

OFFICIAL PROCEEDINGS  
CITY OF MORGAN CITY  
FEBRUARY 25, 2025

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, Eriq Blanchard, Steve Domangue, Tim Hymel, and Bonnie Leonard.

Absent: None

Also present was Mr. Paul Landry, City Attorney.

The invocation was given by Michael Loupe.

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

Mr. Caleb Bryan stated the Da Cajun Burger Cookoff was scheduled for March 8, 2025, from 11 AM to 5 PM. He said that there were over 20 teams registered to participate along with other food vendors. He said there would also be live music. He invited everyone to come out to the event.

Mr. Mike Granger said that the surface of 5<sup>th</sup> Street was getting bad, and he felt that it needed to be redone. Mayor Dragna stated that bids were being received on the next phase of the road repair project, and it would include the area of 5<sup>th</sup> Street and Freret Street.

Mayor Dragna said that Madalyn Hebert with LA Ruffnexus had submitted a request to hold a food truck festival in 2026. Ms. Hebert was not present, so it was decided that the issue would be taken up at the March meeting.

The next matter on the agenda was the condemnation report. The first property was 210 S. Railroad Avenue. Mr. Jimmy Knight said all notices had been sent and the Assistant Fire Chief Patrick Haller said it was dangerous to people passing by on the sidewalk. The property owner, Mr. Bernardino requested more time to complete the repairs. A motion to condemn the property at 210 S. Railroad was made by Pastor Bias, seconded by Mr. Blanchard, and voted unanimously in favor.

Mr. Jimmy Knight said all legal requirements had been met for the property located at 1103 Railroad Avenue. None of the notices had been signed for. Pastor Bias said he knew the owner's daughter lived in New Orleans. He asked if there was any way the letter could be sent to her before action would be taken. Mr. Knight suggested that a 30-day letter be sent to the New Orleans address to see if a response was received. A motion to demolish the house at 1103 Railroad Avenue after sending the letter to the New Orleans address and giving them 30 days was made by Pastor Bias, seconded by Mr. Hymel, and voted unanimously in favor.

The next condemnation was for a mobile home located at 1013 Railroad Avenue. Mrs. Arthur Welsh said that her husband had recently passed away, and he had dealt with these matters in the past. She did not have the money to tear it down. Mayor Dragna asked Public Works Director Mike Loupe to help Mrs. Welsh with the demolition of the trailer. Mr. Loupe said he could look at it and see what could be done. Mayor Dragna suggested that the demolition be delayed by 30 days. A motion to delay the demolition for thirty days to allow Mrs. Welsh to try to find someone to help her tear down the mobile home was made by Pastor Bias, seconded by Mr. Domangue, and voted unanimously in favor.

Mr. Knight said that the property located at 1017 Cottonwood Street was now owned by the bank. He had tried to contact the bank several times, but got no response. He said letters had also been sent to both the property owner and the bank with no response. A motion to demolish the house located at 1017 Cottonwood was made by Mrs. Leonard, seconded by Pastor Bias, and voted unanimously in favor.

The next matter on the agenda was the house located at 1009 Garden Street. Mr. Knight said that the owners did put a tarp up after the hurricane, but no other activity had

taken place since. A motion to demolish the house located at 1009 Garden Street was made by Mrs. Leonard, seconded by Mr. Domangue, and voted unanimously in favor.

Mr. Knight said that the owners of the property located at 1643 Filmore had reached out and asked that the City give them thirty days to tear the house down. Mayor Dragna recommended that they be given forty-five days to tear the house down, and if not the city would proceed with the demolition. A motion to allow forty-five days for the house at 1643 Filmore to be torn down before the city would bid out the demolition was made by Mr. Domangue, seconded by Mrs. Leonard, and voted unanimously in favor.

The property located at 1205 Clothilde Street was the next item on the agenda. Mr. Knight said when he had gone out two and a half weeks ago to inspect the property, he found that someone was living in the front part of it. The man said he was renting from the owner. The owner stated that he did not allow anyone to live there, but the tenant gave his key to Mr. Knight. He said the entire roof had fallen down so it was completely exposed in the back of the building. Mr. Phong Vu was the owner, and was represented by his contractor. He said that the owner planned to renovate the building and make it into a nail salon and washeteria. The contractor said the owner did not have enough money to make all of the repairs at this time. He had procured a permit over a year ago to replace the roof, but it had not been completed. The contractor said the repairs would have to be made a little at a time. Pastor Bias said that there was no hope for the building to be repaired in thirty days. A motion to demolish the building located at 1205 Clothilde was made by Pastor Bias, seconded by Mrs. Leonard, and voted unanimously in favor.

The property located at 212 Second was the final condemnation on the agenda. Mr. Knight said that it had been adjudicated to the Parish. A motion to demolish the building located at 212 Second Street was made by Mrs. Leonard, seconded by Mr. Domangue, and voted unanimously in favor.

The minutes of the January 28, 2025 meeting were submitted. There being no corrections, additions, or deletions, a motion to approve the minutes was made by Pastor Bias, seconded by Mrs. Leonard, and voted unanimously in favor.

Mrs. Deborah Garber, Finance Director, submitted the following financial statement for the period ending January 31, 2025.

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#### MONTHLY FINANCIAL STATEMENTS

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**DATE:** February 25, 2025  
**TO:** Mayor and Council  
**FROM:** Deborah Garber  
**RE:** Comments related to summary of revenues and expenses compared to budget for the period ended January 31, 2025.

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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 January 31, 2025. The following comments are related thereto:

**General and Ancillary Funds:** Actual total revenues are beginning the year under budget by \$126,242. Operating expenses are also under budget by \$90,150. The net loss of \$380,437 is an unfavorable variance of \$36,092 as compared to the adopted budget.

**Utility Fund:** Actual revenues in this fund are also beginning the year under budget by \$175,013. The operational expenses are under budget as well, but only by \$44,891. The net income, after transfers, of \$75,541 creates an unfavorable variance compared to the budget of \$125,744.

**Sanitation and Sewer Fund:** The operating revenues are \$523 under budget, with total operating expenses under budget by \$46,293. The net income, after transfers, of \$73,733 leaves a favorable variance of \$50,189.

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

**CITY OF MORGAN CITY**  
**CONSOLIDATED STATEMENT**  
Actual Revenues and Expenses Compared to Budget  
Period Ended January 31, 2025

<b>GENERAL AND ANCILLARY FUNDS</b>	<b>JANUARY 2025 ACTUAL</b>	<b>JANUARY 2025 BUDGET</b>	<b>VARIANCE</b>	<b>JANUARY 2024 ACTUAL</b>
<b>REVENUES</b>				
General Fund	603,804	711,793	(107,989)	772,376
Recreation Fund	2,266	1,508	758	1,701
Library Fund	7	250	(243)	1,006
Auditorium Fund	2,317	6,017	(3,700)	6,601
Lake End Park Fund	82,166	97,233	(15,067)	81,826
Cemetery Fund	6,104	13,517	(7,413)	13,069
State Prisoner Fund	19,914	12,084	7,830	7,681
Total Revenues	<u>690,560</u>	<u>816,802</u>	<u>(126,242)</u>	<u>863,510</u>
<b>EXPENSES-OPERATIONAL</b>				
General Fund	932,402	956,679	(24,277)	859,825
Recreation Fund	27,331	65,543	(38,212)	25,412
Library Fund	7,525	13,418	(5,893)	7,722
Auditorium Fund	37,152	41,768	(4,616)	34,903
Lake End Park Fund	36,407	41,164	(4,757)	64,393
Cemetery Fund	7,366	18,642	(11,276)	12,075
State Prisoner Fund	47,814	48,933	(1,119)	49,942
Total Expenses	<u>1,095,997</u>	<u>1,186,147</u>	<u>(90,150)</u>	<u>1,054,272</u>
<b>TRANSFERS</b>				
Transfers from Funds	25,000	25,000	0	-
Transfers to Funds	0	0	0	-
Net Transfers	<u>25,000</u>	<u>25,000</u>	<u>0</u>	<u>-</u>
Excess(deficiency) net of transfers	<u>(380,437)</u>	<u>(344,345)</u>	<u>(36,092)</u>	<u>(190,762)</u>
<b>UTILITY FUND</b>				
Total Revenues	1,718,284	1,893,297	(175,013)	1,744,732
Total Expenditures	<u>1,658,789</u>	<u>1,703,679</u>	<u>(44,891)</u>	<u>1,661,174</u>
Net Excess	59,495	189,618	(130,123)	83,559
Net Transfers and non-oper.	16,046	11,667	4,379	6,372
Excess net of transfers	<u>75,541</u>	<u>201,285</u>	<u>(125,744)</u>	<u>89,931</u>

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

The next matter on the agenda was the Cooperative Endeavor Agreement with Zeke Sampey for the retired Drug Dog; whereupon,

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

RESOLUTION NO. R: 25-08

WHEREAS, the Morgan City Police Department has a golden Labrador Retriever (Dally) that served as a drug dog; and

WHEREAS, the dog is no longer certified and is considered retired and no longer involved in any police services; and

WHEREAS, Sergeant Zeke Sampey has agreed to care and provide for the dog at his home upon her retirement.

NOW THEREFORE BE IT RESOLVED, by the City Council, the governing authority of the City of Morgan City, that the Mayor is hereby authorized, empowered and directed to enter into a cooperative endeavor agreement with Sergeant Zeke Sampey for the future care of Dally.

Pastor Bias seconded the motion.

The vote thereon was as follows:

AYES: Hymel, Bias, Blanchard, Domangue, Leonard

NAYS: None

ABSENT: None

The resolution was therefore declared approved and adopted this 26<sup>th</sup> day of February, 2025.

/s/ Lee Dragna  
Lee Dragna  
Mayor

ATTEST:

/s/ Debbie Harrington  
Debbie Harrington  
Clerk

Mayor Dragna stated that the Auditors needed to be engaged for the 2024 audit; whereupon,

Mrs. Leonard offered the following Resolution, who moved for its adoption.

RESOLUTION NO. R: 25-10

WHEREAS, the firm of Kolder, Slaven & Company, LLC submitted an agreement letter for the examination of the financial statements of the City of Morgan City for the year ending December 31, 2024, and

WHEREAS, said agreement letter must be approved by the Louisiana Legislative Auditor,

NOW THEREFORE BE IT RESOLVED, by the City Council, the governing authority of the City of Morgan City, that the Mayor, be and he is hereby authorized, empowered, and directed to execute the letter agreement between the City and Kolder, Slaven & Company, LLC for the purpose of conducting an examination of the City's financial statements for the year ending December 31, 2024.

Pastor Bias seconded the motion.

The vote thereon was as follows:

AYES: Leonard, Bias, Blanchard, Domangue, Hymel

NAYS: None

ABSENT: None

ABSTAIN: None

The resolution was therefore declared approved and adopted this 25<sup>th</sup> day of February, 2025.

/s/ Lee Dragna  
Lee Dragna  
Mayor

ATTEST:

/s/ Debbie Harrington  
Debbie Harrington  
Clerk

The next matter on the agenda was the Systems Survey and Compliance Questionnaire for the 2024 audit; whereupon,

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

RESOLUTION NO. R: 25-11

WHEREAS, as required by the Legislative Auditor of the State of Louisiana, a Systems Survey and Compliance Questionnaire is to be completed and submitted to the firm of Kolder, Slaven, & Company for the City of Morgan City and

WHEREAS, along with the audit report, the results of this questionnaire must be submitted to the Legislative Auditor.

NOW THEREFORE BE IT RESOLVED, by the City Council, the governing authority of the City of Morgan City, Louisiana, that it hereby approves and adopts the Systems Survey and Compliance Questionnaire as completed and submitted by the Finance Director.

Mr. Hymel seconded the motion.

The vote thereon was as follows:

AYES: Blanchard, Hymel, Bias, Domangue, Leonard  
NAYS: None  
ABSENT: None

The Resolution was therefore declared approved and adopted this 25<sup>th</sup> day of February, 2025.

/s/ Lee Dragna  
Lee Dragna  
Mayor

ATTEST:

/s/ Debbie Harrington  
Debbie Harrington  
Clerk

Mayor Dragna submitted the name of Rhett Fryou for appointment to the Recreation & Parks Commission and Angie Champine for appointment to the Hotel Motel Corridor Committee. A motion to concur in the appointments was made by Mr. Domangue, seconded by Pastor Bias, and voted unanimously in favor.

Mayor Dragna said that the Liquor License on the agenda had not been completed and would be addressed at the March meeting.

Pastor Bias said he wanted to acknowledge some of the African American leaders from Morgan City during Black History Month. He said Joshua Thomas was the first black mayor appointed by the Governor. He said Palmer Cox was the first black police officer, Glenda Halsey was the first black female police officer, Richard Anderson was the first black Fire Chief and Michael Banks was the first black Police Chief. He said there had been many other black men and women who had done great things for our City.

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

/s/ Debbie Harrington  
Debbie Harrington  
Clerk

/s/ Lee Dragna  
Lee Dragna  
Mayor