

**THE CITY OF GRETNA
MAYOR AND CITY COUNCIL REGULAR MEETING**



**Gretna City Hall
740 Second Street, Gretna, LA 70053
Council Chambers, 2nd floor**

April 9, 2025 - 5:30 PM

AGENDA

AGENDA ITEM(S):

- 1. Call to Order and Roll Call.**
- 2. Invocation and Pledge of Allegiance.**
- 3. Opening Remarks by the Mayor.**
- 4. Oath of Office - Unexpired Terms: (June 30, 2025)**
 - A. Chief of Police - Brett J. Lawson.
 - B. Council Member, District 4 - Randy S. Carr.
- 5. Presentations:**
 - A. Special Presentation.
 - B. Retirement - David Sprouse.
 - C. "Gretna Green, Keeping It Clean" 2025 Coloring Contest Winners.
 - D. Archbishop Shaw High School.
National Champion Cheerleaders.
State Champion Football Team.
 - E. Recognition of New Businesses:
- 6. Executive Session:**
 - A. Tara LeBlanc vs. American Alternative Ins., Co. Et Al
Case No. 832-582, 24th Judicial District Court.
- 7. Approval of Bid Recommendation and Award:**
 - A. Bids Submitted for the Burmaster Transfer Facility Project.
 1. Otwell Services, LLC \$1,891,412.60
 2. Cycle Construction LLC \$2,284,232.20
 3. LMB Services, LLC \$2,448,110.70

8. Vested Rights Determination:

- A. Reconsideration of the vested right termination for the property at 2224 Newton Street; further described as Lot 113-B1, Vicknair Add. Ernest Richard, Pastor. (Councilman Miller, District 3).

9. CONSENT AGENDA:

A. Approval of Council Meeting Minutes:

March 12, 2025, Regular Meeting.
March 17, 2025, Special Meeting (Budget Hearing)
March 25, 2025, Emergency Meeting (Demolition)
March 31, 2025, Special Meeting (Adopt Revised Budget Ordinance)

B. Approval of Special Event Permit applications:

- (1) El Patron Mexican Grill & Cantina - Cinco de Mayo Celebration
516 Gretna Blvd. - 11:00 AM to 10:00 PM.
- (2) Chief Retirement Party; May 17, 2025; 4:00PM to 7:00PM; under the Gretna Market
- (3) RiverShack River Run Series, June 7, 2025; 6:00 PM
2 Mile Run/Walk along the Mississippi Levee Trail.
- (4) World Vision Global 6K-Walk for Water; May 17, 2025; 8:00 AM Hosanna Fellowship
Church (Weidman / Adams along the levee).

C. Adoption of Resolution(s) by Consent:

- (1) A resolution by the City of Gretna, proclaiming the month of April 2025, as “Fair Housing Month”; and commemorating the 57th Anniversary of the Fair Housing Act. The theme for Fair Housing Month 2025 is “Fair Housing: The ‘Act’ in Action.”. As recipient of Community Development Block Grant Disaster Recovery funds; Sub-Grantees must concede to the administration and promotion of programs and activities related to housing and community development, to affirmatively further the Fair Housing Act policies.

Requested: Administration

Sponsor: Councilman Rau

- (2) A resolution by the City of Gretna, proclaiming the week of April 28th to May 4th, 2025, as Air Quality Awareness Week; aiming to increase public awareness of the impact of air quality on human health; engaging the community in air quality awareness activities to promote better air quality for all.

Requested: Administration

Sponsor: Councilman Rau

- (3) A resolution authorizing Mayor Belinda C. Constant to execute the annual Maintenance Agreement with the Louisiana Department of Transportation and Development, Office of Engineering, for grass cutting (including litter pickup) of State right-of-way within the City of Gretna, for the Fiscal Year of July 1, 2025, through June 30, 2026.

Requested: Administration

Sponsor: Councilman Rau

- (4) A resolution authorizing Mayor Belinda C. Constant to execute the Cooperative Endeavor Agreement between the Parish of Jefferson and the City of Gretna to provide and install a bike station.

Requested: Administration

Sponsor: Councilman Hinyub

10. Adoption of a Resolution:

- A. A resolution providing for the promulgation of the official results of the Municipal Primary Election held in the City of Gretna, Louisiana on Saturday, March 29, 2025. Said election results determining the race for the office of Councilmanic District Four (4).

Requested: City Administration Sponsor: City Council

11. Adoption of Ordinance(s):

1. An ordinance amending the Unified Development Code, Chapter 58; Article IV. -Site Development and Design Standards; Division 3. -Signs; by amending Sec. 58-191 through Sec. 58-202, by edit, addition, clarification and modification with recommendations by City Administration Staff . (Per attachment)

Requested: Administration Sponsor: Councilman Hinyub

12. Major Resubdivision Recommendation: (Council Approval)

1. Resubdivision of Lots 10, 11 and 12, Square 13B, Gretna Garden Subdivision; and the resub-division of Lots 1 through 6, 15 and 16, Square 18, Stafford Subdivision, INTO Lot 10A, Square 13B, Gretna Garden Subdivision; and INTO Lot 1A, Square 18, Stafford Subdivision; as per the plan of survey and resubdivision by Tildon J. Dufrene, Jr. of Dufrene Surveying & Engineering Inc., dated March 7, 2025. Municipal Address: 2000 Huey P. Long Avenue

The purpose of this resubdivision is to divide eleven lots of record into two, for the expansion of an existing church as set forth by UDC Section 58-329.

Requested: Good Hope Baptist Church (Eddie Cross III, Pastor)

13. Major Site Plan Review recommendation: (Council Approval)

1. 2000 Huey P. Long Avenue - Garrity + Accardo Architects (Brady Garrity), Applicant
Expansion of an existing church and parking lots. (In District 3, Councilman Miller)

14. Monthly Reports:

- A. Police Department Report.
- B. City Engineer Status Monthly Report.
- (1) April 9, 2025.
- C. Departmental Monthly Reports submitted (Novus Agenda):
- (1) Finance Department "Actual vs. Budget for Major Funds" report.
- (2) Building Department - Permits Issued.
- (3) Code Enforcement - Code Violations.
- (4) Historic District Commission (March 31, 2025 Meeting)
- (5) Planning & Zoning Commission (April 2, 2025 Meeting)
- (6) Planning and City Development Monthly Status Report.
- (7) Parks and Parkways Citywide Maintenance Report.

D. Council District Monthly reports:

(1) Council Members:

- Wayne A. Rau, Councilman At Large
- Rudy S. Smith, Councilman, District One
- Michael A. Hinyub, Councilman, District Two
- Mark K. Miller, Councilman, District Three
- Randy S. Carr, Councilman, District Four

15. Introduction of an Ordinance:

- A. An ordinance declaring vehicles and equipment surplus property, and no longer needed for public purposes; and to authorize the sale of said surplus property at a public auction.

Requested: Police Department

Sponsor: Councilman Hinyub

16. Citizens Addressing the Mayor and City Council.

17. Other Matter(s).

18. Meeting Adjournment.

LIVE ENTERTAINMENT/SPECIAL EVENT PERMIT APPLICATION

CITY OF GRETNA



City de Mayo

740 2nd Street - Gretna, LA 70053-5829
P O Box 404 - Gretna, LA 70054-0404

Due January 1st Each Year

For the Calendar Year Ending December 31, 2024

Applications are due on January 1, 2024
A penalty of (25%) twenty-five percent will be added, if not renewed by
January 1, 2024
This permit may be denied without notice

FOR OFFICE USE ONLY

Code # LA or LS _____
Lic. # 0002261
Date Paid _____
Amount 100.00
By _____

Date: 3-25-25

EL PATON MEXICAN CUL

(Business Name)

STESANIE VARGAS

(Owner, Manager's Name)

504-616-0242

Telephone Number

Mailing Address: 321 COTTONWOOD DR GRETNA, LA 70056
Street City State Zip Code

Location of Business: 516 GRETNA BLVD GRETNA, LA 70053
Street City State Zip Code

Type of Permit: ☐ Annual Live Entertainment (\$250.00) ☒ Special Event Entertainment (Date, 5-5-2025 Time 11AM - 10PM of event) (\$100.00)

Type of Entertainment ☒ Band ☐ Disc Jockey

Type of Ownership: INDIVIDUAL

(Individual, Partnership, Corporation)

All agents, employees, representatives or servant of this business have obtained an Alcoholic Beverage Card from the City of Gretna, Chief of Police ☐ Yes ☐ No

STESANIE VARGAS 321 COTTONWOOD DR GRETNA, LA 70056
(Name, address, and date of birth of all partners or principal officers, if a corporation)
12-14-94 (DOB)

PERMIT WILL NOT BE ISSUED IF APPLICATION IS NOT COMPLETE

I affirm that the information given in this application is true and correct and will abide by all applicable City of Gretna Ordinances.

[Signature]

(Name)

Owner

(Title)

Make checks payable to City of Gretna, P. O. Box 404, Gretna, LA 70054-0404

Approved _____

CITY OF GRETNA

****PERMIT WILL NOT BE ISSUED IF APPLICATION IS NOT COMPLETE****

****NO LIVE ENTERTAINMENT/SPECIAL EVENT PERMIT SHALL BE VALID DURING THE
2024 GRETNA FEST WEEKEND****



EVENT APPLICATION

City of Gretna
P. O. Box 404
Gretna, LA 70054-0404
(504) 363-1505

Name of Event: RiverShack River Run Series

Date of Event: 6/7/2025 Time of Event: 6:00PM

Location of Event: (Place or Street Name with boundary streets): Mississippi River Trail (1st St/ Huey P Long Ave)

Description of Event: 2 Mile Run/Walk along the MS River Levee Trail

Anticipated number of attendees: 250

Name of Organizer and Hoss: Lazy Hound Racing

Address: 2124 Jena St New Orleans, LA 70115

E-Mail: angela@lazyhoundracing.com Cell Phone: (601)606-5641

Home Phone: _____ Office Phone: _____

☐ NON-PROFIT/501(C)(3) ☐ PRIVATE BUSINESS

☐ PRIVATE EVENT ☒ OPEN TO PUBLIC

☐ FOOD ☐ ALCOHOLIC BEVERAGES ☐ MUSIC

☐ REQUEST TO CLOSE A STREET/STREETS ☐ STAGE RENTAL (\$300)

Street or Streets you are requesting to close: None

**APPLICATIONS MUST BE SUBMITTED FORTY (45) DAYS PRIOR TO EVENT.
THE FOLLOWING INFORMATION MUST BE PROVIDED AT TIME OF SUBMISSION:**

1. Event Insurance Certificate in the amount of One Millions Dollars (\$1,000,000.00) naming the City of Gretna as an additional insured.
2. Written or emailed proof of security from the Gretna Police Department
3. Application Fee: \$25.00 (non-refundable)
4. If applicable, application must include a petition listing all property owners or residents that will be impacted by the street closure and the signatures of a majority of those owners or residents stating they do not object to the issuance of a permit for the event.

IF APPLICABLE, PLEASE REFER TO ORDINANCES NO. 4443 and 4468 (attached) FOR FURTHER DETAILS.

Signature of Applicant / Representative

Owner/Director
Title

02/20/2025
Date

Signature of Approval

Title

Date



EVENT APPLICATION

City of Gretna
P. O. Box 404
Gretna, LA 70054-0404
(504) 363-1505

Name of Event: World Vision Global 6K Walk For Water

Date of Event: May 17, 2025 Time of Event: 8am

Location of

Event: (Place or Street Name with boundary streets): Hosanna Fellowship

Weidman / Adams along the levee

Description
of Event: 6K Walk

Anticipated # of attendees: _____ Name of Organizer and Host: Hosanna Fellowship & Smithel Haynes

Address: 400 Weidman St. Gretna, La. 70053

E-Mail: SmithelHaynes@yahoo.com Cell Phone: (504) 884-1008

Home Phone: _____ Office Phone: _____

☐ NON-PROFIT/501(C)(3)

☐ PRIVATE BUSINESS

☐ PRIVATE EVENT

☒ OPEN TO PUBLIC

☐ FOOD

☐ ALCOHOLIC BEVERAGES

☐ DJ OR BAND (PLEASE CIRCLE)

☐ USE OF ELECTRICITY (\$50 IF AVAILABLE AT LOCATION)

☐ STREET/STREETS CLOSURE ☐ STAGE RENTAL (\$300) ☐ BARRICADES (\$10 EACH)

Note: any delivery or pickup of a rental will incur a \$25.00/hour fee on weekends and after hours.

Street or Streets you are requesting to close: No Closures only police to direct like last time

APPLICATIONS MUST BE SUBMITTED FORTY (45) DAYS PRIOR TO EVENT.
THE FOLLOWING INFORMATION MUST BE PROVIDED AT TIME OF SUBMISSION:

1. Event Insurance Certificate in the amount of One Million Dollars (\$1,000,000.00) naming the City of Gretna as an additional insured.
2. Written or emailed proof of security from the Gretna Police Department
3. Application Fee: \$25.00 (non-refundable)
4. If applicable, application must include a petition listing all property owners or residents that will be impacted by the street closure and the signatures of a majority of those owners or residents stating they do not object to the issuance of a permit for the event.

IF APPLICABLE, PLEASE REFER TO ORDINANCES NO. 4443 and 4468 (attached) FOR FURTHER DETAILS.

Smithel Haynes
Signature of Applicant / Representative

Host
Title

03-26-25
Date

Signature of Approval

Title

Date

On motion by **Council Member** ____ and seconded by **Council Member** ____, the following resolution was offered:

RESOLUTION NO. 2025-

A resolution by the City of Gretna, proclaiming the month of April 2025, as “Fair Housing Month”; and commemorating the 57th Anniversary of the Fair Housing Act. The theme for Fair Housing Month 2025 is “Fair Housing; The ‘Act’ in Action,”. As recipient of Community Development Block Grant Disaster Recovery funds; Sub-Grantees must concede to the administration and promotion of programs and activities related to housing and community development, to affirmatively further the Fair Housing Act policies.

WHEREAS, it is the interest of the City of Gretna to promote the economic development and quality of life aspects of its citizens; and

WHEREAS, the City of Gretna is a recipient of Community Development Block Grant Disaster Recovery funds; the City of Gretna is committed to fair housing, and to promote efforts by private and public entities to provide and advocate for equal housing opportunities for all residents and prospective residents of Gretna; and

WHEREAS, the Fair Housing Act is a federal law enacted April 11, 1968, prohibiting discrimination in the purchase, sale, rental, or financing of housing—private or public—based on race, skin color, sex, nationality, or religion; and

WHEREAS, National Fair Housing Month in April increases efforts to end housing discrimination. Everyone deserves to live in a safe, comfortable home; and

WHEREAS, the State of Louisiana adopted a fair housing law; and implementation of that law needs the positive commitment, involvement, and support of all citizens; and

WHEREAS, departments and agencies of the State of Louisiana should lead in the efforts to promote sustainable homeownership opportunities, encouraging economic mobility, and creating more vibrant communities.

NOW, THEREFORE, BE IT RESOLVED by the City Council acting as legislative authority for the City of Gretna, that:

Section 1: The City of Gretna, Louisiana hereby proclaims the Month of April 2025, as Fair Housing Month, and commemorates the 57th Anniversary of the Fair Housing Act.

Section 2: The City of Gretna, as recipient of Community Development Block Grant (CDBG), Disaster Recovery funds, Sub-Grantees, hereby must concede to the administration and promotion of all programs and activities related to housing and community development, to affirmatively further Fair Housing Act policies.

The foregoing resolution having been submitted to a vote; the vote thereon was as follows:

Yeas: **Council Members**

Nays: None

Absent: None

Abstain:

RESOLUTION ADOPTED: APRIL 9, 2025

**CITY CLERK
CITY OF GRETNA
STATE OF LOUISIANA**

**MAYOR
CITY OF GRETNA
STATE OF LOUISIANA**

On motion by **Council Member** ____ and seconded by **Council Member** ____, the following resolution was offered:

RESOLUTION NO. 2025-

A resolution by the City of Gretna, proclaiming April 28th to May 4th, 2025, as Air Quality Awareness Week (AQAW); aiming to raise public awareness about the impact of air quality on health and the environment.

WHEREAS, the City of Gretna has an interest in the health, welfare, and safety of the citizens of the City of Gretna; and

WHEREAS, Air Quality Awareness week is an annual event organized by the EPA (Environmental Protection Agency) to raise awareness about air quality and its impact on health, encouraging people to incorporate knowledge of the Air Quality Index into their daily lives; and

WHEREAS, “Air Quality Awareness Week (AQAW) aims to highlight the importance of protecting air quality and educating people on how to reduce harmful air pollutants; and

WHEREAS, AQAW provide opportunity for people to learn about what causes poor air quality and how people can prepare for and respond to events with poor air quality – not just during the month of May, but year-round!”; and

WHEREAS, the City of Gretna is dedicated to becoming a leader in cleaner air, setting up policies and programs and sharing information with the public about efforts to protect and improve air quality that reduce emissions and promote quality of life.

NOW, THEREFORE, BE IT RESOLVED by the City Council acting as legislative authority for the City of Gretna, that:

The City of Gretna hereby proclaims April 28th to May 4th, 2025, as Air Quality Awareness Week (AQAW); aiming to raise public awareness about the impact of air quality on health and the environment.

The foregoing resolution having been submitted to a vote; the vote thereon was as follows:

Yeas: **Council Members**

Nays: None

Absent: None

Abstain: None

RESOLUTION ADOPTED: APRIL 9, 2025.

**CITY CLERK
CITY OF GRETNA
STATE OF LOUISIANA**

**MAYOR
CITY OF GRETNA
STATE OF LOUISIANA**

On motion by **Council Member** _____ and seconded by **Council Member** _____, the following resolution was offered:

RESOLUTION NO. 2025-

A resolution authorizing Mayor Belinda C. Constant to execute the annual Maintenance Agreement with the Louisiana Department of Transportation and Development, Office of Engineering, for grass cutting (including litter pickup) of State right-of-way within the City of Gretna, for the Fiscal Year of July 1, 2025, through June 30, 2026.

WHEREAS, the City of Gretna has an interest in the health, welfare, and safety of the citizens of the City of Gretna; and

WHEREAS, it is the interest of the City of Gretna to promote the economic development and quality of life aspects of its citizens; and

WHEREAS, the State of Louisiana Department of Transportation and Development has agreed to reimburse the City of Gretna for the maintenance obligations for grass cutting of State right-of-way within the City’s corporate limits.

NOW, THEREFORE, BE IT RESOLVED, by the City Council, acting as legislative authority for the City of Gretna, that:

Mayor Belinda C. Constant is hereby authorized to execute the annual Maintenance Agreement with the Louisiana Department of Transportation and Development, Office of Engineering, for grass cutting (including litter pickup) of State right-of-way within the City of Gretna, for the Fiscal Year of July 1, 2025, through June 30, 2026.

This resolution having been submitted to a vote; the vote thereon was as follows:

Yeas: **Council Members**

Nays: None

Absent: None

Abstain:

RESOLUTION ADOPTED: APRIL 9, 2025.

**CITY CLERK
CITY OF GRETNA
STATE OF LOUISIANA**

**MAYOR
CITY OF GRETNA
STATE OF LOUISIANA**

On motion by **Council Member** ____ and seconded by **Council Member** ____, the following resolution was offered:

RESOLUTION NO. 2025-

A resolution authorizing Mayor Belinda C. Constant to execute the Cooperative Endeavor Agreement between the Parish of Jefferson and the City of Gretna to provide and install a bike station.

WHEREAS, Article VII, Sec. 14(C) of the Louisiana Constitution of 1974 provides that for a public purpose, the State and its political subdivisions may engage in cooperative endeavors with each other, with the United States or its agencies, or with any public or private organization, corporation or individuals; and

WHEREAS, Article VII, Sec. 14(B) of the Louisiana Constitution of 1974 provides that public funds may be used for programs of social welfare for the aid and support of the citizens of Jefferson Parish; and

WHEREAS, PARISH and the CITY are a constitutionally and statutorily-created local political bodies of the State of Louisiana with the constitutional and statutory authority to contract, including entering into Cooperative Endeavor agreements; and

WHEREAS, the public purpose of the Cooperative Endeavor Agreement is to enhance the recreational facilities located within the City of Gretna, which will contribute to the enjoyment of those facilities by the residents of Jefferson Parish; and

WHEREAS, PARISH has a reasonable expectation of receiving a benefit or value of enhanced recreational opportunities for the citizens of Jefferson Parish, which is at least equivalent to the value of the bike station and its installation provided for in this Agreement; and

WHEREAS, the transfer or expenditure of public funds or property is not a gratuitous donation; and

WHEREAS, the citizens of Jefferson Parish will benefit from the efforts of these parties working together; and

WHEREAS, PARISH desires to cooperate with CITY in the implementation of the project as hereinafter provided.

NOW, THEREFORE, BE IT RESOLVED by the City Council acting as legislative authority for the City of Gretna, that:

Mayor Belinda C. Constant is hereby authorized to execute the Cooperative Endeavor Agreement with the Parish of Jefferson and City of Gretna to provide and install a bike station. That there are no costs associated with this agreement.

The foregoing resolution having been submitted to a vote; the vote thereon was as follows:

Yeas: **Council Members**

Nays: None

Absent: None

Abstain: None

RESOLUTION ADOPTED: APRIL 9, 2025

CITY CLERK
CITY OF GRETNA
STATE OF LOUISIANA

MAYOR
CITY OF GRETNA
STATE OF LOUISIANA

On motion by **Council Member** _____ and seconded by **Council Member**_____,
the following resolution was offered:

RESOLUTION NO. 2025-

A resolution providing for the promulgation of the official results of the Municipal Primary Election held in the City of Gretna, Louisiana on Saturday, March 29, 2025. Said election results determining the race for the office of Councilmanic District Four (4).

BE IT RESOLVED, by the Council of the City of Gretna, Louisiana acting as legislative authority for said City thereof:

SECTION 1. The Mayor and City Council do now proceed in open and public session examine the returns of the Municipal Primary Election held in the City of Gretna, Louisiana on Saturday, March 29, 2025, and declare results of said election.

SECTION 2. A process verbal of the promulgation of the results of the said election shall be made and a certified copy thereof shall be forwarded to the Secretary of State, Baton Rouge, Louisiana, who shall record the same in his office; another certified copy thereof shall be forwarded to the Clerk of Court and Ex-Officio Recorder of Mortgages and Conveyances Office in and for the Parish of Jefferson, who shall record the same in records of said Parish; and another certified copy thereof shall be retained in the archives of this City.

SECTION 3. The results of said election shall be promulgated by publication in the manner provided by law.

The foregoing resolution having been submitted to a vote; the vote thereon was as follows:

Yeas: **Council Members**

Nays: None

Absent: None

Abstain: None

ADOPTED: APRIL 9, 2025

**CITY CLERK
CITY OF GRETNA
STATE OF LOUISIANA**

**MAYOR
CITY OF GRETNA
STATE OF LOUISIANA**

PROMULGATION

I, Belinda C. Constant, Mayor of the City of Gretna, Louisiana, do hereby announce and proclaim the results of the Municipal Primary Election held in the City of Gretna, Louisiana, on Saturday, March 29, 2025, as ascertained by the promulgation of the said election made by the Mayor and City Council, acting as governing authority of the City of Gretna, Louisiana, on Wednesday, April 9, 2025, at five-thirty o'clock (5:30) p. m., which promulgation showed the following results of said primary election, to-wit:

RESULTS OF THE SATURDAY, MARCH 29, 2025, MUNICIPAL PRIMARY ELECTION HELD IN THE CITY OF GRETNA, SAID ELECTION RESULT DETERMINING THE RACE FOR THE OFFICE OF COUNCILMANIC DISTRICT FOUR.

A list of the Official Polling Places for the City of Gretna during the March 29, 2026, Municipal Primary Election, is as follows:

POLLING PLACES – CITY OF GRETNA	
Precinct	Location
G001	General Government Building, 200 Derbigny Street, Gretna, LA
G002	David Crockett Steam Fire Co. #1, 323 Weidman Street, Gretna, LA
G003	David Crockett Vol. Fire Co., Station #45, 1136 Lafayette St., Gretna, LA
G004	Gretna No. 2 Kindergarten, 701 Amelia Street, Gretna, LA
G005	William S. Hart Elementary School, 2001 Hancock Street, Gretna, LA
G006	William S. Hart Elementary School, 2001 Hancock Street, Gretna, LA
G007	David Crockett Vol. Fire Co., Station No.48, 2000 Hancock St., Gretna, LA
G008	Frederick Douglas School, 1400 Huey P. Long Avenue, Gretna, LA
G009	David Crockett Steam Fire Co., #47, 700 Gretna Boulevard, Gretna, LA
G010	Gretna Library, 102 Willow Drive, Gretna, LA
G011	Gretna Park Elementary School, 1130 Gretna Boulevard, Gretna, LA
G012	Timberlane Country Club / Café Hope, 700 Lapalco Blvd., Gretna, LA 70056

COUNCILMAN DISTRICT FOUR, CITY OF GRETNA, LOUISIANA

CANDIDATE LEGEND: 1 – ROBERT “BOBBIE” BLACK
2 - RANDY S. CARR

Precinct	Polling Places	Candidate 1 Robert Black	Candidate 2 Randy Carr
G-009	David Crockett Steam Fire Co., #47, 700 Gretna Blvd., Gretna, LA	90	70
G-010	Gretna Library, 102 Willow Drive, Gretna, LA	231	151
G-012	Timberlane Country Club/Café Hope, 700 Lapalco Blvd., Gretna, LA 70056	25	159
SUB-TOTAL		346	380
ABSENTEE VOTE		176	253
TOTAL		522	633
GRAND TOTAL		1,155	

The polling places specified above being the only polling places at which to hold said Municipal Primary Election, it was, therefore, shown that a majority of votes were cast for **RANDY S. CARR**, the candidate for Councilmanic District Four, of the City of Gretna, Louisiana.

Therefore, in accordance with the results of the promulgation of the returns and the action of the Mayor and City Council, acting as governing authority of the City of Gretna, Louisiana. I, Belinda C. Constant, Mayor of the City of Gretna, do hereby declare and proclaim that **RANDY S. CARR**, was elected for the respective office by a majority of the votes cast by the registered voters, voting at the Municipal Primary Election on Saturday, March 29, 2025.

THUS, DONE AND SIGNED at Gretna, Louisiana, on this 10th day of April 2025.

CITY CLERK
CITY OF GRETNA
STATE OF LOUISIANA

MAYOR
CITY OF GRETNA
STATE OF LOUISIANA

PROCES VERBAL

PROCES VERBAL OF THE PROMULGATION OF THE MUNICIPAL PRIMARY ELECTION
HELD IN THE CITY OF GRETNA, ON SATURDAY, MARCH 29, 2025.

BE IT KNOWN AND REMEMBERED that on Wednesday, April 9, 2025, at five thirty o'clock (5:30) P M, at its regular meeting place, the City Hall, 740 Second Street, Gretna, Louisiana; the Mayor and City Council of the City of Gretna, Louisiana, acting as the governing authority of said city, being the authority ordering the Municipal Primary Election held in said city on Saturday, March 29, 2025, with the following members present:

Mayor Belinda C. Constant; Council Members Wayne A. Rau; Rudy S. Smith; Michael A. Hinyub; and Mark K. Miller, did, in public session, promulgate the returns of and did declare the results of said primary election, there having been submitted at said Municipal Primary Election the following to-wit:

**RESULTS OF THE SATURDAY, MARCH 29, 2025, MUNICIPAL PRIMARY ELECTION
HELD IN THE CITY OF GRETNA, SAID ELECTION RESULTS DETERMINING THE RACE
FOR THE OFFICE OF COUNCILMANIC DISTRICT FOUR.**

There was found by said promulgation that the following votes had been cast at the March 29, 2025, Municipal Primary Election for the candidates for the above-named office, at the following Official Polling Places for the City of Gretna, to wit:

POLLING PLACES – CITY OF GRETNA

Precinct	Location
G001	General Government Building, 200 Derbigny Street, Gretna, LA
G002	David Crockett Steam Fire Co. #1, 323 Weidman Street, Gretna, LA
G003	Ruppel Academy, 815 Huey P. Long Avenue, Gretna, LA
G004	Gretna No. 2 Kindergarten, 701 Amelia Street, Gretna, LA
G005	William S. Hart Elementary School, 2001 Hancock Street, Gretna, LA
G006	William S. Hart Elementary School, 2001 Hancock Street, Gretna, LA
G007	William S. Hart Elementary School, 2001 Hancock Street, Gretna, LA
G008	Frederick Douglas School, 1400 Huey P. Long Avenue, Gretna, LA
G009	David Crockett Steam Fire Co., #47, 700 Gretna Boulevard, Gretna, LA
G010	Gretna Library, 102 Willow Drive Gretna, LA
G011	Gretna Park Elementary School, 1130 Gretna Boulevard, Gretna, LA
G012	Timberlane Country Club / Café Hope, 700 Lapalco Blvd., Gretna, LA 70056
G013 Parts	Timberlane Country Club / Café Hope, 700 Lapalco Blvd., Gretna, LA 70056

COUNCILMAN DISTRICT FOUR, CITY OF GRETNA, LOUISIANA

**CANDIDATE LEGEND: 1 – ROBERT “BOBBIE” BLACK
 2 - RANDY S. CARR**

Precinct	Polling Places	Candidate 1 Robert Black	Candidate 2 Randy Carr
G-009	David Crockett Steam Fire Co., #47, 700 Gretna Blvd., Gretna, LA	90	70
G-010	Gretna Library, 102 Willow Drive, Gretna, LA	231	151
G-012	Timberlane Country Club/Café Hope, 700 Lapalco Blvd., Gretna, LA 70056	25	159
SUB-TOTAL		346	380
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TOTAL		522	633
GRAND TOTAL		1,155	

The polling places specified above being the only polling places at which to hold said Municipal Primary Election, it was, therefore, shown that a majority of votes were cast for **RANDY S. CARR**, the candidate for Councilmanic District Four of the City of Gretna, State of Louisiana.

THEREFORE, the Mayor and City Council acting as the governing authority, of the City of Gretna, Louisiana, did declare and proclaim and does hereby declare and proclaim in open and public session, that the results as hereinabove set forth was duly passed and approved by a majority of votes cast by the registered voters voting at the Municipal Primary Election on Saturday, March 29, 2025.

THUS, DONE AND SIGNED AT GRETNA, LOUISIANA, ON THIS 10th DAY OF APRIL 2025.

NORMA J. CRUZ, CITY CLERK
CITY OF GRETNA
STATE OF LOUISIANA

BELINDA C. CONSTANT, MAYOR
CITY OF GRETNA
STATE OF LOUISIANA

MAYOR AND CITY COUNCIL OF THE CITY OF GRETNA, LOUISIANA

BELINDA C. CONSTANT
MAYOR

WAYNE A. RAU
COUNCILMAN-AT-LARGE

RUDY S. SMITH
COUNCILMAN - DISTRICT ONE

MICHAEL A. HINYUB
COUNCILMAN - DISTRICT TWO

MARK K. MILLER
COUNCILMAN - DISTRICT THREE

RANDY S. CARR
COUNCILMAN - DISTRICT FOUR

CERTIFICATE

I, **NORMA-JEAN CRUZ, CERTIFIED MUNICIPAL CLERK**, do hereby certify that the foregoing is a true and correct copy of the PROCES VERBAL OF THE PROMULGATION OF THE MUNICIPAL PRIMARY ELECTION HELD IN THE CITY OF GRETN, LOUISIANA, ON SATURDAY, MARCH 29, 2025.

**CITY CLERK
CITY OF GRETN
STATE OF LOUISIANA**

ABSTRACT OF PROMULGATION

I, **NORMA-JEAN CRUZ**, Clerk of the City of Gretna, Louisiana, do hereby certify that the following are the actual vote count results of the Municipal Primary Election held in the City of Gretna, Louisiana, on Saturday, March 29, 2029, as ascertained by the Promulgation of said election made by the Mayor and City Council, acting as governing authority of the City of Gretna, Louisiana, on Wednesday, April 9, 2025 at 5:30 PM, which Promulgation showed the following results on the Municipal Primary Election held on Saturday, March 29, 2025, to wit:

RESULTS OF THE SATURDAY, MARCH 29, 2025, OPEN PRIMARY ELECTION HELD IN THE CITY OF GRETNA, SAID ELECTION RESULTS DETERMINING THE RACE FOR THE OFFICE OF COUNCILMANIC DISTRICT FOUR.

There was found by said promulgation that a majority of votes had been cast at the said Municipal Primary Election held in the City of Gretna for the following candidate in his respective office:

COUNCILMANIC, DISTRICT FOUR:

There was found by said promulgation that a majority of votes were cast for **RANDY S. CARR**, the candidate for the Office of Councilmanic District Four, of the City of Gretna, Louisiana.

In accordance with the results of the Promulgation of the returns and the action of the Mayor and City Council, acting as the governing authority for the City of Gretna, Louisiana, Belinda C. Constant, Mayor of the City of Gretna, did declare and proclaim that the candidate for the office set forth above was elected by a majority of votes cast by the registered voters voting at the Open Primary Election on Saturday, March 29, 2025.

**CITY CLERK
CITY OF GRETNA
STATE OF LOUISIANA**

On motion by **Councilman** _____ and seconded by **Councilman** _____, the following ordinance was introduced:

ORDINANCE NO.

An ordinance amending the Unified Development Code (UDC), Chapter 58; Article IV. -Site Development and Design Standards; Division 3. -Signs; by amending Sec. 58-191 through Sec. 58-202, by edit, addition, clarification and modification with recommendations by City Administration Staff . (Per attachment).

WHEREAS, the City of Gretna has an interest in the health, safety and welfare of its citizens; and

WHEREAS, the City of Gretna is desirous of improving economic development and subsequent quality of life for the citizens of Gretna; and

WHEREAS, the City of Gretna has an obligation to provide its citizens with ordinances that clearly describe permitted activities in the city.

NOW, THEREFORE, BE IT ORDAINED by the City Council, acting as legislative authority for the City of Gretna, that:

The Unified Development Code (UDC), Chapter 58; Article IV. -Site Development and Design Standards; Division 3. -Signs; Sec. 58-191 through Sec. 58-202, is hereby amended with recommendations by City Administration Staff as (Per attachment).

Provided that a majority of the City Council of the City of Gretna have voted in favor of this ordinance, this ordinance shall have the full force and effect of law at midnight on the tenth day following the Clerk's presentment of same to the Mayor, in accordance with Louisiana Revised Statutes 33:406(c)(2) unless the Mayor returns same, unsigned, to the Clerk during that ten-day period.

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

Yeas:

Nays:

Absent:

ADOPTED:

APPROVED:

**CITY CLERK
CITY OF GRETNA
STATE OF LOUISIANA**

Ordinance presented to the Mayor on

**MAYOR
CITY OF GRETNA
STATE OF LOUISIANA**

Ordinance returned from the Mayor on

**CITY CLERK
CITY OF GRETNA
STATE OF LOUISIANA**

**CITY CLERK
CITY OF GRETNA
STATE OF LOUISIANA**

All words underlined are additions and all words ~~struck-through~~ are deletions.



MAJOR SUBDIVISION APPLICATION

FOR OFFICE USE ONLY

Date to be Introduced: _____
Date to be Adopted: _____
District _____ Councilman _____
Major Subdivision fee: \$ 500.00
~~(Fee Non-refundable)~~
Certified Mail cost @ \$6.85 x _____ \$ _____
TOTAL: \$ 500.00

APPLICATION DATE: 03/12/2025

PLEASE PRINT

REQUEST CITY COUNCIL APPROVAL FOR MAJOR SUBDIVISION:

Property address to be resubdivided: HUEY P LONG GRETN LA 70053
Street City State Zip Code

From: Current Legal Description: 1-6 & 15&16 / 10-12 18 / 13B STAFFORD SUBD / GRETN GARDENS
Lot(s) Square Subdivision

To: Proposed Legal Description: 1A / 10A 18 / 13B STAFFORD SUBD / GRETN GARDENS
Lot(s) Square Subdivision

Applicant's Name: Eddie Cross, III 504 235-6554 ecross@8302@gmail.com
Contact Phone No E-mail Address

Applicant's Address: 2078 Weyer St. Gretn LA 70053
Street City State Zip Code

GOOD HOPE BAPTIST CHURCH

Name-Owner of Record Contact Phone No E-mail Address
3829 Burntwood Dr Hervey LA 70058
Address-Owner of Record Street City State Zip Code

Brief explanation for subdivision request: RESUB OF LOTS 1-6, 15 & 16, SQUARE 18, STAFFORD SUBD

INTO LOT 1A, SQ 18, STAFFORD SUBD AND

RESUB OF LOTS 10-12 SQ 13B, GRETN GARDENS INTO

LOT 10A, SQUARE 13B GRETN GARDENS

FOR OFFICE USE ONLY

Major Subdivision request: review by Planning and Zoning Commission; introduction and final approval by City Council.

Director, Planning & City Development (Review approval)

Dated

COMMENTS:

I AFFIRM THAT THE INFORMATION GIVEN IN
THIS APPLICATION TO BE TRUE & CORRECT
(PLEASE SIGN AND DATE BELOW)

X Rev. Eddie Cross III
Authorized Signature(s)

Eddie Cross, III
PRINT FULL NAME

PASTOR
TITLE

3/12/2025
DATED

Parcel No.: _____

Approved by the Mayor and the City Council
of the City of Gretna.

Date _____ Mayor _____

Ordinance No. _____ Planning Director _____

WEYER STREET
SQUARE 13B, GRETNA GARDENS SUBDIVISION
SQUARE 18, STAFFORD SUBDIVISION
CITY OF GRETNA
JEFFERSON PARISH, LA

STAFFORD
SUBDIVISION
SQUARE 18

GRETNA
GARDENS
SUBDIVISION
SQUARE 13B

21ST STREET

20TH STREET

CENTRAL AVENUE

HUEY P. LONG AVENUE

SQUARE 13B	
GRETNA GARDENS	
OLD LOTS	NEW LOTS
10	10
11	11
12	12
SQUARE 18	
STAFFORD SUBDIVISION	
OLD LOTS	NEW LOTS
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9

LEGEND

- OVERHEAD UTILITY LINES
- SQUARE DRAIN INLET
- SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- POWER POLE
- ANCHOR/GUY WIRE
- ROUND FENCE POST
- SIGN



SCALE IN FEET

BEARINGS ARE BASED ON THE LOUISIANA
COORDINATE SYSTEM OF 1983, SOUTH ZONE.
BASED ON GPS OBSERVATIONS.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED
TO THOSE SET FORTH IN THE DESCRIPTION OF THE PROPERTY. NO OTHER
SERVITUDES OR RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR
PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

REFERENCE:
-SURVEY OF LOTS 3, 4, AND 5 SQUARE 18 STAFFORD SUBDIVISION
BY WILTON DUFFRENE DATED FEBRUARY 4, 1981
-SURVEY OF LOTS 1 AND 2 SQUARE 18 STAFFORD SUBDIVISION
BY DUFFRENE SURVEYING & ENGINEERING INC. DATED AUGUST 24,
1994
-SURVEY OF LOTS 7, 8, AND 9 SQUARE 13B GRETNA GARDENS
BY HOTARD & WEBB DATED AUGUST 31, 1994
-SURVEY OF LOTS 10, 11, AND 12 SQUARE 13B GRETNA GARDENS
BY DUFFRENE SURVEYING & ENGINEERING INC. DATED DECEMBER 11, 1998

DUFFRENE SURVEYING
& ENGINEERING INC.

1624 MANHATTAN BOULEVARD, HARVEY, LA 70058
504-868-8380
504-868-8381 FAX
duffrenesurveying.com



Tildon J. Duffrene, Jr.
T-6749-S2

MARCH 7, 2025

RESUBDIVISION OF LOTS 10, 11, AND 12, SQUARE 13B, GRETNA
GARDEN SUBDIVISION, LOTS 1 THRU 6, 15, AND 16, SQUARE 18,
STAFFORD SUBDIVISION, INTO LOTS 10A, SQUARE 13B, GRETNA
GARDEN SUBDIVISION AND LOT 1A, SQUARE 18, STAFFORD
SUBDIVISION. SURVEYED IN ACCORDANCE WITH THE LOUISIANA
STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS
C SURVEY, MADE AT THE REQUEST OF GOOD HOPE BAPTIST
CHURCH.



City of Gretna

740 Second Street (70053)

P. O. Box 404

Gretna, Louisiana 70054-0404

Mayor

Belinda Cambre Constant

Councilmembers

Wayne A. Rau

Councilman-at-Large

Rudy S. Smith

District One

Michael A. Hinyub

District Two

Mark K. Miller

District Three

Jackie J. Berthelot

District Four

March 19, 2025

RE: Public Notice of Major Subdivision and Major Site Plan Review Application for 2000 Huey P. Long Avenue

Dear Gretna Neighbor,

Departments

Building

Danika E. Gorrondona

Citizens Affairs

Rachael Stanley

City Clerk

Norma J. Cruz

City Development

Amelia Pellegrin

Code Enforcement

Angel L. Gonzales

Environmental Affairs

Madason Priore

Finance & Tax

Raylyn C. Stevens

Human Resources

Gwen Turner

Information Technology

Michael T. Wesley

Operations

Eric Stahl

Parks & Parkways

Amie L. Hebert

Public Utilities

Ron Johnson

Tourism

Summer Cook

You are receiving this public notice because you own property within 100 feet of 2000 Huey P Long Avenue in Gretna, Louisiana. No action is required on your part; this notice is simply to inform you about a pending public process concerning the resubdivision of an existing lot and the site plan for a new development. If you have any comments or concerns, please review this letter and its attachments, contact my office, and/or attend the two public meetings regarding this proposed development.

An application has been submitted to the City of Gretna from the property owner of 2000 Huey P. Long Avenue, Gretna, Louisiana 70053, Reverand Eddie Cross, who is requesting to resubdivide eleven (11) parcels of property bearing the following legal descriptions:

Lots 10, 11, 12, Square 13B, Gretna Garden Subdivision

AND

Lots 1 thru 6, 15, and 16, Square 18, Stafford Subdivision

INTO

**Lots 10A, Square 13B, Gretna Garden Subdivision and Lot 1A, Square 18,
Stafford Subdivision**

The purpose of this resubdivision is to divide eleven lots of record into two, for the expansion of an existing church as set forth by Section 58-329 of the UDC, which can be accessed at www.gretnala.com/UDC. The applicant proposes to construct a 5,645 square foot church sanctuary and 2 parking lots, with parking for 53 vehicles.



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Please see the enclosed copy of the survey and proposed site plan. Copies of the survey and full plans are also on file at Gretna City Hall, 740 2nd Street, Gretna, LA 70053, in the City Development Office.

This application will be reviewed at two public hearings. The first hearing will be conducted by the Planning & Zoning Commission on April 2, 2025, at 5:30 PM in the Council Chambers at Gretna City Hall. The second hearing will take place on April 9, 2025, at 5:30 PM in the Council Chambers, where the Planning & Zoning Commission's recommendation will be presented to the City Council for consideration. You are welcome to attend either or both of these public hearings.

Any questions, comments, or concerns may be submitted to the Planning Department by calling (504) 363-1556 or e-mailing gnoorulhaqq@gretnala.com.

Sincerely,

Amelia Pellegrin, AICP
Director of Planning & City Development

**FOR P&Z USE ONLY**

Received by: _____ Date: _____
Approved by: _____ Date: _____
Development Review Committee approval date: _____
Council District: _____
☐ **Major** (Fee \$1,000)
☐ **Minor** (Fee \$500)
☐ Permitted use
☐ Conditional use
☐ Non-Conforming structure / use / lot (circle)

APPLICATION FOR SITE PLAN REVIEW

(PLEASE PRINT)

Application Date: 03.13.2025

Address to be

Reviewed: 2000 HUEY P LONG

Valuation of work: \$750,000.00

Name or Description

Of Project: GOOD HOPE BAPTIST CHURCH

Property Legal Description:

LOT 1A, SQUARE 18, STAFFORD SUB | LOT 10A, SQUARE 13 B, GRETNA GARDEN SUB
Lot(s) Square Subdivision

Zoning

District: R-1

Use: ☒ Existing

☐ New Business

☐ Change of Use

Type

Of Project: ☒ Commercial _____ sqft. ☐ Residential _____ sqft. ☒ New Building 5645 sqft.

☐ Expansion _____ sqft. ☐ Renovation _____ sqft.

Name of

Property Owner: GOOD HOPE BAPTIST CHURCH
(PASTOR EDDIE CROSS)

Phone

Number(s): 504-905-8333

Email Address(es): MINISTERCROSS4@GMAIL.COM

Address of Property Owner:

2028 WEYER ST., GRETN LA 70053

Name of

Applicant/Agent: BRADY GARRITY - GARRITY + ACCARDO ARCHITECTS

Phone

Number(s): 504-415-0932

Email Address: BGARRITY@GARRITYACCARDO.COM

Is applicant a
Lessee? ☐

Architect/Engineer Contact: BRADY GARRITY

Phone Number: 504-415-0932

Check all that apply:

PERMIT REVIEW: Building Permit: ☒ Electrical: ☒ Mechanical: ☒ Plumbing: ☒ Occupational License: ☐

ABO: ☐ Health Department: ☐ Fire Marshal: ☒

REQUEST

INCLUDES: Variance: ☐ Subdivision: ☒ Zoning Change: ☐ Conditional Use Permit: ☐

Historic District Commission: ☐

PRIMARY SETBACKS: Front: 105 Rear: 10 Left Side: 15 Right Side: 10

BUILDING SIZE (SqFt.): 5065 LOT SIZE (SqFt.): 6,600 + 19,800 + 12,500 = 38,900 SF

PARKING SPACES: Existing: _____ Proposed: 53 Surface Types: PERVIOUS PAVING / LIMESTONE

Square footage of each type: 3,900 SF PERVIOUS PAVING , 6,262 SF LIMESTONE

LOADING/SERVICE AREAS: / (SqFt.)

LIGHTING: Number: _____ Height: _____ Type: _____

TYPE OF SIGNS: Pole: ☐ Wall: ☒ Monument: ☐ Illuminated: ☐ Window: ☐ _____ (dimensions)

Linear Frontage of Building: 86 LF Total Number of Signs: 1

LANDSCAPING: Total Area (SqFt.) 7543 Number of Trees Removed: 0 Number of New Trees: 25

Size of New Trees (DBH-Dimension at Breast Height): 2" Number of Bushes: 45

Buffer/Screening Area(s): 1635 (SqFt.)

Number of Parking Islands: 10, +/-180 (SqFt.)

Number of Parking Buffers: / (SqFt.)

- See table attached for submittal requirements, submit full package to Planning Director or upload Survey/Site Plans/Application to Building Permit as one PDF and label it "Site Plan Review" in www.mygovernmentonline.org
- Information provided shall conform to the provisions of SEC. 58-64 SITE PLANS of the Unified Development Code of the City of Gretna

I affirm that the information given this application is true and correct (Please sign and Print name(s) below)

03.13.2025

SIGNATURE OF PROPERTY OWNER

DATE

PASTOR EDDIE CROSS

PROPERTY OWNER (Print Name)

03.13.2025

SIGNATURE OF APPLICANT

DATE

BRADY GARRITY

APPLICANT/AGENT (Print Name)



City of Gretna

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March 19, 2025

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Dear Gretna Neighbor,

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This application will be reviewed at two public hearings. The first hearing will be conducted by the Planning & Zoning Commission on April 2, 2025, at 5:30 PM in the Council Chambers at Gretna City Hall. The second hearing will take place on April 9, 2025, at 5:30 PM in the Council Chambers, where the Planning & Zoning Commission's recommendation will be presented to the City Council for consideration. You are welcome to attend either or both of these public hearings.

Any questions, comments, or concerns may be submitted to the Planning Department by calling (504) 363-1556 or e-mailing gnoorulhaqq@gretnala.com.

Sincerely,

Amelia Pellegrin, AICP
Director of Planning & City Development

**FOR P&Z USE ONLY**

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Approved by: _____ Date: _____
Development Review Committee approval date: _____
Council District: _____
☐ **Major** (Fee \$1,000)
☐ **Minor** (Fee \$500)
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Of Project: GOOD HOPE BAPTIST CHURCH

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Lot(s)	Square	Subdivision
<u>LOT 1A, SQUARE 18, STAFFORD SUB</u>	<u>LOT 10A, SQUARE 13 B, GRETNA GARDEN SUB</u>	

Zoning

District: R-1Use: ☒ Existing☐ New Business☐ Change of Use

Type

Of Project: ☒ Commercial _____ sqft. ☐ Residential _____ sqft. ☒ New Building 5645 sqft.☐ Expansion _____ sqft. ☐ Renovation _____ sqft.

Name of

Property Owner: GOOD HOPE BAPTIST CHURCH
(PASTOR EDDIE CROSS)

Phone

Number(s): 504-905-8333Email Address(es): MINISTERCROSS4@GMAIL.COM

Address of Property Owner:

2028 WEYER ST., GRETNA LA 70053

Name of

Applicant/Agent: BRADY GARRITY - GARRITY + ACCARDO ARCHITECTS

Phone

Number(s): 504-415-0932Email Address: BGARRITY@GARRITYACCARDO.COMIs applicant a
Lessee? ☐Architect/Engineer Contact: BRADY GARRITYPhone Number: 504-415-0932

Check all that apply:

PERMIT REVIEW: Building Permit: ☒ Electrical: ☒ Mechanical: ☒ Plumbing: ☒ Occupational License: ☐

ABO: ☐ Health Department: ☐ Fire Marshal: ☒

REQUEST

INCLUDES: Variance: ☐ Subdivision: ☒ Zoning Change: ☐ Conditional Use Permit: ☐

Historic District Commission: ☐

PRIMARY SETBACKS: Front: 105 Rear: 10 Left Side: 15 Right Side: 10

BUILDING SIZE (SqFt.): 5065 LOT SIZE (SqFt.): 6,600 + 19,800 + 12,500 = 38,900 SF

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Square footage of each type: 3,900 SF PERVIOUS PAVING , 6,262 SF LIMESTONE

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BRADY GARRITY

APPLICANT/AGENT (Print Name)

BURK-KLEINPETER, INC.

To: Mayor Belinda Constant; Councilmen Rau, Smith, Hinyub, and Miller

From: David Boyd P.E., Burk-Kleinpeter, Inc.

Subject: Monthly Project Status Report

Date: April 9, 2025

David Crockett Steam Fire Company #1 Central Station

From Gibbs:

Heat: The heating system is operational. A few air supply grills need to be replaced. A return air grill needs to be replaced to accommodate a lint filter. New supply and return air grills have been ordered and shipped on April 1, 2025. AllTemp is awaiting a tracking number with the final delivery date. The installation will take no more than 2 days. The grills and the Test-Balance (TAB) report will be completed by the third week of April. Once the grill installation and TAB are completed the ceilings will be closed.

Roof: Rd Iron is expected to perform the roof vent work sometime in April.

Electrical: All but 3-4 installations have been completed, inspected and approved. The remaining 3-4 items should be completed by Friday April 4 and an inspection will follow on Friday, April 4.

Fifth Street Improvements

This project was awarded by the Department of Transportation and Development (DOTD). DOTD and their consultants will perform construction administration. A pre-construction meeting with the contractor and DOTD will be held on April 10, at the DOTD offices on Mardi Gras Blvd. Construction to begin in April.

25th Street Canal Subbasin Improvements Project.

BKI and DBA are progressing to a 100% submittal for the city to review. We still plan to meet the schedule for advertising early next year.

Governor Hall Connector Project.

The property plot survey was submitted to UP Real Estate to determine the amount of Right of Way property is needed to build the extension and new railroad crossing. This is a positive development and there is a chance the city will get approvals by the end of the year. After checking with Olsson and UP, UP requires 100% of the design plans be submitted before their real estate section can determine whether to lease, donate it or sell the property to Gretna.

Burmester Transfer Facility

The bid opening was held on Thursday, March 27, 2025. Otwell Services, LLC was the apparent low bidder. The council acceptance of the award is scheduled for the April 9, Council meeting.

Holly Drive Extension – 4th Street Service Road

The project is ready to be advertised. The project may be split into 3 phases. The advertising date for the first phase has not been determined.

Huey P. Long Avenue Lighting (2nd Street to 5th Street)

A mandatory Pre-Bid meeting was held on Friday March 21. No bidders attended. We issued requests for letter bids from five electrical contractors. A new mandatory pre-bid meeting was held on April 4. Letter bids are due Friday April 11, 2025.

Huey P. Long Avenue Lighting (11th Street to WBE)

A mandatory Pre-Bid meeting was held on Friday March 21. No bidders attended. We issued requests for letter bids from 5 electrical contractors. A new mandatory pre-bid meeting was held on April 4. Letter bids are due Friday April 11.

Old Garden Park Decorative Lighting Project

Capital Outlay request has been submitted. The survey has been completed. Design will begin when a decision has been made about using solar lights in lieu of electrical lights.

City of Gretna Capital Improvement Plan (2025-2026)

A Capital Improvement Plan meeting was held on Thursday April 3, 2025, to select Capital Projects that will be funded in the 2025-2026 fiscal year.

Finance Department:

**Report "Actual vs. Budget for Major Funds" was
distributed prior to the meeting.**

City of Gretna
Department of Inspection and Code
Permits Issued from 3/3/2025 12:00:00 AM thru 4/2/2025 12:00:00 AM

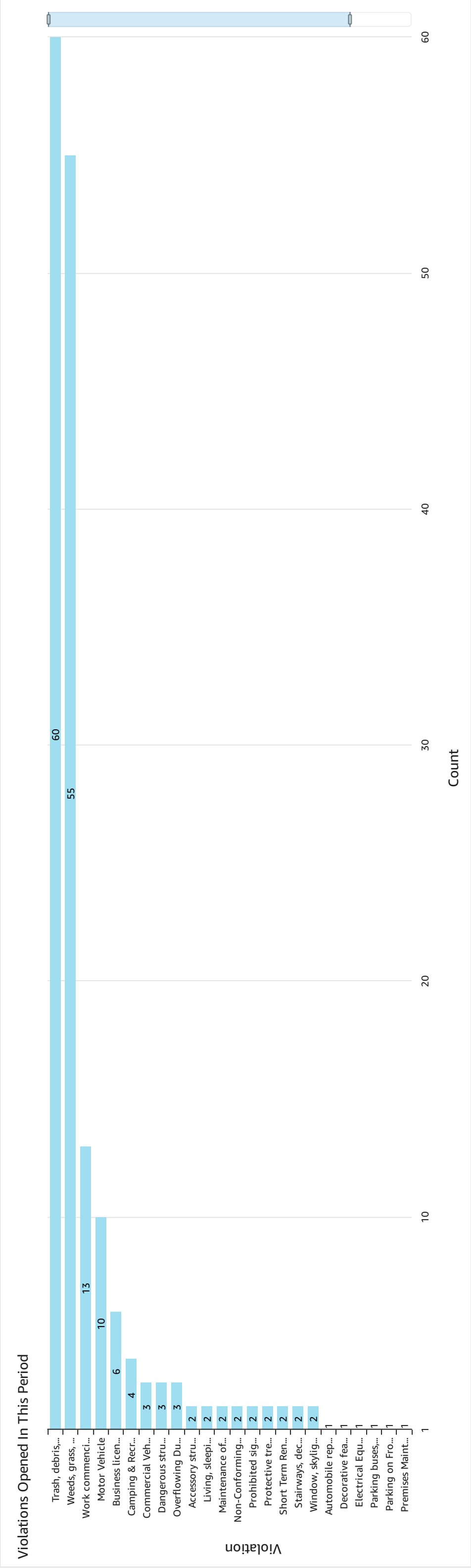
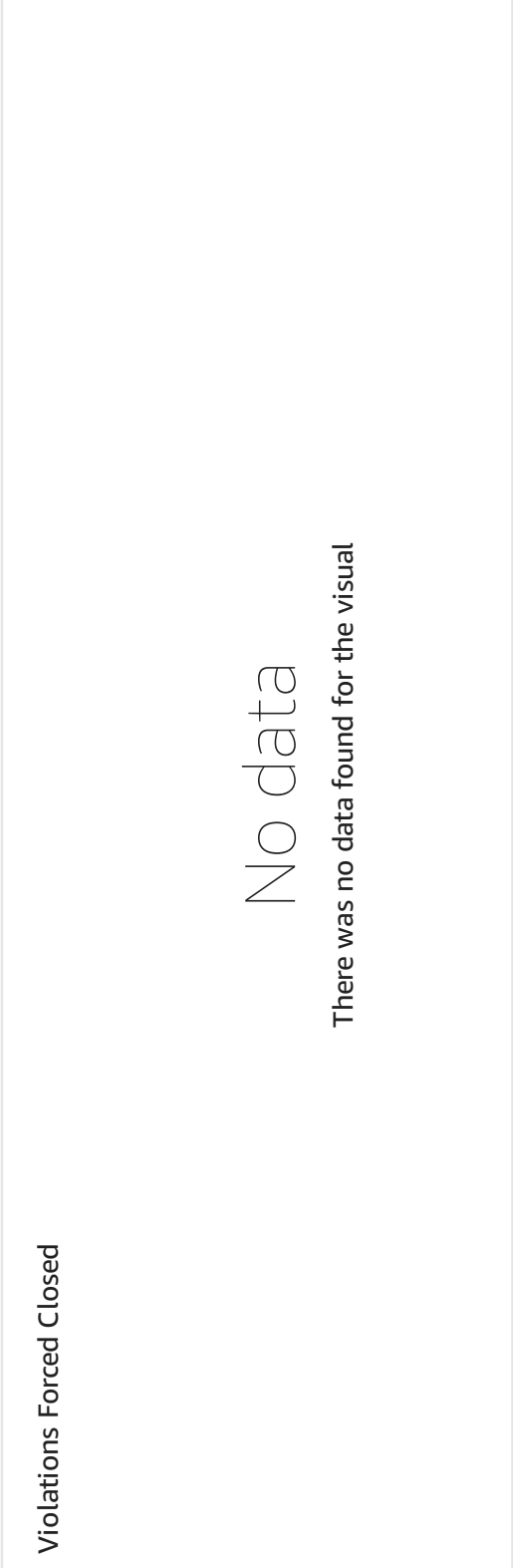
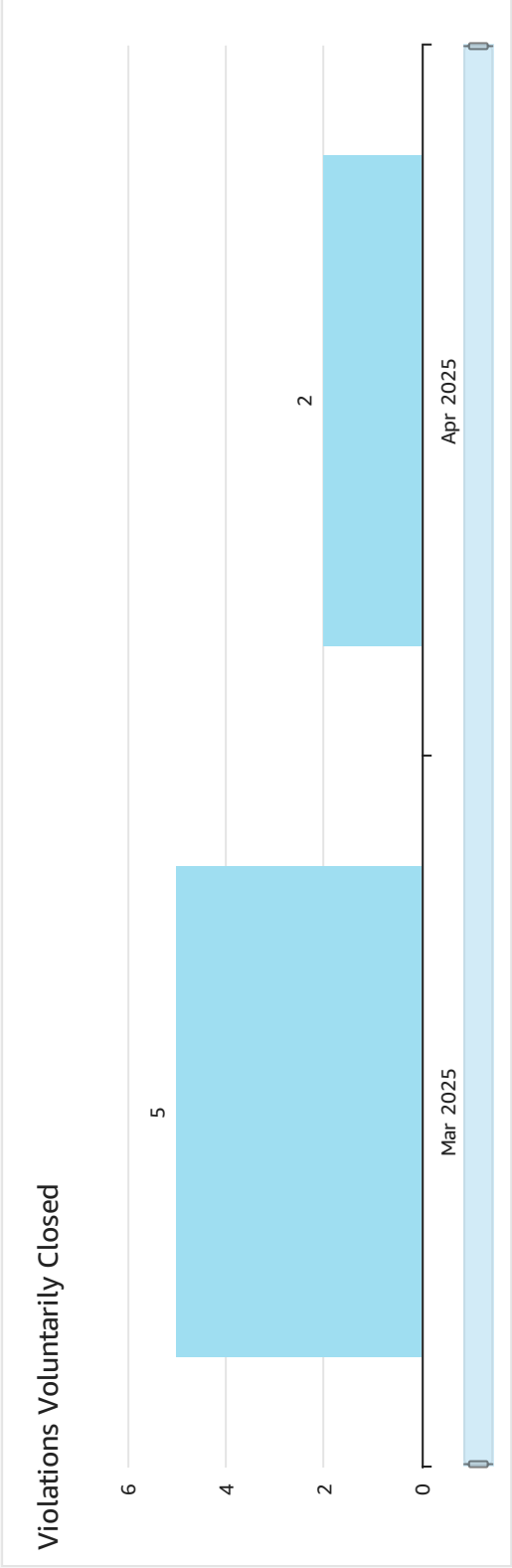
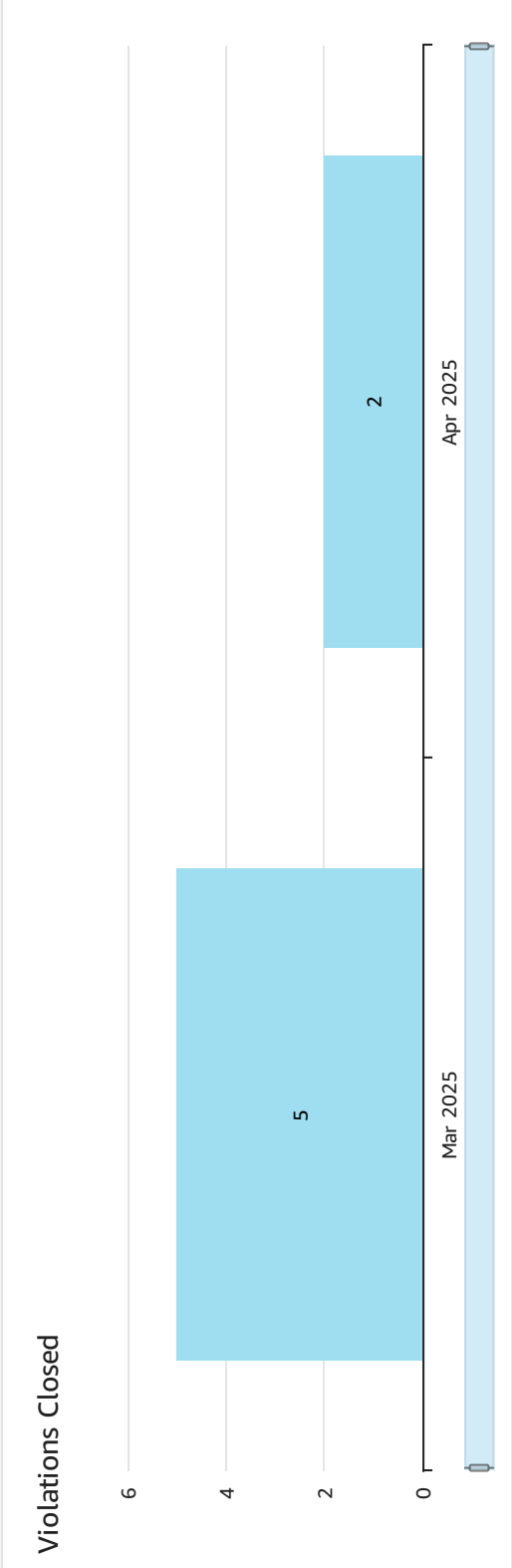
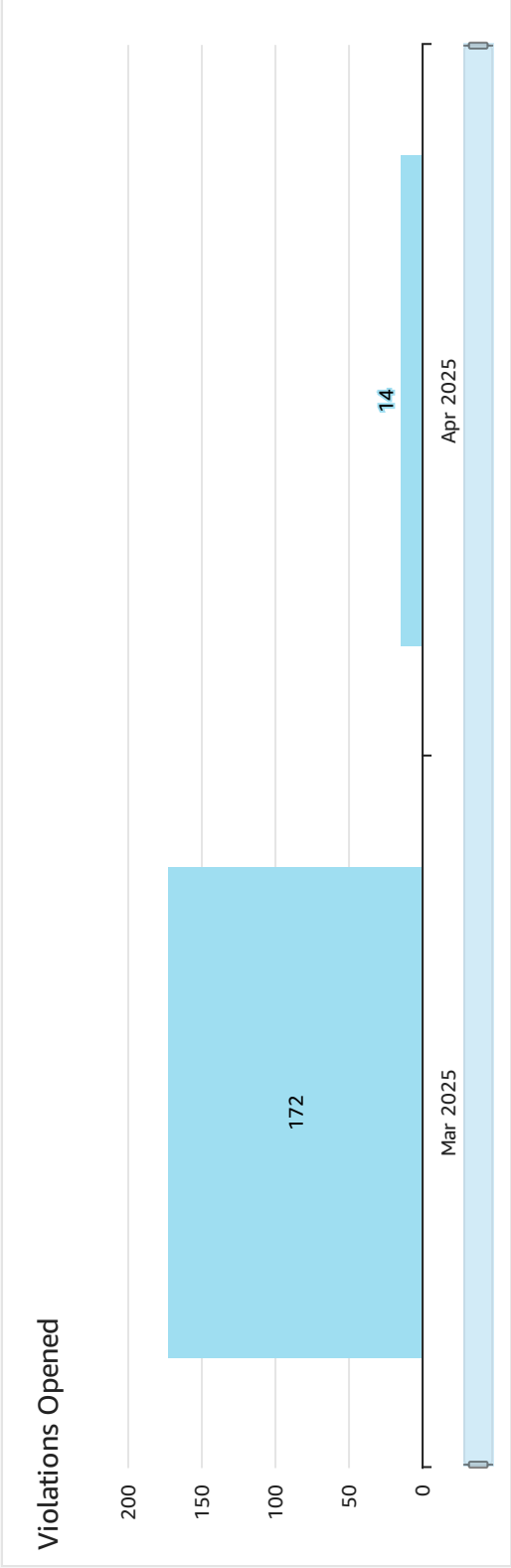
Commercial: Remodeling Renovations (Com)	3/11/2025	2024-8117	Service Plus Contracting L.L.C. - Damian John Randolph	C-2 (General Commercial District)	1900 Lafayette Street	\$85,000.00	Renovations to an existing commercial building used as a grocery store, work shall include a kitchen remodel, installation of a secondary means of egress all in accordance with code, requirements, plans and contract provided. City of Gretna approved plans shall be printed at full sized set and shall be on site at all inspections otherwise the inspection is deemed a fail. You are required to have permit on site throughout the duration of the project and until a Certificate of Completion is issued through the permit system. Failure to post/have on site shall result in a failed inspection. All required inspections are found in the permit system and shall be requested via www.mygovernmentonline.org. Failure to complete all required inspections under this permit shall result in the inability to proceed with any new permits for improvements in the future.	\$450.00	
						\$85,000.00		\$450.00	

City of Gretna
Department of Inspection and Code
Permits Issued from 3/3/2025 12:00:00 AM thru 4/2/2025 12:00:00 AM

Residential: New Single Family Residence (Res)	3/24/2025	2024-8065	BARON CONSTRUCTION CO. - Ronald Patrick Orgeron Jr.	C-1 (Neighborhood Commercial District)	938 11th Street	\$180,000.00	Construction of a 1650 sq.ft new single-family dwelling as per code, requirements, and flood regulations for new construction of 3'-0" above centerline of street in an X zone. City of Gretna stamped Approved/Permitted) plans shall be printed by applicant at a full sized set and shall be on site at all inspections otherwise the inspection is deemed a fail. All trades shall file under this permit number. HDC reviewed, approved, and issued a Certificate of Appropriateness on 1.2.25. You are required to have certificate and permit on site for the duration of project until a Certificate of Completion is issued from the permit system. All required inspections may be found in the permit system and shall be requested via www.mygovernmentonline.org. Failure to complete all required inspections under this permit shall result in the inability to proceed with any new permits for improvements in the future.	\$925.00

City of Gretna
Department of Inspection and Code
Permits Issued from 3/3/2025 12:00:00 AM thru 4/2/2025 12:00:00 AM

Residential: Renovations (Res)	3/11/2025	2024-7760	GX Construction LLC - Alfred Murray Hayes	C-2 (General Commercial District)	2101 Belle Chasse Hwy	\$180,000.00	\$925.00	Interior renovation of existing gutted (in 2007) single family home as per code, requirements and zoning approvals. Location is in an X zone therefore the existing top of bottom floor elevation may remain at the existing height. All trades shall file under this permit number. The City of Gretna stamped approved plans shall be printed at a full size set by applicant and shall be on site at all inspections otherwise the inspection is deemed a fail. You are required to post permit in window visible from street for the duration of project and shall not remove it until a Certificate of Completion is issued from the permit system. Failure to post shall result in a failed inspection. All required inspections may be found in the permit system and shall be requested via www.mygovernmentonlin e.org. Failure to complete a permit of all required inspections will result in the inability to proceed with any new permits for	\$190.00



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Date Range

03/01/2025 – 04/03/2025

Select Agency Name for Report Header

Agency Name

Staff

All

**CITY OF GRETNA
HISTORIC DISTRICT COMMISSION MEETING
Gretna City Hall
740 Second Street, 2nd floor Council Chambers,
Gretna, LA 70053
March 31, 2025 – 4:00 PM**

**To: Mayor Belinda Constant; Council Members Wayne Rau, Rudy Smith, Mike Hinyub, and Mark Miller.
Norma J. Cruz, City Clerk**

**From: Peter Spera III, Chairman
Danika Gorrondona, City Building Official**

Members Present:

**Historian: James Rolf
At Large: Peter Debroeck
District 2: Zack Dieterich
District 3: Peter Spera III
District 4: Sandra Banks**

Members Absent:

**Architect: Paula Peer
District 1: Burdell Muller**

PROPERTIES WITH CURRENT REQUEST FOR CERTIFICATE OF APPROPRIATENESS

(1) 815 Anson Americus Street - COA – 25-033 Issued

Applicant: Raye McGee - For: Partial Demolition and Addition
Approved 5-0 Motion by: James Rolf Second by: Sandra Banks

(2) 701 Huey P. Long Avenue - COA – 25-034 Issued

Applicant: James Tillman Jr. - For: Handicap Ramp
Approved 5-0 Motion by: Zack Dietrich Second by: Sandra Banks

Portion of Packet Converted to Preliminary Conference

Vote of 5-0 Motion by: Zack Dietrich Second by: Peter Debroeck
Preliminary Conference Item: Railings on porch

(3) 619 Americus Street - COA – 25-035 Issued

Applicant: Cynthia Pruett - For: Front door
Approved 5-0 Motion by: Zack Dietrich Second by: James Rolf

(4) 1101 Washington Street - COA – 25-036 Issued

Applicant: Elizabeth Strohmeier - For: Demolition
Approved 5-0 Motion by: Zack Dietrich Second by: Peter Debroeck

(5) 516 Newton Street - COA – 25-037 Issued

Applicant: Holli D'Aquin - For: Windows
Approved 5-0 Motion by: James Rolf Second by: Sandra Banks

(6) 829 Monroe Street - COA – 25-038 Issued

Applicant: Sarah Santos - For: Solar Panels
Approved 5-0 Motion by: Zack Dietrich Second by: Peter Debroeck

(7) 632 Lafayette Street - Deferred to the May 5, 2025, HDC Meeting

Applicant: Tommy Claverie - For: Accessory building

(8) 500 9th Street - COA – 25-039 Issued

Applicant: Banana Blossom Thai Café LLC -For: Front door
Approved 4-1 Motion by: Peter Debroeck Second by: Sandra Banks

ADJOURNMENT:

On a motion by **Member Zack Dietrich** and seconded by **Member James Rolf**, the Historic District Commission (HDC) meeting for March 31, 2025, adjourned at 5:00 pm, and the same was unanimously approved by all commission members.

Respectfully submitted by: Peter Spera III, Chairman



City of Gretna Planning & Zoning Commission Meeting April 2, 2025 – 5:30 PM

The Planning & Zoning Commission of the City of Gretna, Louisiana held the meeting scheduled for Wednesday, April 2, 2025, at 5:30 p.m. at 740 Second Street, Gretna City Hall, Gretna, LA 70053.

Notice for the Planning and Zoning Commission meeting was duly posted as law requires on the bulletin board, at Gretna City Hall main entrance, 740 Second Street, Gretna, LA 70053.

1. Call to Order and Roll Call:

Roll call taken; Commission members present James Rolf, Rory Cadres, and Elizabeth Strohmeyer, Lisa Carr and William Tomasak Absent: None

Chairman, James Rolf was in the chair, and the City Clerk was present. A quorum of four members being present, Chairman Rolf, called the meeting to order at 5:37 PM.

City Staff present: Norma Cruz, City Clerk; Amelia Pellegrin, Director, Planning and City Development and Qudsiyyah Noorulhaqq, City Planner.



2. Major Resubdivision: (Recommendation to Council)

1. 2000 Huey P. Long Avenue –

The resubdivision of Lots 10, 11 and 12, Square 13B, Gretna Garden Subdivision; and the resubdivision of Lots 1 through 6, 15 and 16, Square 18, Stafford Subdivision, **INTO** Lot 10A, Square 13B, Gretna Garden Subdivision; and **INTO** Lot 1A, Square 18, Stafford Subdivision; as per the plan of survey and resubdivision by Tildon J. Dufrene, Jr. of Dufrene Surveying and Engineering Inc., dated March 7, 2025.

-Chairman James Rolf informed that the Planning and Zoning Commission members were meeting tonight to review the request for a major resubdivision and major site plan review for a planned redevelopment of vacant property and an existing structure at 2000 Huey P. Long. The items will be presented together but voted on separately.

The Commission members will then ask corresponding questions if any, then deliberate based upon reports provided, along with public comments to be heard in favor or against this proposed project, or to approve the project with staff recommendations and contingencies. The City Staff recommendation along with the Commission's recommendation will be presented to the City Council for their final consideration and approval at the April 9, 2025, Council Regular meeting.

3. Major Site Plan Review request: (Recommendation to Council)

1. 2000 Huey P. Long Avenue- Garrity + Accardo Architects (Brady Garrity), Applicant

Miss Amelia Pellegrin, Director, Zoning and City Development informed packets were available on the table and proceeded to provide the slide presentation and written staff report on the existing zoning and land use and a zoning analysis.

Major Resubdivision Approval - Unified Development Code, Chapter 58; Section 58-70 (d-7):

- The application is consistent with the Comprehensive Plan, as well as any other adopted plans for streets, alleys, parks, playgrounds, and public utility facilities;
- The proposed subdivision complies with the UDC and applicable state and federal regulations;
- The proposed subdivision, including its lot sizes, density, access, and circulation, is compatible with the existing and/or permissible zoning and future land use of adjacent property;
- The proposed subdivision will not have detrimental impacts on the safety or viability of permitted uses on adjacent properties; and
- The proposed public facilities are adequate to serve the normal and emergency demands of the proposed development, and to provide for the efficient and timely extension to serve future development.

-Member Lisa Carr questioned Miss Pellegrin if the proposed and existing buildings will be in operation simultaneously. Miss Pellegrin clarified that they would not.

Citizen Barbara Tery asked if 22nd would be “taken”. Miss Pellegrin responded, “No.”

-Miss Pellegrin continued with slide the presentation and explained the parking calculations and that a legal agreement would have to be created so that the church and parking lots could not be sold separately.

This resubdivision was recommended by Staff for approval with the contingency that:

1. A signed agreement from the applicant stating that the two lots (Lot 1A and Lot 10A) cannot be sold separately, and that Lot 10A must remain as parking for their use.

-Miss Pellegrin proceeded with the presentation to discuss the major site plan requirements:

Criteria for Major Site Plan Approval (2000 Huey P. Long Avenue).

- (1) The proposed building, site development and uses are consistent with the Comprehensive Plan;
- (2) The proposed buildings are located and designed to comply with the applicable zoning district requirements in Article 3 and 4 of this UDC;
- (3) The proposed uses are consistent with the applicable zoning district requirements in Article 3 of this UDC, and any supplemental conditions in Article 5 of this UDC; and
- (4) The Planning Director has granted approval for any administrative relief pursuant to Sec. 58-86 and the Planning & Zoning Commission has granted approval for any variances pursuant to Sec. 58-65 that are required for UDC compliance.

-Miss Amelia Pellegrin stated administrative relief was given on the buffer length requirement. The requirement is 10’ but relief was given so that average is 5’7” so parking requirements could be met.

The following conditions were initially recommended by Staff for the Planning and Zoning Commission consideration:

1. A signed agreement from the applicant stating that the two lots (Lot 1A and Lot 10A) cannot be sold separately, and that Lot 10A must remain as parking for their use.
2. An erosion control plan must be provided, detailing the placement and type of drainage protection during construction, including silt fencing.
3. Pervious and greenspace calculations must be provided to demonstrate compliance with the requirements that at least 50% of the site's planting area must be green infrastructure and at least 50% of all hardscaping must use pervious paving.
4. Emergency access for fire trucks must be determined.
5. The location of the trash disposal and recycling system with the details of its screening.
6. Street tree planting plan needed with appropriate selection of species given underground utilities.
7. Parking lot lighting plan.

After the major site plan review staff report was released on March 28, 2025, with the initial recommendations, applicants submitted updated site plans. Miss Amelia Pellegrin reviewed these updates, which included stormwater requirements, parking layout, landscaping plan, erosion control plan, lighting plan, and details on trash location and screening.

The following conditions were recommended by Staff for the Planning and Zoning Commission’s consideration:

1. A signed agreement from the applicant stating that the two lots (Lot 1A and Lot 10A) cannot be sold separately, and that Lot 10A must remain as parking for their use.
2. Specifics on shrub selection are referenced on landscaping plans, per UDC species and density.

3. Pedestrian / Safety lighting in parking lot (10A).
4. Site plan review is valid for 1 year, an extension of the site plan review will have to be requested if construction is to be delayed beyond that period.

Chairman Rolf requested a motion made regarding the type of recommendation to be for the major resubdivision.

-Member Lisa Carr offered a motion for approval with the conditions recommended by City Staff, to include a signed agreement from the applicant stating that the two lots (Lot 1A and Lot 10A) cannot be sold separately, and that Lot 10A must remain as parking for their use and was seconded by Member Elizabeth Strohmeyer.

Chairman Rolf opened the floor to public comment, hearing none, the Chairman Rolf announced that the floor is closed to public comment and the hearing is closed.

On a motion by **Member Lisa Carr** and seconded by **Member Elizabeth Strohmeyer**, **IT WAS RESOLVED** to approve with conditions recommended by Staff, the Major Resubdivision request for the applicant of 2000 Huey P. Long Avenue; Pastor Eddie Cross III, Applicant (Good Hope Baptist Church); and the same was approved by the following vote:

Yeas: Members Rory Cadres, James Rolf William Tomasak, Lisa Carr and Elizabeth Strohmeyer

Nays: None

Absent: None

Abstain: None

Mr. Brady Garrity, Applicant was invited to make his presentation before the commission members on the major site review. Mr. Garrity informed they were working on a cross-dedication agreement and considering low-level bollard lighting instead of flood lighting due to residential proximity. He also noted that the landscaping selection will be updated after reviewing the UDC.

-Chairman Rolf expressed approval of the bollard lighting as it is below the sight line.

-Member William Tomasak inquired about the building height. Brady explained that the building is 3 feet above street level and 22 feet tall, making it 25 feet off the ground.

-Miss Pellegrin clarified that the maximum building height for a C-1 zoning district is 35 feet.

-Member Tomasak asked about public comments. Miss Pellegrin stated no public comments were received. Resident Barbara Terry expressed support for the church's development.

-Member Lisa Carr asked if the church would be hosting weddings in the future.

-Pastor Eddie Cross III confirmed that it will remain solely a church.

-Miss Norma Cruz, City Clerk, stated that as a community resident, she viewed this as a significant improvement to the neighborhood.

-Chairman Rolf then requested a motion regarding the recommendation for the major site plan review.

-Member Lisa Carr offered a motion to recommend the major site plan review with the conditions put forward by City Staff. These conditions include a signed agreement from the applicant stating that the two lots (Lot 1A and Lot 10A) cannot be sold separately, and that Lot 10A must remain as parking for their use. Conditions also include specifics on shrub selection referenced in the landscaping plan per UDC species and density, a pedestrian/safety lighting in parking lot (10A). The site plan review is valid for one year otherwise an extension will be required if construction is delayed. The motion was seconded by Member Rory Cadres.

On a motion by **Member Lisa Carr** and seconded by **Member Elizabeth Strohmeyer**, **IT WAS RESOLVED** to approve with Staff recommended conditions, the Major Site Plan request for the applicant of 2000 Huey P. Long Avenue; Garrity + Accardo Architects (Brady Garrity), and the same was approved by the following vote:

Yeas: Members Rory Cadres, James Rolf, William Tomasak, Lisa Carr and Elizabeth Strohmeyer

Nays: None

Absent: None

Abstain: None

-Resident Barbara Terry questioned when construction will begin. Pastor Eddie Cross III responded that it would start as soon as possible.

-Miss Pellegrin explained that building permits still must be applied for and that the site plan review is valid for one year; an extension will need to be requested if construction is delayed.



4. Meeting Adjournment.

There was no further business to conduct, and on a motion by **Chairman James Rolf** and seconded by **Member William Tomasak**, the Planning and Zoning Commission meeting for Wednesday, April 2, 2025, adjourned at 6:09PM, and the same was unanimously approved.

Respectfully submitted,

Amelia Pellegrin,
Director, Planning and City Development



City of Gretna
Parks and Parkways Department

MEMO

TO: Honorable Belinda C. Constant, Mayor; City Council Members

FROM: Amie Hebert (Dina Matthews)

DATE: April 09, 2025

RE: Status reports - Citywide maintenance and public improvements projects

District 1

- Neutral ground maintenance (ongoing
- City Sweeper cleaning streets district wide
- Asphalt repairs completed at Burmaster Street & Monroe Street, McDonough Street & Hancock and Romain Street & Monroe Street

District 2

- Neutral ground maintenance (ongoing)
- City Sweeper cleaning streets district wide
- Cleaning catch basins district wide (ongoing)
- Cut and trimmed Huey P. Long Avenue
- Repaired a 15-inch drainpipe at 11th Street & Willow Drive and a 18-inch drainpipe at 1508 Weyer Street

District 3

- City Sweeper cleaning streets district wide
- Cut and trimmed grass at Belleview Park and City Park
- Grocery carts picked up weekly district wide
- Cleaning catch basins district wide (ongoing)
- Asphalt repair completed at 15th Street and 2802 Belle Chasse Highway

District 4

- Grocery carts picked up weekly district wide
- City sweeper cleaning streets district wide
- Neutral ground maintenance (ongoing)
- Cleaning catch basins district wide (ongoing)

Citywide

- Sign maintenance
- Drain maintenance
- Grass cutting
- WPA ditch cleaning in Districts 1 and 2 with city crews
- Pickup of grocery carts weekly

On motion by **Councilman** _____ and seconded by **Councilman** _____, the following ordinance was introduced:

ORDINANCE NO.

An ordinance declaring vehicles surplus property, and no longer needed for public purposes; and to authorize the sale of said surplus property at a public auction.

WHEREAS, the City of Gretna has an obligation to provide its citizens with ordinances that clearly describe permitted activities in the City; and

WHEREAS, the Gretna Police Department has declared certain vehicles, surplus property and unnecessary to the daily operations of the department; and

WHEREAS, it is necessary to replace certain vehicles and equipment so that the city can continue to provide the citizens of Gretna with quality daily services.

NOW, THEREFORE, BE IT ORDAINED by the City Council, acting as legislative authority for the City of Gretna, that:

SECTION 1. The following vehicle was designated surplus property by the Gretna Police Department and should be sold at an auction to the highest bidder:

GRETNA POLICE DEPARTMENT – VEHICLES

Year	Make	Model	VIN / Serial No.
2017	FORD	EXPLORER	1FM5K8ARXHG15876

Provided that a majority of the City Council of the City of Gretna have voted in favor of this ordinance, this ordinance shall have the full force and effect of law at midnight on the tenth day, following the Clerk's presentment, of same to the Mayor, in accordance with Louisiana Revised Statutes 33:406(c)(2) unless the Mayor returns same, unsigned, to the Clerk during that ten-day period.

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

Yeas: **Council Members**

Nays: None

Absent: None

Abstain: None

ADOPTED: MAY 14, 2025.

APPROVED: MAY 15, 2025.

**CITY CLERK
CITY OF GRETNA
STATE OF LOUISIANA**

Ordinance presented to the Mayor on May 15, 2025.

**MAYOR PRO TEMPORE
CITY OF GRETNA
STATE OF LOUISIANA**

Ordinance returned from the Mayor on May 15, 2025.

**CITY CLERK
CITY OF GRETNA
STATE OF LOUISIANA**

**CITY CLERK
CITY OF GRETNA
STATE OF LOUISIANA**