

OFFICIAL PROCEEDINGS  
CITY OF MORGAN CITY  
AUGUST 22, 2023

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 Lee Dragna, Mayor; and Council Members Ron Bias, Steve Domangue, Tim Hymel, Mark Stephens and Louis J. Tamporello, Jr.

Absent: None

Also present were Mr. Charlie Solar, Jr., Chief Administrative Officer and Mr. Paul Landry, City Attorney.

The invocation was given by Reverend David Scott.

There was no positive image recipient for the month of August.

Mr. Clarence Robinson and Mr. Isaih Skinner requested permission to hold the 10<sup>th</sup> Annual Prostate Screening at Skinners Barbershop on September 9, 2023, from 9 AM to 1 PM (copy on file). They asked that Poncio Street be closed, beginning at Railroad Avenue so that Mary Bird Perkins could park their bus. A motion to allow the screening was made by Pastor Bias, seconded by Mr. Domangue, and voted unanimously in favor.

Ms. Colleen Hammonds and Mrs. Dee Hymel with the Roots & Ribbons Foundation invited the Mayor and Council to the Puttin on the Pink – 2023 5K race and walk on October 7, 2023, at Morey Park in Patterson. They challenged the Mayor and Council to get a team together and enter into the event.

Ms. Angela Kraemer and Mrs. Debbie Stevens with the Kiwanis Club of East St. Mary presented the City with a \$3,000 donation to the Block 27 program to update Lawrence Park. They said this was made possible by many of the events they have during the year, especially Porch Fest event around Lawrence Park.

Mrs. Jessica Dubois with MC Bank and St. Mary Outreach requested use of the Petting Zoo for their annual Pumpkin Patch event on October 23 – October 27, 2023 (copy on file). A motion to allow the use of the petting zoo was made by Mr. Domangue, seconded by Mr. Tamporello, and voted unanimously in favor.

Chief Chad Adams requested use of Lawrence Park on October 17, 2023, from 5 PM to 8 PM for the National Night Out Against Crime. He stated there would be games, activities, and giveaways for the children as well as food and live music. A motion to allow the request was made by Mr. Stephens, seconded by Mr. Hymel, and voted unanimously in favor.

Chief Adams also thanked the Mayor and Council for their support in the recent tax election that raised the salaries of the Fire and Police Departments. He said that the department was beginning to get employment applications and he felt that this was passed because of all their hard work. Mayor Dragna stated that a private school had contacted the Police Department to have a School Resource Officer at their school, so the program was catching on in the community.

Mayor Dragna stated that currently fourteen Morgan City firefighters were serving as reserve firefighters for the Berwick Volunteer Fire Department. If something happened to one of our employees fighting a fire for another department, the City was responsible for paying for the employee. He wanted to speak to the Chief of each individual volunteer fire department and see if there was some type of reimbursement clause that could be put into the mutual aid agreement. He was of the opinion that the City should not have to spend tax payer monies on other cities and towns issues.

Mayor Dragna stated that the new pump station was not working correctly and he wanted to say it in a public forum because we were now in the midst of hurricane season. He stated that right now the capacity was 25% of the normal capacity. The situation was

currently being worked on, but in the event of a hard rain, the street could hold water for some time.

The minutes of the July 25, 2023 meeting were submitted. There being no corrections, additions, or deletions, a motion to approve the minutes was made by Mr. Tamporello, seconded by Pastor Bias, and voted unanimously in favor.

Mrs. Deborah Garber, Finance Director, submitted the following financial statement for the period ending July 31, 2023.

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**MONTHLY FINANCIAL STATEMENTS**

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**DATE:** August 22, 2023  
**TO:** Mayor and Council  
**FROM:** Deborah Garber  
**RE:** Comments related to summary of revenues and expenses compared to budget for the period ended July 31, 2023.

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Attached is a summary that compares our actual revenues and expenses to our operational budget for our major funds subject to budgetary control for the period ending July 31, 2023. The following comments are related thereto:

**General and Ancillary Funds:** These funds are performing very similar to last month's report. The actual total revenues are over budget by \$625,664. Some of the main overages are as follows:

Sales taxes	146,000
Occupational licenses	134,000
Fines	136,000
LWCC Dividend	76,000
Lake End Park/Parkway	129,000

Operating expenses are below budget by \$427,476. The net loss of \$2,893,220 is a favorable variance of \$1,117,116 compared to the budget.

**Utility Fund:** Actual revenues are increasingly under budget by \$2,654,188 mainly due to electrical revenues. However, the operational expenses are also under budget by \$1,981,473. This is in large part due to being under budget in purchased power costs \$1,690,000. The net income of \$2,857,754 creates an unfavorable variance in the amount of \$476,027.

**Sanitation and Sewer Fund:** The operating revenues are \$113,718 under budget, with total operating expenses under budget by \$196,868. The net loss of \$380,796 leaves another favorable budget variance of \$86,017.

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

**CITY OF MORGAN CITY  
 CONSOLIDATED STATEMENT**

Actual Revenues and Expenses Compared to Budget  
 Period Ended July 31, 2023

	<b>JULY 2023</b>	<b>JULY 2023</b>	
<b>GENERAL AND ANCILLARY FUNDS</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>VARIANCE</b>
<b>REVENUES</b>			
General Fund	4,439,690	4,035,248	404,442
Recreation Fund	101,547	44,800	56,747
Library Fund	7,293	8,175	(882)
Auditorium Fund	70,796	35,277	35,519
Lake End Park Fund	642,967	513,129	129,838
State Prisoner Fund	112,654	119,888	(7,234)
Total Revenues	5,262,293	4,636,629	625,664
<b>EXPENSES-OPERATIONAL</b>			
General Fund	6,611,888	6,769,365	(157,477)

Recreation Fund	323,305	397,808	(74,503)
Library Fund	46,813	72,406	(25,593)
Auditorium Fund	269,759	300,746	(30,987)
Lake End Park Fund	488,679	614,871	(126,192)
State Prisoner Fund	415,069	427,793	(12,724)
Total Expenses	8,155,513	8,582,989	(427,476)
<b>TRANSFERS</b>			
Transfers from Funds	2,162,311	2,098,335	63,976
Transfers to Funds	0	0	0
Net Transfers	2,162,311	2,098,335	63,976
<b>EXCESS NET OF TRANSFERS</b>	<b>(730,909)</b>	<b>(1,848,025)</b>	<b>1,117,116</b>
<b>UTILITY FUND</b>			
Total			
Revenues	13,427,229	16,081,417	(2,654,188)
Total Expenditures	10,569,475	12,550,948	(1,981,473)
Net			
Excess	2,857,754	3,530,469	(672,715)
Net Transfers and non-oper.	(1,806,195)	(2,002,883)	196,688
Excess net of transfers	1,051,559	1,527,586	(476,027)
<b>SANITATION AND SEWER FUND</b>			
Total			
Revenues	1,809,207	1,922,925	(113,718)
Total			
Expenses	2,190,003	2,386,871	(196,868)
Net			
Excess	(380,796)	(463,946)	83,150
Net Transfers/non-operating expenses	671,595	668,728	2,867
Excess net of transfers and non-operating	290,799	204,782	86,017

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

The next matter on the agenda was the condemnation and demolition report. Pete Lawton stated that the property at 318 Second Street had burned some time back and was boarded up. He had tried to contact the homeowner but received no response. A motion to demolish the house at 318 Second Street was made by Pastor Bias, seconded by Mr. Domangue, and voted unanimously in favor.

Mr. Lawton stated that the house at 327 Kidd Street was caving in on itself and had not been inhabited in years. The owner agreed that the house needed to be torn down. A motion to demolish the house at 327 Kidd Street was made by Mr. Stephens, seconded by Pastor Bias, and voted unanimously in favor.

Mr. Tamporello asked what the average cost was for tearing down a house. Mr. Lawton stated they were currently running \$4,000 to \$5,000 per house. He asked if the cars were moved off of Fig Street. Mr. Lawton said the tires had been removed from the cars, but they were still on the property. Pastor Bias asked about Ray's Repair. Mayor Dragna instructed the City Attorney, Paul Landry, to get another judgement against Ray's.

Mayor Dragna stated that the December Council meeting fell the day after Christmas; whereupon,

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

RESOLUTION NO. R: 23-34

WHEREAS, the December 2023 council meeting falls on December 25, 2023, Christmas Day; and

WHEREAS, children are out of school for the holidays and many families take vacations at this time, and

WHEREAS, from past experience it has been determined to be within the best interest of the city to change this council meeting date.

NOW THEREFORE BE IT RESOLVED, by the City Council, the governing authority of the City of Morgan City, that the December 2023 council meeting be changed as follows:

December 26, 2023 meeting changed to December 19, 2023

Mr. Tamporello seconded the motion.

The vote thereon was as follows:

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

The resolution was therefore declared approved and adopted this 22<sup>ND</sup> day of August, 2023.

/s/ Lee Dragna  
Lee Dragna  
Mayor

ATTEST:

/s/ Debbie Harrington  
Debbie Harrington  
Clerk

Mayor Dragna stated that he had been approached by Immanuel Christian School to use Shannon Gym when the City was not using it for Basketball and Volleyball practices and games. He stated a Cooperative Endeavor Agreement needed to be signed; whereupon,

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

RESOLUTION NO. R: 23-35

WHEREAS, THE CITY OF MORGAN CITY, is a municipal corporation of the State of Louisiana, ("CITY") represented herein by Lee Dragna, its duly authorized Mayor, and

WHEREAS, IMMANUEL CHRISTIAN SCHOOL ("IMMANUEL") is represented herein by David Scott, its duly authorized Pastor; and

WHEREAS, the CITY and IMMANUEL wish to provide a facility for basketball and volleyball to have a facility to practice and play games; and

WHEREAS, the CITY and IMMANUEL have agreed that the CITY will provide the Shannon Gym, restrooms, and use of lights; and

WHEREAS, the CITY AND the IMMANUEL are required to enter into an cooperative endeavor agreement to accomplish this.

NOW THEREFORE BE IT RESOLVED, by the City Council, the governing authority of the City of Morgan City, that Lee Dragna, Mayor, be and he is hereby authorized, empowered, and directed to enter into any agreements and sign any documents necessary for the Cooperative Endeavor Agreement between the City of Morgan City and Immanuel Christian School for the use of Shannon Gym.

Pastor Bias seconded the motion.

The vote thereon was as follows:

AYES: Hymel, Bias, Domangue, Stephens, Tamporello

NAYS: None

ABSENT: None

The resolution was therefore declared approved and adopted this 22<sup>nd</sup> day of August, 2023.

/s/ Lee Dragna  
Lee Dragna, Mayor

ATTEST:

/s/ Debbie Harrington  
Debbie Harrington, Clerk

Mayor Dragna advised the Council that in order to receive Federal grant monies, a Language Access Plan had to be in place; whereupon,

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

RESOLUTION NO. R: 23-36

WHEREAS, Title VI of the Civil Rights Act of 1964 and specifically 4 U.S.C. 2000d provides "No person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance; and

WHEREAS, the law has been interpreted by the courts to require that participants of federal funds provide interpreters and translated documents to reduce language barriers that preclude meaningful access to programs; and

WHEREAS, the City has been the recipient of several federally funded grants that require the recipients to adopt Language Access Plan so as to demonstrate compliance with the federal law.

NOW THEREFORE BE IT RESOLVED, by the City Council, the governing authority of the City of Morgan City, does hereby adopt the attached Language Access Plan for Limited English Proficiency Persons.

BE IT FURTHER RESOLVED, that the Mayor is authorized to execute, sign, or otherwise enter into contracts as should be required to implement the Language Access Plan.

Mr. Domangue seconded the motion.

The vote thereon was as follows:

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

The resolution was therefore declared approved and adopted this 22<sup>ND</sup> day of August, 2023.

/s/ Lee Dragna  
Lee Dragna  
Mayor

ATTEST:

/s/ Debbie Harrington  
Debbie Harrington  
Clerk

Mr. Charlie Solar stated that the firm of Sustainability Partners had approached the City and felt that they could help the City in projects such as water meters, baseball park turf, swimming pools, buildings, and a host of other projects. There was no financial responsibility until a proposal was received but a proposal would not be prepared for any project until a Cooperative Endeavor Agreement was signed; whereupon,

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

RESOLUTION NO. R: 23-37

WHEREAS, THE CITY OF MORGAN CITY, is a municipal corporation of the State of Louisiana, ("CITY") represented herein by Lee Dragna, its duly authorized Mayor, and

WHEREAS, SUSTAINABILITY PARTNERS, LLC ("SUSTAINABILITY") is represented herein by Thomas Cain, its duly authorized CEO; and

WHEREAS, the CITY and SUSTAINABILITY wish to reduce the environmental impact and general inefficiencies of old, inefficient, and costly infrastructure by replacing it with newer, cleaner, more efficient, and longer-lasting solutions; and

WHEREAS, the CITY AND the SUSTAINABILITY are required to enter into an cooperative endeavor agreement to accomplish this.

NOW THEREFORE BE IT RESOLVED, by the City Council, the governing authority of the City of Morgan City, that Lee Dragna, Mayor, be and he is hereby authorized, empowered, and directed to enter into any agreements and sign any documents necessary for the Cooperative Endeavor Agreement between the City of Morgan City and Sustainability

Partners, LLC for the replacement of inefficient infrastructure by replacing it with longer lasting solutions.

Mr. Tamporello seconded the motion.

The vote thereon was as follows:

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

The resolution was therefore declared approved and adopted this 22<sup>nd</sup> day of August, 2023.

/s/ Lee Dragna  
Lee Dragna, Mayor

ATTEST:

/s/ Debbie Harrington  
Debbie Harrington, Clerk

Mayor Dragna stated that the Sign Ordinance that was scheduled for a first reading was going to be looked at by the City Attorney and taken up at a later date.

The public hearing for the Creation of the Hotel/Motel Corridor Economic Development District was opened. No one appeared for or against said ordinance; whereupon,

The following ordinance having been introduced at a duly convened meeting on July 25, 2023, was offered for final adoption by Mr. Stephens and seconded by Mr. Hymel:

**ORDINANCE NO. 23-09**

An ordinance creating the Morgan City Hotel/Motel Corridor Economic Development District, State of Louisiana, in accordance with and as authorized by Part II of Chapter 27 of Title 33 of the Louisiana Revised Statutes of 1950, as amended; defining the boundaries thereof; and providing for other matters in connection therewith.

WHEREAS, the City of Morgan City, State of Louisiana (the "City"), may use special taxes and local and state sales tax and ad valorem tax increments pursuant to and in accordance with Part II of Chapter 27 of Title 33 of the Louisiana Revised Statutes of 1950, as amended (La. R.S. 33:9038.31 through 33:9038.42, inclusive) (the "Act"), to provide funds needed to finance economic development projects; and

WHEREAS, in order to accomplish the funding of projects in accordance with the requirements of the Act, the Morgan City Council (the "Governing Authority"), proposes to create an economic development district within the City to be known as "Morgan City Hotel/Motel Corridor Economic Development District, State of Louisiana" (the "District"), in which certain taxes are to be levied and from which certain local and state sales and use tax and ad valorem tax increments may be used to fund projects;

NOW, THEREFORE, BE IT ORDAINED by the Morgan City Council (the "Governing Authority"), acting as the governing authority of the City of Morgan City, State of Louisiana, that:

SECTION i) In accordance with the Act, there has been published two times in the *Daily Review*, the official journal of the City (the "Official Journal"), a notice in the form attached hereto as **Exhibit A**, describing the boundaries of the District and informing the citizens of the date of consideration of this Ordinance.

SECTION ii) There is hereby created an economic development district within the City, to be named "Morgan City Hotel/Motel Corridor Economic Development District, State of Louisiana" (the "District"), having the geographical boundaries set forth in **Exhibit A** attached hereto, which **Exhibit A** is hereby incorporated in and made a part of this Ordinance, all pursuant to the Act. As provided by the Act, the District shall be a political subdivision of the State of Louisiana and shall possess such powers and authority and have

such duties as provided in the Act and other law, and the Governing Authority of the City shall be the governing authority of the District.

SECTION iii) The domicile of the District shall be the same as that of the City; the District shall adopt an official seal with the word "SEAL" on the inside and surrounded by the official name of the District; the Official Journal shall be the initial official journal of the District; the Clerk of the Council shall serve as Clerk of governing authority of the District; the fiscal agent bank of the City shall be the initial fiscal agent bank of the District until the District is able to name its own fiscal agent bank; and the fiscal year of the District shall be the same as that of the City.

SECTION iv) The Mayor and Clerk of the Council are hereby authorized to do any and all things necessary and incidental to carry out the provisions of this Ordinance.

SECTION v) All other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION vi) If any provision of this Ordinance shall be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Ordinance, but this Ordinance shall be construed and enforced as if such illegal or invalid provisions had not been contained herein. Any constitutional or statutory provision enacted after the date of this Ordinance which validates or makes legal any provision of this Ordinance which would not otherwise be valid or legal, shall be deemed to apply to this Ordinance.

SECTION vii) This Ordinance shall be published one time in the Official Journal.

SECTION 8. This Ordinance shall become effective immediately upon adoption

This ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: Stephens, Hymel, Bias, Domangue, Tamporello

NAYS: None

ABSENT: None

And the ordinance was declared adopted on this, 22<sup>nd</sup> day of August, 2023.

/s/ Debbie Harrington  
Clerk of the Council

/s/ Lee Dragna  
Mayor

**EXHIBIT A**

**CITY OF MORGAN CITY, STATE OF LOUISIANA**

**NOTICE OF INTENTION**

NOTICE IS HEREBY GIVEN that the Morgan City Council (the "Governing Authority"), acting as the governing authority of the City of Morgan City, State of Louisiana (the "City"), pursuant to the authority of Part II, Chapter 27, Title 33 of the Louisiana Revised Statutes of 1950, as amended (La. R.S. 33:9038.31 through 9038.42, inclusive)(the "Act"), proposes to consider creating an economic development district within the City to be called Morgan City Hotel/Motel Corridor Economic Development District, State of Louisiana (the "District").

NOTICE IS HEREBY FURTHER GIVEN that the Governing Authority proposes to levy a two percent (2%) hotel occupancy tax within the District. The proceeds of such tax will be deposited in a special trust fund to be used for the furtherance of economic development projects within the District, all pursuant to the authority of the Act.

NOTICE IS HEREBY FURTHER GIVEN that the Governing Authority will meet in open and public session on Tuesday, August 22, 2023, at 6:00 p.m., at its regular meeting place, City Court Building, 7261 Highway 182 East, Morgan City, Louisiana, and will at that time hear any and all objections to the proposed creation of the District and the levy of a hotel occupancy tax therein.



The boundaries of the District are proposed to be as follows:

Beginning at the intersection of the Brashear Avenue and Louisiana Highway 182; thence proceeding northeasterly along Brashear Avenue to its intersection with 8<sup>th</sup> Street; thence proceeding northwesterly along 8<sup>th</sup> Street to its intersection with Willard Street; thence proceeding northeasterly along Willard Street to its intersection with 9<sup>th</sup> Street; thence proceeding southerly along 9<sup>th</sup> Street to its intersection with Brashear Avenue; thence proceeding northeasterly along Brashear Avenue to its intersection with Victor II Boulevard; thence proceeding southeasterly along Victor II Boulevard to its intersection with the property line of 1324 and 1328 Victor II Boulevard; thence proceeding southerly and easterly along the property line of 1324 and 1328 Victor II Boulevard to its intersection with Redwood Street; thence southerly along Redwood Street to its intersection with Sandra Street; thence southeasterly along Sandra Street to its intersection with Cottonwood Street; thence southerly along Cottonwood Street to its intersection with Louisiana Highway 182; thence easterly along Louisiana Highway 182 to its intersection with Myrtle Street; thence northerly along Myrtle Street to its intersection with Victor II Boulevard; thence easterly along Victor II Boulevard to its intersection with Martin Luther King Jr. Boulevard; thence northerly along Martin Luther King Jr. Boulevard to its intersection with U.S. Highway 90; thence easterly along U.S. Highway 90 to its intersection with the extension of the property line of 704 Martin Luther King Jr. Boulevard; thence, proceeding southerly along the property line of 704 Martin Luther King Jr. Boulevard and its extension south to its intersection with Louisiana Highway 182; thence proceeding easterly along Louisiana Highway 182 to its intersection with Roderick Street; thence proceeding northerly along Roderick Street to its intersection with the property line of 516 Roderick Street; thence proceeding easterly and northerly and westerly and northerly and westerly along the property line of 516 Roderick Street to its intersection with Roderick Street; thence northerly along Roderick Street to its intersection with U.S. Highway 90; thence easterly along U.S. Highway 90 to its intersection with the levee east of 520 Roderick Street; thence proceeding southerly along the levee to its intersection with Louisiana Highway 182; thence proceeding westerly along Louisiana Highway 182 to its intersection with East Boulevard; thence proceeding southerly along East Boulevard to its intersection with Railroad Avenue; thence proceeding westerly along Railroad Avenue to its intersection with Myrtle Street; thence proceeding northerly along Myrtle Street to its intersection with Louisiana Highway 182; thence proceeding northwesterly along Louisiana Highway 182 to its intersection with Brashear Avenue, the point of beginning.

The public hearing on the Levy of a 2% Hotel Occupancy Tax was opened. Mr. Tamporello asked why it was a 2% tax, when it was agreed that only 1% would be levied. Mayor Dragna stated that the Board would vote to set the tax, up to 2%. Mrs. Carrie Stansbury stated that they had hired a company called Huddle Up, a sports tourism consulting firm. They would evaluate the facilities in the parish, survey citizens and local officials, and evaluate what your competitive set was. Mr. Tamporello asked if money raised from the tax could be used to bid on tournaments. Mayor Dragna stated as long as it was for economic development, the money could be spent to bid on tournaments; whereupon,

The following ordinance having been introduced at a duly convened meeting on July 25, 2023, was offered for final adoption by Pastor Bias and seconded by Mr. Hymel:

**ORDINANCE No. 23-10**

An ordinance authorizing the levy of a hotel occupancy tax within the Morgan City Hotel/Motel Corridor Economic Development District, State of Louisiana; directing that such hotel occupancy tax in the District will be used to provide funds for economic development projects in accordance with and as authorized by Part II of Chapter 27 of Title 33 of the Louisiana Revised Statutes of 1950, as amended; and providing for other matters in connection therewith.

WHEREAS, the City of Morgan City, State of Louisiana (the "City"), created the Morgan City Hotel/Motel Corridor Economic Development District, State of Louisiana (the

"District"), on August 22, 2023, pursuant to Part II of Chapter 27 of Title 33 of the Louisiana Revised Statutes of 1950, as amended (La. R.S. 33:9038.31 through 33:9038.42, inclusive) (the "Act"); and

WHEREAS, the District may use local and state sales tax, ad valorem, and/or hotel occupancy tax revenues or increments pursuant to and in accordance with the Act to provide funds needed to finance economic development projects as defined in the Act; and

WHEREAS, no registered voters reside within the boundaries of the District and therefore La. R.S. 33:9038.39 permits the Morgan City Council, acting as the governing authority of the District (the "Governing Authority"), to levy hotel occupancy taxes for authorized purposes without the necessity of holding an election thereon, and this Governing Authority now wishes to proceed with the levy and imposition of a 2% hotel occupancy tax (the "Tax") for the purposes permitted by the Act; and

WHEREAS, in accordance with the Act, the District further desires to create a special trust fund named the "Morgan City Hotel/Motel Corridor Economic Development District Trust Fund" (the "Trust Fund"), the purpose of which is to fund economic development projects selected by the District in the manner provided by the Act; and

WHEREAS, this Governing Authority now wishes to provide for the levy and collection of the Tax, which shall be assessed, collected, administered and enforced in accordance with the provisions of Chapter 2D of Subtitle II, Chapter 47 of the Louisiana Revised Statutes of 1950 (the "Uniform Local Sales Tax Code"), as it may be amended;

NOW, THEREFORE, BE IT ORDAINED by the Morgan City Council (the "Governing Authority"), acting as the governing authority of the District, that:

SECTION viii) In accordance with the Act, there has been published two times in the *Daily Review*, the official journal of the City (the "Official Journal"), a notice in the form attached hereto as **Exhibit A**, describing the levy of the Tax and informing the citizens of the date of consideration of this Ordinance.

SECTION ix) According to the certificate of the Registrar of Voters for the Parish of St. Mary attached hereto as **Exhibit B**, no registered voters presently reside within the District. Under the authority of the Act, there is hereby levied and imposed a 2% hotel occupancy tax, beginning October 1, 2023, and continuing through September 30, 2026 (the "Tax").

SECTION x) The Tax shall be collected by a "Collector," which term shall mean and include the entity from time-to-time collecting hotel occupancy taxes on behalf of the City. The current Collector for the Tax is the St. Mary Parish Sales & Use Tax Department.

SECTION xi) The Tax shall be collected on the basis of the applicable integrated bracket schedule prescribed by the Collector of Revenue, State of Louisiana, pursuant to Section 304 of Title 47 of the Louisiana Revised Statutes of 1950 (La. R.S. 47:304). The dealers shall remit the Tax collected to the Collector and comply with the Uniform Local Sales Tax Code, particularly La. R.S. 47:337.29, the proportionate part of the sales and use taxes collected in accordance with said integrated bracket schedule.

SECTION 5. For the purpose of compensating the dealer in accounting for and remitting the Tax, each dealer shall be allowed compensation on the amount of all Tax due and accounted for and remitted to the Collector equivalent to the amount allowed for sales and use taxes of the City. Said compensation shall be in the form of a deduction in submitting his/her report and/or reports and paying the amount due by the dealer, provided the amount due was not delinquent at the time of payment, and provided the amount of any credit claimed for the Tax already paid to a wholesaler shall not be deducted in computing the commission allowed the dealer hereunder.

SECTION 6. The interest on unpaid Tax provided for by La. R.S. 47:337.69 shall be at the same rate as allowed for sales and use taxes in the City.

SECTION 7. Any penalties permitted to be imposed by the Collector pursuant to the Uniform Local Sales Tax Code shall be imposed, when applicable, in amounts, percentages or rates equivalent to those allowed for sales and use taxes of the City.

SECTION 8. The Collector is authorized to employ private counsel to assist in the collection of any Tax, penalties or interest due under this Ordinance, or to represent him/her

in any proceeding under this Ordinance. If any Tax, penalties or interest due under this Ordinance are referred to an attorney at law for collection, an additional charge of attorney fees, in the amount of ten percent (10%) of such Tax, penalties and interest due, shall be paid by the tax debtor.

SECTION 9. Should the interest, penalties or attorney fees herein, or the combined interest, penalties and attorney fees be declared to be in excess of limits provided by other law, including relevant jurisprudence, then the maximum interest, penalties and attorney fees allowed by such other law shall apply.

SECTION 10. The Collector is hereby authorized, empowered and directed to carry into effect the provisions of this Ordinance, to appoint deputies, assistants or agents to assist it in the performance of its duties, and in pursuance thereof to make and enforce such rules as it may deem necessary.

SECTION 11. The entire proceeds of the Tax as received by the District shall be deposited into a special trust fund designated "Morgan City Hotel/Motel Economic Development District Trust Fund" (the "Trust Fund"), and shall be used by the Governing Authority for those economic development projects and purposes permitted pursuant to the Act. All taxes, revenues, funds, assessments, moneys, penalties, fees or other income which may be collected or come into the possession of the Collector under any provision or provisions of this Ordinance relating to the Tax described herein, shall be promptly deposited by the Collector for the account of the District in the Trust Fund, heretofore established and maintained for the deposit of such proceeds, which fund shall be maintained as a separate fund, apart from other funds and accounts of the City or other entities, provided, however, any amount which is paid under protest or which is subject to litigation may be transferred to a separate account established by the Collector pending the final determination of the protest or litigation. Out of the funds on deposit in the Trust Fund, the District shall first pay all reasonable and necessary costs and expenses of administering and collecting the Tax (to the extent not already retained by the Collector) and administering the provisions of this Ordinance and as well, the various administrative and enforcement procedures. Such costs and expenses shall be reported by the Collector monthly to the District. After all reasonable and necessary costs and expenses of collecting and administering the Tax have been paid as provided for above, the remaining balance in the Trust Fund shall be available for appropriation and expenditure by the District solely for the purposes designated and described in the Act and other applicable law.

SECTION 12. All funds or accounts described herein may be separate funds or accounts or may be a separate accounting within a general or "sweep" fund or account containing monies from multiple sources so long as separate accounting of such monies is maintained.

SECTION 13. If any provision of this Ordinance shall be in conflict with the provisions of the Uniform Local Sales Tax Code, the provisions of the Uniform Local Sales Tax Code shall be controlling.

SECTION 14. The Mayor and Clerk of the Council are hereby authorized to do any and all things necessary and incidental to carry out the provisions of this Ordinance.

SECTION 15. All other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 16. If any provision of this Ordinance shall be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Ordinance, but this Ordinance shall be construed and enforced as if such illegal or invalid provisions had not been contained herein. Any constitutional or statutory provision enacted after the date of this Ordinance which validates or makes legal any provision of this Ordinance which would not otherwise be valid or legal, shall be deemed to apply to this Ordinance.

SECTION 17. This Ordinance shall be published one time in the Official Journal.

SECTION 18. This Ordinance shall become effective immediately upon adoption

This ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: Bias, Hymel, Domangue, Stephens, Tamporello

NAYS: None

ABSENT: None

And the ordinance was declared adopted on this, 22<sup>nd</sup> day of August, 2023.

/s/ Debbie Harrington  
Clerk of the Council

/s/ Lee Dagna  
Mayor

**CITY OF MORGAN CITY, STATE OF LOUISIANA**

**NOTICE OF INTENTION**

NOTICE IS HEREBY GIVEN that the Morgan City Council (the "Governing Authority"), acting as the governing authority of the City of Morgan City, State of Louisiana (the "City"), pursuant to the authority of Part II, Chapter 27, Title 33 of the Louisiana Revised Statutes of 1950, as amended (La. R.S. 33:9038.31 through 9038.42, inclusive)(the "Act"), proposes to consider creating an economic development district within the City to be called Morgan City Hotel/Motel Corridor Economic Development District, State of Louisiana (the "District").

NOTICE IS HEREBY FURTHER GIVEN that the Governing Authority proposes to levy a two percent (2%) hotel occupancy tax within the District. The proceeds of such tax will be deposited in a special trust fund to be used for the furtherance of economic development projects within the District, all pursuant to the authority of the Act.

NOTICE IS HEREBY FURTHER GIVEN that the Governing Authority will meet in open and public session on Tuesday, August 22, 2023, at 6:00 p.m., at its regular meeting place, City Court Building, 7261 Highway 182 East, Morgan City, Louisiana, and will at that time hear any and all objections to the proposed creation of the District and the levy of a hotel occupancy tax therein.

The boundaries of the District are proposed to be as follows:

Beginning at the intersection of the Brashear Avenue and Louisiana Highway 182; thence proceeding northeasterly along Brashear Avenue to its intersection with 8<sup>th</sup> Street; thence proceeding northwesterly along 8<sup>th</sup> Street to its intersection with Willard Street; thence proceeding northeasterly along Willard Street to its intersection with 9<sup>th</sup> Street; thence proceeding southerly along 9<sup>th</sup> Street to its intersection with Brashear Avenue; thence proceeding northeasterly along Brashear Avenue to its intersection with Victor II Boulevard; thence proceeding southeasterly along Victor II Boulevard to its intersection with the property line of 1324 and 1328 Victor II Boulevard; thence proceeding southerly and easterly along the property line of 1324 and 1328 Victor II Boulevard to its intersection with Redwood Street; thence southerly along Redwood Street to its intersection with Sandra Street; thence southeasterly along Sandra Street to its intersection with Cottonwood Street; thence southerly along Cottonwood Street to its intersection with Louisiana Highway 182; thence easterly along Louisiana Highway 182 to its intersection with Myrtle Street; thence northerly along Myrtle Street to its intersection with Victor II Boulevard; thence easterly along Victor II Boulevard to its intersection with Martin Luther King Jr. Boulevard; thence northerly along Martin Luther King Jr. Boulevard to its intersection with U.S. Highway 90; thence easterly along U.S. Highway 90 to its intersection with the extension of the property line of 704 Martin Luther King Jr. Boulevard; thence, proceeding southerly along the property line of 704 Martin Luther King Jr. Boulevard and its extension south to its intersection with Louisiana Highway 182; thence proceeding easterly along Louisiana Highway 182 to its intersection with Roderick Street; thence proceeding northerly along Roderick Street to its intersection with the property line of 516 Roderick Street; thence proceeding easterly and northerly and westerly and northerly and westerly along the property line of 516 Roderick Street to its intersection with Roderick Street; thence northerly along Roderick Street to its intersection with U.S. Highway 90; thence easterly along U.S. Highway 90 to its intersection with the levee east of 520 Roderick Street; thence proceeding southerly along the levee to its intersection with Louisiana Highway 182; thence proceeding westerly along Louisiana Highway 182 to its intersection with East Boulevard; thence proceeding southerly along East Boulevard to its intersection with Railroad Avenue; thence proceeding westerly along Railroad Avenue to its intersection with Myrtle Street; thence proceeding northerly along Myrtle Street to its intersection with Louisiana Highway 182; thence proceeding northwesterly along Louisiana Highway 182 to its intersection with Brashear Avenue, the point of beginning.

STATE OF LOUISIANA

PARISH OF ST. MARY

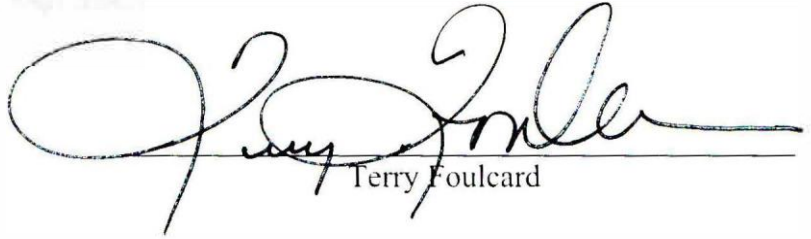
I, Terry Foulcard, the duly appointed St. Mary Parish Registrar of Voters, do hereby certify to the Morgan City Hotel/Motel Corridor Economic Development District, State of Louisiana (the "District") that, as of the date set forth below, there are no qualified electors located within the District, the boundaries of which are as follows:

Beginning at the intersection of the Brashear Avenue and Louisiana Highway 182; thence proceeding northeasterly along Brashear Avenue to its intersection with 8<sup>th</sup> Street; thence proceeding northwesterly along 8<sup>th</sup> Street to its intersection with Willard Street; thence proceeding northeasterly along Willard Street to its intersection with 9<sup>th</sup> Street; thence proceeding southerly along 9<sup>th</sup> Street to its intersection with Brashear Avenue; thence proceeding northeasterly along Brashear Avenue to its intersection with Victor II Boulevard; thence proceeding southeasterly along Victor II Boulevard to its intersection with the property line of 1324 and 1328 Victor II Boulevard; thence proceeding southerly and easterly along the property line of 1324 and 1328 Victor II Boulevard to its intersection with Redwood Street; thence southerly along Redwood Street to its intersection with Sandra Street; thence southeasterly along Sandra Street to its intersection with Cottonwood Street; thence southerly along Cottonwood Street to its intersection with Louisiana Highway 182; thence easterly along Louisiana Highway 182 to its intersection with Myrtle Street; thence northerly along Myrtle Street to its intersection with Victor II Boulevard; thence easterly along Victor II Boulevard to its intersection with Martin Luther King Jr. Boulevard; thence northerly along Martin Luther King Jr. Boulevard to its intersection with U.S. Highway 90; thence easterly along U.S. Highway 90 to its intersection with the extension of the property line of 704 Martin Luther King Jr. Boulevard; thence, proceeding southerly along the property line of 704 Martin Luther King Jr. Boulevard and its extension south to its intersection with Louisiana Highway 182; thence proceeding easterly along Louisiana Highway 182 to its intersection with Roderick Street; thence proceeding northerly along Roderick Street to its intersection with the property line of 516 Roderick Street; thence proceeding easterly and northerly and westerly and northerly and westerly along the property line of 516 Roderick Street to its intersection with Roderick Street; thence northerly along Roderick Street to its intersection with U.S. Highway 90; thence easterly along U.S. Highway 90 to its intersection with the levee east of 520 Roderick Street; thence proceeding southerly along the levee to its intersection with Louisiana Highway 182; thence proceeding westerly along Louisiana Highway 182 to its intersection with East Boulevard; thence proceeding southerly along East Boulevard to its intersection with Railroad Avenue; thence proceeding westerly along Railroad Avenue to its intersection with Myrtle Street; thence proceeding northerly along Myrtle Street to its intersection with Louisiana Highway 182; thence proceeding northwesterly along Louisiana Highway 182 to its intersection with Brashear Avenue, the point of beginning.

IN FAITH WHEREOF, witness my signature and official seal of the St. Mary Parish Registrar of Voters, this 28<sup>th</sup> day of July, 2023.

*[Faint, illegible text, likely bleed-through from the reverse side of the page]*

(SEAL)



Terry Foulcard

The public hearing for the Creation of Zone R1E was opened. No one appeared for or against said ordinance; whereupon,

This ordinance was introduced with a first reading on July 25, 2023. Published by title on July 28, 2023.

Mr. Stephens offered the following ordinance, who moved for its adoption.

ORDINANCE NO. 23-11

AN ORDINANCE OF THE CITY OF MORGAN CITY AMENDING CHAPTER 126, ZONING, ARTICLE II, DISTRICTS AND LAND USE REGULATIONS, SECTIONS 126-41, 126-47 AND 126-48, BY ESTABLISHING A ZONE DESIGNATION “R-1E” AND PROVIDING REGULATIONS THEREFOR.

SECTION 1

BE IT ORDAINED, by the City Council, the governing authority of the City of Morgan City, Louisiana, that Chapter 126, Zoning, Article II, District and Land Use Regulations, Chapters 126-41, 126-47 and 126-48 be amended by adding thereto the following provisions for District “R1-E”, said provisions to read as follows:

CHAPTER 126 – ZONING

Article II – District and Land Use

\*\*\*\*\*

Section 126-41 – Districts Established

For the purpose of this chapter, the city is divided into 15-16 districts designated as follows:

R-1A	Residential
R-1B	Residential
R-1C	Residential
R-1D	Residential
R-1E	Residential
R-2	Planned Unit Development
R-3	Residential
R-4	Residential
R-4A	Residential
R-5	Mobile Home Park
B-1	Business Restricted
B-2	General Business
B-P2	General Plaza
B-3	Convention District
P	Planned Commercial District
C	Commercial
H	Heavy Industrial

Section 126-47 –Schedule of District Regulations

Within the R-1A, R-1B, R-1C, R-1D, R-1E, R-2, R-3, R-4, R-5, R-6, B, C, H, and P Districts established by this chapter, the following regulations shall apply:

\*\*\*\*\*



District as Shown on Zoning District Map	Uses Permitted	Uses Prohibited	Minimum Lot Size			Minimum Yards		
			Area (sq. ft.)	Width (in feet)	Depth (in feet)	Front Depth (in feet)	Side Depth (in feet)	Rear Depth (in feet)
R-1E Residential	Dwelling (single-family); garage, municipal uses	All uses not specifically permitted in this section, including trailers (Manufactured Homes), containerized housing units (CHU), accessory buildings, and temporary portable covers.	3,500	47	75	House and garage (carport):		
						10	5	10

\*\*\*\*\*

Section 126-48 – Special Notations to Schedule of District Regulations

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(l) *R1-E residential zone regulations.* Within the R1-E residential zone the following regulations will be required for all properties:

- (1) Garages: At no time will the enclosure of a garage or carport be allowed for conversion to indoor dwelling or living use. Garages or carports must be constructed of the same materials as the main residence building. Any enclosed garage must have an approved wind standard garage door. No garage/storage enclosure apartment or secondary living spaces will be allowed.
- (2) Setbacks: Side yard setbacks shall be according to the official lot map of the subdivision.
- (3) Permitting: Construction of all types must be permitted through the Planning & Zoning Department, including but not limited to structures, fences, additions, alterations, etc.

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.

Pastor Bias seconded the motion.

The vote thereon was as follows:

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

Certified approved and adopted this 22<sup>nd</sup> day of July, 2023.

Delivered to Mayor at 11:00 AM this 24<sup>th</sup> day of August, 2023.

/s/ Debbie Harrington  
 Debbie Harrington  
 Clerk

Approved this 24<sup>th</sup> day of August, 2023.

/s/ Lee Dragna  
Lee Dragna  
Mayor

Received from Mayor at 11:30 AM on August 24, 2023.

/s/ Debbie Harrington  
Debbie Harrington  
Clerk

Published: August 30, 2023

The public hearing for the Amending of the Zoning Map of the City was opened. No one appeared for or against said ordinance; whereupon,

This Ordinance introduced with first reading on July 25, 2023. Published by title on July 28, 2023.

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

ORDINANCE NO. 23-12

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 re-designate the following described properties from and to the zoning districts indicated; the affected properties with its zoning designation being as shown on the attached map, which maps constitute an amendment to the existing official zoning map.

A. PROPERTY:

Tract 3

That certain tract or parcel of land, lying and being situated in Morgan City, Parish of St. Mary, State of Louisiana, more fully described as being Lot Number Fifteen (15) of Wise's Sub-division of Tiger Island, according to the plat thereof adopted by the family meeting held in the Succession of J.H.P. Wise, and wife, deceased, before W.B. Gray, a then Notary Public in and for the Parish of St. Mary, La., on November 24<sup>th</sup>, 1902, and duly filed approved and homologated, and recorded in the Conveyance Office of St. Mary Parish, La.

Said lot being bounded on the West by a fifty foot private court, on the North by Wise Street, on the East by Federal Avenue, and on the South by the property formerly owned by Wm. Drews, Jr., and now owned by Mr. Juanita Guardia Bass, and having a front of Forty-four (44) feet on Federal Avenue, by a depth of One Hundred and sixty-five (165) feet. Including herewith all buildings and improvements thereon, and all rights, privileges, and servitudes belonging thereto.

And

The North Ten (10) feet of that certain tract of land measuring One Hundred and Eighteen feet in width, and fronting on Federal Avenue, on West side, by a depth between parallel lines of One Hundred and Forty Eight feet, more or less, lying and being situated in what is now the corporate limits of the City of Morgan City, Parish of St. Mary, Louisiana, more particularly described as being bounded on the North by the property formerly of Appolis

Randall, now Vendee herein, in Wise Subdivision, on the East by Federal Avenue, on the South by remainder of said tract of land owned by Vendor herein, and on the West by property now or formerly belonging to M. Coguenhem.

Being the same Property sold by Act of Cash Sale to the St. Mary Parish School Board by Dr. A.K. White on February 18, 1929, and recorded in the conveyance records of St. Mary Parish at Book No. 4Q, E54, 153, Instrument #54,153.

AND

Tract 6

That certain lot or parcel of land situated in the City of Morgan City, St. Mary Parish, State of Louisiana, and more particularly described as being Lot, No. Fourteen, in Wise Sub-division of said City, having a front of the South side of Wise Street of One Hundred and sixty five (165) feet, more or less, by a depth of Fifty (50) feet, and bounded North by Wise Street, South by School property and East and West by vacant courts.

Being the same Property sold by Act of Cash Sale to the St. Mary Parish School Board by Mrs. Kathleen E. O'Brien on February 10, 1940, and recorded in the conveyance records of St. Mary Parish on March 13, 1940 at Book No. 5U, E65, 765, Instrument #65,765.

FROM: "R-4A" Residential

TO: "R-1E" Residential

As shown on attached Map titled Subdivision of Land/ M.D. Shannon School

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.

Pastor Bias seconded the motion.

The vote thereon was as follows:

AYES: Stephens, Bias, Domangue, Hymel, Tamporello

NAYS: None

ABSENT: None

Certified approved and adopted this 22<sup>nd</sup> day of August, 2023.

Delivered to Mayor at 11:00 AM this 24<sup>th</sup> day of August, 2023.

/s/ Debbie Harrington  
Debbie Harrington  
Clerk

Approved this 24<sup>th</sup> day of August, 2023.

/s/ Lee Dragna  
Lee Dragna  
Mayor

Received from Mayor at 11:30 AM on August 24, 2023.

/s/ Debbie Harrington  
Debbie Harrington  
Clerk

Published: August 30, 2023

Mayor Dragna submitted the name of Sadie Rankin for appointment to the Main Street Committee. A motion to concur in the appointment was made by Mr. Hymel, seconded by Mr. Domangue, and voted unanimously in favor.

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

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Debbie Harrington  
Clerk

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Lee Dragna  
Mayor