

OFFICIAL PROCEEDINGS
CITY OF MORGAN CITY
JUNE 27, 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 Paul Gilder.

There were no Positive Image recipients for the month of June.

Timmy Quebedeaux with Atchafalaya Bit & Bridle Club requested permission to hold a second rodeo on July 22, 2023. He stated that the last one was extremely successful and there were no problems. He asked if there was any way they could get some bleachers moved to the arena for the event. Mayor Dragna stated they would do what they could to help. A motion to approve his request was made by Pastor Bias, seconded by Mr. Domangue, and voted unanimously in favor.

Mr. Donald Haines with Waste Management introduced himself to the Mayor and Council. He stated that since the City was in the RFP process, he wanted to make himself available for any questions they may have. He said he would stay after the meeting if anyone wanted to speak with him.

Mrs. Patrina Coulon asked for an update on her previous complaints on Eleventh Street and Railroad Avenue. Mr. Governale stated that the City Attorney needed to be contacted to establish a deadline for the 11th Street cars. They did notice that the number of cars on the property had gone from 22 to 12, so he was moving in the right direction. Mr. Reggie Rideau, compliance officer, stated that he spoke with Mr. Dan, the property owner, who would then speak to the tenant. Mr. Mincier, the tenant told Mr. Rideau that he was in the process of contacting the owners of the vehicles to try to get the bills paid and the cars picked up. Mr. Governale stated that as soon as he spoke with Mr. Landry, he would find out the legal way to proceed. Mr. Rideau said the mechanic could also put what is called a mechanic's lien on the vehicles if they were not picked up. Pastor Bias asked about the progress on the cleanup on the Railroad Avenue property. Mr. Rideau stated that one trailer had been moved, and the shop was being cleaned out. Pastor Bias asked if the bus could be moved because it got in the line of vision for cars at the stop sign. Mayor Dragna asked Police Chief Chad Adams to investigate having the bus moved. Pastor Bias asked about Ray's Repair. Mr. Governale said he was now saying that he could not find out how long he had to keep the lawnmowers that were worked on before he could get rid of them. The City Attorney was asked to find out if there was a statute of limitations on this.

In the Mayor's Update, Mayor Dragna stated that he had been asked several times about making the Lawrence Park tennis courts pickleball courts. Mr. Dwayne Barbier stated that they would have to be painted on but resurfacing would be required before they could be painted. He had gotten quotes and it would cost around \$20,000 per court to resurface and paint them. He said that one tennis court could be turned into two pickleball courts. He stated Brian Theriot, the current tennis pro, had inquired about changing some courts at the Complex Tennis Courts because pickleball was becoming so popular. Mayor Dragna wanted to remind everyone of the Lake Jam on July 2, 2023, at Lake End Parkway and the fireworks display would be on July 4, 2023 at the Lake. He also reiterated that if any of the Councilmen need something done around the City, please contact him or Charlie, not the City employees. Mr. Tamporello asked what the status was of the City website. Mayor Dragna stated that the website was ready to go, but Rand Nini would not give the City access to their domain, so the City Attorney would have to be in contact with him again.

The minutes of the May 23, 2023 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 May 31, 2023.

MONTHLY FINANCIAL STATEMENTS

DATE: June 27, 2023
TO: Mayor and Council
FROM: Deborah Garber
RE: Comments related to summary of revenues and expenses compared to budget for the period ended May 31, 2023.

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 May 31, 2023. The following comments are related thereto:

General and Ancillary Funds: The actual total revenues are over budget by \$714,353. Some of the main overages are as follows:

Sales taxes	282,589
Occupational licenses	64,000
Fines	110,000
LWCC Dividend	76,000
Lake End Park/Parkway	111,000

Operating expenses are below budget by \$342,526. The net loss of \$1,612,070 is a favorable variance of \$1,056,879 compared to the budget.

Utility Fund: Actual revenues are increasingly under budget by \$1,475,620 mainly due to electrical revenues. However, the operational expenses are also under budget by \$1,763,546. This is in large part due to being under budget in purchased power costs. The net income of \$2,476,020 creates a favorable variance of \$287,926.

Sanitation and Sewer Fund: The operating revenues are \$59,039 under budget, with total operating expenses under budget by \$163,013. The net loss of \$77,254 leaves another favorable budget variance of \$103,974.

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

**CITY OF MORGAN CITY
CONSOLIDATED STATEMENT**

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

	MAY 2023	MAY 2023	
GENERAL AND ANCILLARY FUNDS	ACTUAL	BUDGET	VARIANCE
REVENUES			
General Fund	3,261,444	2,705,205	556,239
Recreation Fund	39,678	17,751	21,927
Library Fund	4,274	4,677	(403)
Auditorium Fund	33,822	20,566	13,256
Lake End Park Fund	368,877	281,482	87,395
State Prisoner Fund	60,763	66,230	(5,467)
Total Revenues	3,708,095	3,029,681	678,414
EXPENSES-OPERATIONAL			
General Fund	4,019,694	4,203,201	(183,507)
Recreation Fund	127,443	187,774	(60,331)
Library Fund	22,209	35,487	(13,278)
Auditorium Fund	147,683	159,602	(11,919)
Lake End Park Fund	239,815	338,801	(98,986)

State Prisoner Fund	231,990	236,269	(4,279)
Total Expenses	4,788,834	5,161,134	(372,300)
TRANSFERS			
Transfers from Funds	1,416,667	1,416,667	0
Transfers to Funds	0	0	0
Net Transfers	1,416,667	1,416,667	0
EXCESS NET OF TRANSFERS	335,928	(714,786)	1,050,714
UTILITY FUND			
Total			
Revenues	7,522,977	8,199,288	(676,311)
Total Expenditures	5,218,804	6,722,685	(1,503,881)
Net			
Excess	2,304,173	1,476,603	827,570
Net Transfers and non-oper.	(996,458)	(1,113,855)	117,397
Excess net of transfers	1,307,715	362,748	944,967
SANITATION AND SEWER FUND			
Total			
Revenues	1,035,298	1,077,301	(42,003)
Total			
Expenses	1,100,220	1,240,812	(140,592)
Net			
Excess	(64,922)	(163,511)	98,589
Net Transfers/non-operating expenses	392,834	392,500	334
Excess net of transfers and non-operating	327,912	228,989	98,923

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

Pastor Bias stated that there was a request to hold a July 4th celebration at Jacquet complex. It would be a barbeque with inflatables for the children and music provided by a DJ. A motion to allow the July 4th barbeque was made by Mr. Hymel, seconded by Pastor Bias, and voted unanimously in favor.

The next matter on the agenda was the Condemnation and Demolition Reports. Mr. Pete Lawton stated that the owner 419 Garber had hired someone to demo the property, they started, then never finished the job. The family had not answered any of his certified letters. A motion to demolish the house at 419 Garber Street was made by Mr. Hymel, seconded by Mr. Stephens, and voted unanimously in favor.

Mr. Lawton stated that the property located at 1620 Federal Avenue was a two-story structure that was falling. It had been like that for some time. He got no response from the owners. A motion to condemn and demolish the property at 1620 Federal Avenue was made by Mr. Domangue, seconded by Pastor Bias, and voted unanimously in favor.

The next property that was up for condemnation was 1009 Railroad Avenue. Mr. Lawton said that the whole back was open, and the house was falling. A motion to condemn and demolish the property at 1009 Railroad Avenue was made by Pastor Bias, seconded by Mr. Hymel, and voted unanimously in favor.

Mr. Lawton stated that the property at 1222 Fig Street was in bad shape. One of the owners passed away several years ago and his widow had moved out of town. He sent letters but got no response. He said it looked as if someone was cutting the grass, but there were also a couple vehicles and a boat on the property that needed to be towed off. A motion to condemn and demolish the house at 1222 Fig Street was made by Mr. Domangue, seconded by Mr. Tamporello, and voted unanimously in favor.

The next property up for condemnation and demolition was located at 109 Eleventh Street. The owner of the property, Mr. Parro addressed the Council. He stated that he thought the letters were just about grass cutting, and he did not open them until recently. He was requesting 30 days to take down the carport and ninety days to figure out how he wanted to proceed with the house. Pastor Bias made a motion to give Mr. Parro 30 days to remove the carport and then have him come back to the Council to tell them the plan and his next steps with the property, seconded by Mr. Domangue, and voted unanimously in favor.

Mr. Lawton stated that the house at 606 6th Street had been damaged by a fire and it needed to be cleaned up. People were beginning to dump appliances on the property. A motion to condemn and demolish the property at 606 6th Street was made by Mr. Domangue, seconded by Mr. Tamporello, and voted unanimously in favor.

The property at 202 S. Railroad was the next on the list. Mr. Lawton said that it was the old Dixie Hotel and should have been torn down years ago. The owner passed away some time ago and the letters he sent were always returned. A motion to condemn and demolish the property at 202 S. Railroad Avenue was made by Pastor Bias, seconded by Mr. Stephens, and voted unanimously in favor.

The next matter on the agenda was the Finance Committee Recommendations; whereupon,

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

RESOLUTION NO. R: 23-23

BE IT RESOLVED, by the City Council, the governing authority of the City of Morgan City, that the following Finance Committee recommendations be and the same are hereby approved:

1. Allocate up to \$750,000 from Sewer Capital Additions & Contingency to replace pump station at Park Road.
2. Allocate \$60,000 from excess sales tax in General Fund to upgrade City phone system.
3. Reallocate \$66,760 from Homeowner's Weatherization Grant Program to Business Façade Grant Program.
4. Allocate \$10,000 from excess sales tax in General Fund to St. Mary Council on Aging.

5. 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 27th day of June, 2023.

Lee Dragna
Mayor

ATTEST:

Debbie Harrington
Clerk

Mayor Dragna stated that the auditors suggested that a non-appropriation clause be added to any existing leases. He said this lease was for the Sewer Lift Station; whereupon,

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

RESOLUTION NO. R: 23-25

WHEREAS, by Resolution R: 83-154 dated November 22, 1983, the City entered into a lease with the Morgan City Fund (now H & B Young Foundation) for the use of property for a sewer lift station on Federal Avenue, and

WHEREAS, both parties are desirous of renewing this lease.

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 any documents necessary in carrying out the intent and purpose of this resolution.

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 27th day of June, 2023.

Lee Dragna
Mayor

ATTEST:

Debbie Harrington
Clerk

Michael Loupe, Public Works Director, stated that a change order was needed on the Morgan City Street Repairs project. Gray Construction had to add some handicap ramps and complete some sections that were not in the original plan. This would add around \$48,000 to the contract price; whereupon,

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

RESOLUTION NO. R: 23-26

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 in the name of and on behalf of said municipal corporation, to execute Change Order Number 1 in the amount of + \$48,395.58, under Contract Number R:23-12, between the City of Morgan City and Gray Construction Corp, for the Morgan City Street Repairs 2023 project.

Mr. Hymel seconded the motion.

The vote thereon was as follows:

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

The resolution was therefore declared approved and adopted this 27th day of June, 2023.

Lee Dragna
Mayor

ATTEST:

Debbie Harrington
Clerk

Mr. Loupe stated that the project needed to be placed in Substantial Completion; whereupon,

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

RESOLUTION NO. R: 23-27

WHEREAS, the firm of Gray Construction, Corp. has substantially completed the work done under contract No. R:23-12 for the Morgan City Street Repairs 2023 project, dated April 4, 2023; and

WHEREAS, the contractor has requested that this work be put in the lien period, and

WHEREAS, the engineer for the project has recommended acceptance of said project as substantially complete, to begin the forty-five (45) day lien period with no items remaining to be done, and

WHEREAS, before final payment is made, the engineer will so certify to the City that the project is fully complete and approve the payment of the retainage,

NOW THEREFORE BE IT RESOLVED, by the City Council, the governing authority of the City of Morgan City, Louisiana that the Mayor be and he is hereby authorized, empowered, and directed to execute the "Certificate of Substantial Completion" and that a copy of this resolution, along with said "Certificate" be filed with the Clerk of Courts of the Parish of St. Mary to initiate the forty-five (45) day lien period for the work done under the above mentioned contract.

Mr. Tamporello seconded the motion.

The vote thereon was as follows:

AYES: Stephens, Tamporello, Bias, Domangue, Hymel

NAYS: None
ABSENT: None

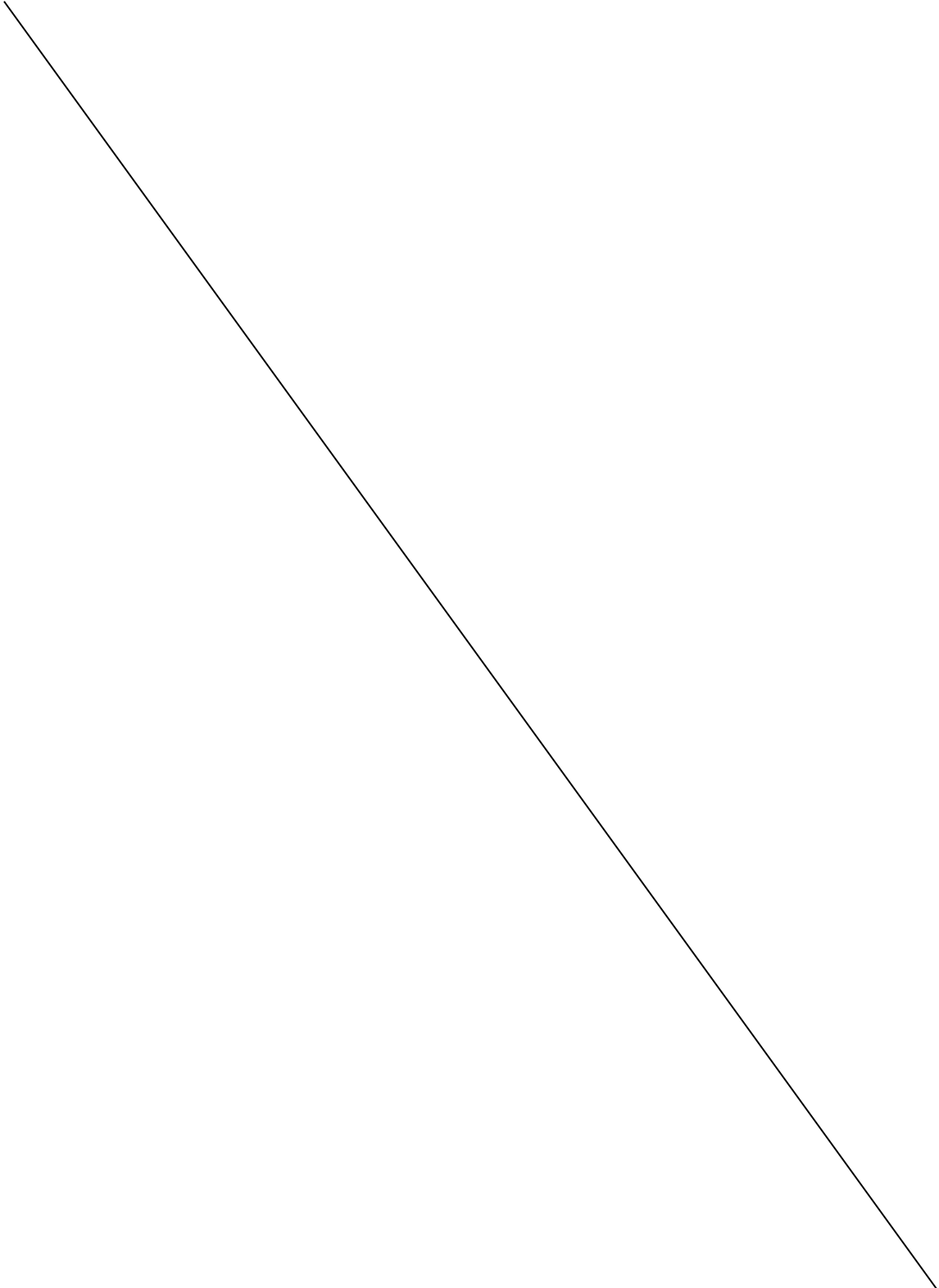
The resolution was therefore declared approved and adopted this 27th day of
June, 2023.

Lee Dragna
Mayor

ATTEST:

Debbie Harrington
Clerk

The public hearing for the Electric Bill Delinquent Charge Ordinance was opened. No
one appeared for or against said ordinance; whereupon,



Mayor Dragna stated that City Attorney Paul Landry had requested they go into executive session to discuss pending Litigation. A motion to go into executive session was made by Mr. Tamporello, seconded by Mr. Hymel, and voted unanimously in favor.

EXECUTIVE SESSION FROM 7:10 PM TO 7:23 PM.

A motion to return to regular session was made by Mr. Tamporello, seconded by Mr. Hymel, and voted unanimously in favor.

Mayor Dragna stated that after discussion with the Attorney, it was their recommendation to settle this case. A motion to settle the case was made by Pastor Bias, seconded by Mr. Domangue, and voted unanimously in favor.

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

Debbie Harrington
Clerk

Lee Dragna
Mayor