

OFFICIAL PROCEEDINGS  
CITY OF MORGAN CITY  
JANUARY 22, 2019

The Mayor and City Council of Morgan City, Louisiana, met at 6:00 pm (local time) in regular session, this date, in the City Court Building, Highway 182 East, Morgan City, Louisiana.

There were present: Honorable Frank P. Grizzaffi, III Mayor; and Council Members Ron Bias, Steve Domangue, Tim Hymel, Mark Stephens and Louis J. Tamporello, Jr.

Absent: None

Also present were Mr. Marcus Folse, Chief Administrative Officer and Mr. Paul Landry, City Attorney.

The invocation was given by Pastor Ron Bias.

There was no Positive Image recipient for the month of January.

Mr. Walter Shepherd and Mrs. Cindy Marino with Krewe of Dionysus addressed the council requesting permission to hold the fifth annual Irish/Italian walking parade. The parade would be held on March 16, 2019 at 1:00 PM and would begin at the corner of Second and Belanger Streets and end at the Basin Brew Fest. A motion to approve the request was made by Mr. Hymel, seconded by Pastor Bias, and voted unanimously in favor.

Mr. Ryan Jager, Porchfest chairman, submitted a request to use Lawrence Park on April 27, 2019 to hold the 4<sup>th</sup> annual Porchfest. They requested closure of 3<sup>rd</sup> Street from Everett to Freret Street and Everett Street from 3<sup>rd</sup> to 2<sup>nd</sup> Street. The event would begin at 8:30 AM with a 3.17 mile run. There would be entertainment throughout the day and the last band would conclude at 7:30 PM. A motion to concur in the request was made by Mr. Stephens, seconded by Mr. Domangue and voted unanimously in favor.

Mr. Javon Charles, Candidate for State Representative District 50, introduced himself and asked for the support of the Council in the upcoming election.

Mrs. Beth Portero with Morgan City Main Street asked the Council for permission to hold the Basin Brew Fest on March 16, 2019 from 3 PM to 6 PM. She also asked for permission to hold the City Easter Egg Hunt, Memorial Day Ceremony, National Day of Prayer, Party in the Park, Trunk or Treat, Veteran's Day Ceremony, Moonlight Monday and Christmas in the Park (copy on file). A motion to concur in the request was made by Pastor Bias, seconded by Mr. Tamporello and voted unanimously in favor.

The minutes of the December 18, 2018 meeting were submitted. There being no corrections, additions, or deletions, a motion to approve the minutes was made by Pastor Bias, seconded by Mr. Hymel, and voted unanimously in favor.

Mrs. Deborah Garber, Finance Director, submitted the following financial statement for the period ending December 31, 2018.

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**MONTHLY FINANCIAL STATEMENTS**

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**DATE:** January 22, 2019  
**TO:** Mayor and Council  
**FROM:** Deborah Garber  
**RE:** Comments related to summary of revenues and expenses compared to the amended budget for the period ended December 31, 2018.

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Attached is a summary that compares our actual revenues and expenses to our **amended** budget that was adopted in December 2018 for our major funds subject to budgetary control for the period ending December 31, 2018. The following comments are related thereto:

**General and Ancillary Funds:** Revenues are just under budget by \$288. Operating expenses ended the year under budget by \$219,600. The net income, after transfers, of \$368,800 is a favorable variance of \$362,800 compared to the amended budget.

**Utility Fund:** Actual revenues came in over budget by \$919,000. Electric revenues are over budget by 792,000. Operational expenses remain under budget by \$156,200. The net income, after transfers, of \$1,108,600 creates a favorable variance of \$1,083,900.

**Sanitation and Sewer Fund:** Operating revenues are just under budget by \$5,200 and total operating expenses under budget by \$62,200. That creates another net income, after transfers of \$681,600 leaving another positive variance of \$76,400.

Respectfully submitted,  
/s/ Deborah Garber  
 Deborah Garber  
 Finance Director

**CITY OF MORGAN CITY**  
**CONSOLIDATED STATEMENT**  
 Actual Revenues and Expenses Compared to Budget  
 Period Ended December 31, 2018

<b>GENERAL AND ANCILLARY FUNDS</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>VARIANCE</b>
<b>REVENUES</b>			
General Fund	6,765,223	6,762,562	2,661
Recreation Fund	138,435	133,830	4,605
Library Fund	22,622	22,093	529
Auditorium Fund	389,377	386,186	3,191
Lake End Park Fund	709,506	720,780	(11,274)
Total Revenues	8,025,163	8,025,451	(288)
<b>EXPENSES-OPERATIONAL</b>			
General Fund	9,800,979	9,988,748	(187,769)
Recreation Fund	413,963	439,700	(25,737)
Library Fund	118,127	123,971	(5,844)
Auditorium Fund	460,281	451,133	9,148
Lake End Park Fund	786,561	795,980	(9,419)
Total Expenses	11,579,911	11,799,532	(219,621)
<b>TRANSFERS</b>			
Transfers from Funds	4,392,500	4,392,500	-
Transfers to Funds	(469,000)	(612,504)	143,504.00
Net Transfers	3,923,500	3,779,996	143,504.00
<b>EXCESS NET OF TRANSFERS</b>	368,752	5,915	362,837
 <b>UTILITY FUND</b>			
Total Revenues	22,019,173	21,099,706	919,467
Total Expenditures	17,742,094	17,898,268	(156,174)
Net Excess	4,277,079	3,201,438	1,075,641
Net Transfers and non-oper.	(3,168,439)	(3,176,655)	8,216
Excess net of transfers	1,108,640	24,783	1,083,857
 <b>SANITATION AND SEWER FUND</b>			
Total Revenues	2,985,299	2,990,500	(5,201)
Total Expenses	2,943,723	3,005,875	(62,152)
Net Excess	41,576	(15,375)	56,951
Net Transfers/non-operating expenses	639,977	620,580	19,397
Excess net of transfers	639,977	620,580	19,397

and non-operating

681,553

605,205

76,348

A motion to accept the financial statement was made by Mr. Stephens, seconded by Mr. Domangue, and voted unanimously in favor.

Mayor Grizzaffi stated that he wanted to inform the Council that Phase 10 Roadway Repair and Improvements would be going out for bid. He stated that the City had received \$900,000 from the Parish in Road and Royalty Funds. He stated that he and the Public Works Director had surveyed the town and compiled a list of the worst sections. It was estimated that repairs to these sections would cost around \$784,000. He stated that more monies were expected from the Parish in midsummer and more repairs would be completed at that time.

The next matter on the agenda was the blighted property update. Mr. Anthony Governale, Planning & Zoning Director stated that the house at 1430 Victor II Boulevard had been covered with a tarp and Mr. Galey felt that he had secured the house and it was no longer an eyesore. Mayor Grizzaffi stated he would feel more comfortable if the Council made a motion on the property at 1430 Victor II Boulevard so it would not have to be discussed at every meeting. Mr. Tamporello made a motion that as long as the house stayed the way it was it would not be acted upon, seconded by Mr. Hymel and voted unanimously in favor. The houses on Lawrence Street were cleaned up and secured. Mr. Stephens stated that a window was broken when he passed at 5:30 PM. Mr. Governale stated that the back door had been sealed and he would get with the property owners on the window. He stated that from what he understood, the homeowner was doing the work himself and he had not had a chance to speak with him recently. He stated he would work to get a copy of the drawing and a timeline on the repairs. Mr. Domangue questioned if the homeowner had tried to sell or donate the land to the Mt. Era Baptist Church which was located next door. Pastor Bias stated that the church had made an offer on the properties in the past and they were refused. Mr. Governale stated that he would stay on top of getting copies of the plans and drawings.

Mayor Grizzaffi stated that there was no LEPA report as there had been no meeting.

The next matter on the agenda was the election of the Mayor Pro-Tempore, whereupon,

Mr. Tamporello offered the following Resolution, who moved for its adoption.

RESOLUTION NO. R: 19-01

WHEREAS, by Ordinance 01-3, the council approved a change to the charter to provide for the annual selection of the mayor pro-tempore by a majority vote of the council, said selection to be made at the first meeting in January of each year, and

WHEREAS, this home rule charter amendment, in an election held on October 12, 2002, was approved by a majority vote of the qualified electors voting in this election.

NOW THEREFORE BE IT RESOLVED, by the City Council, the governing authority of the City of Morgan City, that Tim Hymel is hereby selected as Mayor Pro-tempore of the City Council for the year 2019.

Pastor Bias seconded the motion.

The vote thereon was as follows:

AYES: Tamporello, Bias, Domangue, Hymel, Stephens

NAYS: None

ABSENT: None

The resolution was therefore declared approved and adopted this 22<sup>nd</sup> day of

January, 2019.

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Frank P. Grizzaffi, III  
Mayor

ATTEST:

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Debbie Harrington  
Clerk

Mayor Grizzaffi stated that a firm needed to be retained to perform the GASB 75 calculations, whereupon,

Mr. Hymel offered the following Resolution, who moved for its adoption.

RESOLUTION NO. R: 19-02

WHEREAS, it is necessary for the City of Morgan City to show, on its financial statements, its liability for other post employment benefits (OPEB); and,

WHEREAS, actuarial services are needed to prepare the calculation for this liability; and,

WHEREAS, the firm of Fontenot Benefits & Actuarial Consulting, LLC is currently preparing these calculations for the City of Morgan City; and

WHEREAS, a proposal has been submitted by the firm of Fontenot Benefits and Actuarial Consulting, LLC to provide the necessary services for GASB 75 analysis in the amount of \$7,500.00.

NOW THEREFORE BE IT RESOLVED by the City Council, the governing authority of the City of Morgan City, Louisiana that (1) the proposal of Fontenot Benefits and Actuarial Consulting, LLC in the amount of \$7,500.00 for providing the necessary actuarial services for a GASB 75 analysis be accepted and (2) that the Mayor be authorized to execute any documents necessary in connection with this matter.

Mr. Tamporello seconded the motion.

The vote thereon was as follows:

AYES: Hymel, Tamporello, Bias, Domangue, Stephens  
NAYS: None  
ABSENT: None

The resolution was therefore declared approved and adopted this 22<sup>nd</sup> day of January, 2019.

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Frank P. Grizzaffi, III  
Mayor

ATTEST:

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Debbie Harrington  
Clerk

The next matter on the agenda was to authorize the sale of adjudicated property by Civic Source, whereupon,

Pastor Bias offered the following Resolution, who moved for its adoption.

RESOLUTION NO. R: 19-03

WHEREAS, each year immovable property is adjudicated for non-payment of taxes; and

WHEREAS, adjudicated properties remain on the tax roll until redeemed or are either sold or transferred; and

WHEREAS, the resources to satisfy the legal requirements for adjudicated property sales are substantial; and

WHEREAS, there are currently no assurances of title insurance for adjudicated properties available for purchase; and

WHEREAS, many adjudicated properties are blighted and abandoned; and

WHEREAS, a sale program encourages redemptions and returns adjudicated properties to commerce; and

WHEREAS, title insurance provides investors the protection needed to redevelop adjudicated properties.

NOW, THEREFORE, BE IT RESOLVED, by the City Council, the governing authority of Morgan City, Louisiana that;

Section 1. We hereby authorize the execution of a professional services agreement with CivicSource® to sell eligible adjudicated properties through online, market-driven public auctions and through an adjoining landowner program, and to perform all due diligence needed to both comply with applicable laws and to ensure purchasers the availability of title insurance.

Section 2. We hereby further authorize the Mayor of Morgan City, LA, to execute any legally required documents necessary to transfer title and interest in and to adjudicated properties purchased at public auction or by adjoining landowners, as set forth above.

Mr. Stephens seconded the motion.

The vote thereon was as follows:

AYES: Bias, Stephens, Domangue, Hymel, Tamporello  
NAYS: None  
ABSENT: None

The resolution was therefore declared approved and adopted this 22<sup>nd</sup> day of

January, 2019.

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Frank P. Grizzaffi, III  
Mayor

ATTEST:

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Debbie Harrington  
Clerk

The first reading of the Issuance and Sale of \$2,000,000 Revenue Anticipation Notes was the next matter on the agenda. No definitive action was necessary.

The next matter on the agenda was the Zoning Ordinance that would change a portion of Wyandotte Subdivision from "R-3" Residential to "C" Commercial. Mayor Grizzaffi

stated that a letter was emailed to the City on Saturday, but with the Martin Luther King, Jr. holiday it had not been distributed to the Council until today. He stated that Mr. Donald Luc had written a letter in opposition of the zoning change. Mayor Grizzaffi read the letter into record (copy on file). Mayor Grizzaffi stated that neither he nor the City Attorney had been contacted by Mr. New but he wanted to make sure that the people in the neighborhood felt comfortable with the change. A few new issues had surfaced today and he wanted to make sure the people had a voice. He said he had been contacted by several residents that had concerns and were against the project but were scared to come forth. He stated that he was personally for the project and for economic development but felt that he was elected to represent the residents of Morgan City. Mr. Tamporello questioned what issues had come up besides the letter. Mayor Grizzaffi stated that he had received quite a few telephone calls regarding the zoning change. Mr. Bill New, President of New Industries stated that the project had been talked about at a Planning & Zoning Commission meeting and the previous months Council meeting. He stated that he did not want to invest a bunch of money in architects and engineers to have the zoning change voted down. Mr. Tamporello said it had been discussed at the last City Council meeting, The Planning and Zoning Commission and now this Council meeting. He asked Mr. New if the fence could be moved or the layout of the building reconfigured to help the situation and make the neighbors feel more at ease. Mr. New said that the building was going to be placed where it would shield the rest of the neighborhood and the residents would not look out of their doors into a parking lot. He planned to put up a privacy fence along with landscaping and fully intended to be a good neighbor. Mr. Stephens stated that he did not think that the neighbors wanted the building there regardless of what fencing or landscaping was installed. He stated he would much rather have the building facing the Patton Street side and that the building would look more like a home, but was not sure that those changes would make the neighbors happy either. Mrs. Barbara Breaux stated that she lived on Patton Street and said she and her neighbors were not against the project they were just never informed it would be an office building, only a warehouse, and they were not for a two story warehouse next to their homes. She was in favor of Mr. New putting up an office building but not a warehouse. Mr. New said the intention was to build a one story building because the cost of a two story building was considerably more. Mr. Donald Luc reiterated that he was completely against the project. Chief James Blair stated that he lived directly across the Street from the lots in question. He was concerned that the office building would face Patton Street and would cause an already problematic area to become even more congested. He did not want the building facing Patton Street and did not want deliveries made on Patton and felt the building would be better for everyone if it faced Railroad Avenue. Mr. Tamporello stated that a lot of discussion had taken place at various meetings and he felt that as long as everything was done in accordance with the Planning & Zoning rules and regulations, the change should be made. Mr. Paul Landry, City Attorney, stated that he felt there would be legal from the zoning change. Reverend Bias said that he wanted to go on record that he was all for industry and he understood what Mr. New was trying to accomplish but was worried about repercussions and would abstain from the vote; whereupon,

This Ordinance introduced with first reading on December 18, 2018. Published by title on December 26, 2018.

Mr. Tamporello offered the following Ordinance, who moved for its adoption.

#### ORDINANCE NO. 19-01

AN ORDINANCE OF THE CITY OF MORGAN CITY, LOUISIANA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY.

#### SECTION 1

BE IT ORDAINED by the City Council, the governing authority of the City of Morgan City, Louisiana, that the official Zoning Map of the City is amended and reenacted to rezone and redesignate the following described property from and to the zoning districts indicated; the affected property with its zoning designation being as shown on the attached map, which map constitutes an amendment to the existing official zoning map.

#### PROPERTY:

Lots 4 through 8 and lots 22 through 26, Square K, Wyandotte subdivision

FROM: "R-3" Residential

TO: "C" Commercial

SECTION 2

Should any section, paragraph, sentence, clause, or phrase be declared unconstitutional or repealed for any reason, the remainder of the ordinance shall not be affected hereby. That all laws or parts of laws in conflict with this ordinance be and the same are hereby repealed. This ordinance shall take effect immediately after its passage within the time prescribed by law.

Mr. Hymel seconded the motion.

The vote thereon was as follows:

AYES: Tamporello, Hymel, Domangue  
NAYS: Stephens  
ABSTAIN: Bias  
ABSENT: None

Certified approved and adopted this 22<sup>nd</sup> day of January, 2019.

Delivered to Mayor Grizzaffi at 10:30 AM, this 23<sup>rd</sup> day of January, 2019.

/s/ Debbie Harrington  
Debbie Harrington  
Clerk

Approved this 23<sup>rd</sup> day of January, 2019.

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Frank P. Grizzaffi, III  
Mayor

Received from Mayor at 11:15 AM on January 23, 2019.

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Debbie Harrington  
Clerk

Published: January 28, 2019

Mayor Grizzaffi stated that the Surplus and Sale of Land ordinance was no longer needed. Conrad Industries had decided that a gate across the property would suffice for now.

The final matter on the agenda was the Class "A" Liquor and Beer permit for Monty Gaudet d/b/a Blowout Lounge. A motion to approve the permit was made by Mr. Hymel, seconded by Mr. Tamporello, and voted unanimously in favor.

There being no further business, a motion to adjourn was made by Pastor Bias, seconded by Mr. Stephens and voted unanimously in favor.

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Debbie Harrington  
Clerk

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Frank P. Grizzaffi, III  
Mayor