 56.15 acres (Parcel# 20T6R80000111) located south of the Hammond Airport and Hwy 190 East, & East of W-3 (W. Selsers Canal) to be zoned S-2 and in City Council District #1 (Z-2020-09-00085) Zoning commission recommends approval.

**Vote: Carlee Gonzales (Y), Kip Andrews (Y), Steve Leon (Y), Devon Wells (Absent), Sam DiVittorio (Y)
Motion Approved 4-0**

4. Final adoption of an Ordinance request by Rose Guest House LLC (owner) & Adrian Ishman (applicant) to allow placement of a manufactured home located on Lot 13 square 2 of Greenville Park Addition located at 206 E. Green Street (Z-2020-10-00087) with the following conditions: Zoning commission recommends approval with the following conditions: 1) this approval is with the understanding that such use is a personal right that expires upon a change in occupancy or ownership of Adrian Ishman, and 2) the manufactured home must meet all requirements of placement and must be constructed to meet the latest HUD standards.

There was a motion by Councilman DiVittorio and second by Councilman Andrews to adopt an Ordinance request by Rose Guest House LLC (owner) & Adrian Ishman (applicant) to allow placement of a manufactured home located on Lot 13 square 2 of Greenville Park Addition located at 206 E. Green Street (Z-2020-10-00087) with the following conditions: Zoning commission recommends approval with the following conditions: 1) this approval is with the understanding that such use is a personal right that expires upon a change in occupancy or ownership of Adrian Ishman, and 2) the manufactured home must meet all requirements of placement and must be constructed to meet the latest HUD standards.

**Vote: Carlee Gonzales (Y), Kip Andrews (Y), Steve Leon (Y), Devon Wells (Absent), Sam DiVittorio (Y)
Motion Approved 4-0**

IX. INTRODUCTION OF AN ORDINANCE:

1. Introduction 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) Zoning Commission approved with conditions.

1. That the approved conceptual site plan, submitted by Medline at public hearing on 11-5-20 become a condition for any and all use of the property for Medline Industries and any other use in the future. These conditions include the following:

- a. 100-foot green belt be created surrounding the property on the east, west, and north side.
- b. That the green belt consists of Class A native trees and shrubberies in sufficient numbers and spaced to screen the view the building and parking on the site.
- c. Create earthen berms and a natural configuration (8-foot-high) to screen views, noise, and light pollution.
- d. Provide a 14-foot-high opaque screen/fence (consider vegetative screen) at back edge of 100-foot green belt and edge of parking areas surrounding the building.
- e. Modify site plan as necessary to maintain live oak trees and provide protective measures during construction and future activities on the site for all live oak trees within the 100-foot green belt and within the parking areas of the facility.
- f. Design a comprehensive drainage plan (500 years) that includes any water draining from adjacent properties onto this property.
- g. Design the drainage study required retention pond for a natural look and landscape the edges. Provide fountains for aerating the pond.
- h. Clean up edges of Selser Canal and provide landscaping and maintenance.
- i. Underbrush wooded areas south of canal and provide landscaping maintenance.
- j. All landscaping design to be by a licensed landscape architect in the State of Louisiana and approved by the planning staff with input from the community.
- k. No trucks to go north of entry drive on Industrial Park Road (approximately 1,000 feet south of Vineyard Road) and drive onto Vineyard Road to be gated and used for emergency use only.
- l. All site lighting of facility to be cut off type lighting directed into the property no closer to the property line than 100 feet.

2. A traffic study should be performed and all infrastructure improvement recommendations to be a part of this approval.

3. No manufacturing on the site and ethylene oxide, its analogs, and substitutes not be allowed to be used at this location.

Tracie Schillace, informed the Council that this property owner is asking to rezone from R-8 to I-L light industrial- the property is located on the corner of Industrial Park & Vinyard Road. Planning and Zoning approved with conditions listed on the agenda based on the Master Plan and FAA recommendations & Smart Growth principles. Asking to set public hearing for December 8th, 2020

Councilwoman Gonzales, stated this is an introduction not a vote to rezone at tonight's meeting. There will be more public feedback on December 8th, 2020 if this is approved to introduce.

Buck Brignac, 25 Pine Court Representing Oak Knoll Estates, presented the petition in opposition from neighbors from Oak Knoll Estates and would like this to be on record. He stated it's hard that in 2011 there is a Masterplan and its being overlooked by saying no more residential area and it should be all industrial, but residents have invested in all their property and the idea of a building of this magnitude will take up the area. This is not appropriate for this area and the Council should consider reading what your requirements are, and what your criteria is that you should be looking at to represent the citizens that live in this area.

Andrew Jackson, 18127 Lee Farm Road, VP of the Florida Parish Interdenominational Ministerial Alliance, thinks this is in the best interest of the community and that it will bring good jobs to the area. There are people who need these jobs in the City of Hammond and the surrounding area. This is an industrial area and on December 8th he will be in attendance with names of individuals that will be in favor of Medline.

Michael Showers, President of the Greater Tangipahoa NAACP, Hammond has the opportunity to grow businesses, economic impact, & increase budgets - this will help families in this particular areas. He is in support of rezoning to help families and increase jobs.

Councilwoman Gonzales, stated the item on the agenda is directly from Planning & Zoning. Counsel, Andre Coudrain has put together an Alternate Ordinance that incorporates some additional requirements and restrictions that's hyperlinked to the agenda.

City Attorney, Andre Coudrain, stated the Alternate Ordinance included the recommendations from Planning and Zoning but added additional requirements that have been previously discussed, including

- 1) Sterilization activity at this site which is prohibited at this site
- 2) \$500,000 grant given to Medline from the State and Medline turning it over to the City to be used for infrastructure improvements in this area
- 3) \$200,000 from Medline used for drainage improvements in the area
- 4) An agreement from Medline to construct a bike path on the West side of industrial park
- 5) This project must comply with all FAA, UDC, City Ordinances, & any other improvements from public agencies
- 6) Tangipahoa Parish conducts a Traffic Study

- 7) City entering into a CEA with the Parish regarding permitting
 - 8) City enters into a written agreement with the property owner
- This is all in the Alternate Ordinance and includes recommendation from Planning & Zoning - this is for introduction only, the Council can modify or deny at final adoption.

There was a motion by Councilwoman Gonzales and second by Councilman Leon to Introduce the Alternate 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 Road (Z-2020-09-00083).

Vote: Carlee Gonzales (Y), Kip Andrews (N), Steve Leon (Y), Devon Wells (Absent), Sam DiVittorio (Y)
Motion Approved 3-1

Public Hearing is set for December 8th, 2020 at 5:30pm

2. Introduction of 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 the property is at the corner of the Airport an Industrial Park on the North and South side of the Street, asking to be zoned to S-2 with the airport property this will be in Councilman Andrews District. The registers of voters and the tax assessor's has given certification there are no voters on this property.

There was a motion by Councilman DiVittorio and second by Councilman Andrews to Introduce 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 (Absent), Sam DiVittorio (Y)
Motion Approved 4-0

Public Hearing is set for December 8th, 2020 at 5:30pm

3. Introduction 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. Tracie Schillace, asking for the standard conditions. The board of adjustments gave her a variance to waive the front door facing requirements and asking to set for public hearing.

There was a motion by Councilman Andrews and second by Councilman DiVittorio to Introduce 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.

Vote: Carlee Gonzales (Y), Kip Andrews (Y), Steve Leon (Y), Devon Wells (Absent), Sam DiVittorio (Y)
Motion Approved 4-0

Public Hearing is set for December 8th, 2020 at 5:30pm

4. Introduction 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. Tracie Schillace, stated this has an additional condition for a mobile home the owner was asked to provide a survey she didn't want to do this until she was approved due to cost of the survey. Mr. Bodin did sketch out what is proposed on her survey and the board agreed she can provide the survey after approval and is asking to set for public hearing.

There was a motion by Councilman Andrews and second by Councilman DiVittorio to Introduce 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 (Absent), Sam DiVittorio (Y)
Motion Approved 4-0**

X. ADJOURN: There was a motion by Councilwoman Gonzales and second by Councilman Leon 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 A TRUE AND CORRECT RECITATION OF THE BUSINESS TRANSACTED AT THE REGULAR
MEETING OF THE CITY COUNCIL HELD **November 23, 2020**
BEING 6 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.