

The Mayor and City Council held the monthly meeting of the City of Gretna on **Wednesday, June 11, 2025**; at Gretna City Hall, 740 Second Street, Council Chambers, on the second floor, Gretna, Louisiana.

Notice of Public Meeting (Council Regular Meeting)

Notice of the monthly meeting of the Mayor and City Council was duly published as prescribed by law in the legal journal of the New Orleans Advocate; and posted on the bulletin board, at the main entrance of Gretna City Hall; 740 Second Street, Gretna, LA 70053; and to the City’s Website.

1. Call to Order and Roll Call:

Mayor Belinda C. Constant was absent. Mayor Pro Tempore Wayne A. Rau chaired the Council Regular monthly meeting; the City Clerk was present; Mayor Pro Tempore called the meeting to order at 5:31 PM. - Roll was called; a quorum of five Council Members was present; Wayne A. Rau, Councilman at Large; Rudy S. Smith, District 1; Michael A. Hinyub, District 2; Mark K. Miller, District 3; and Randy S. Carr, District. Absent: None

2. Invocation and Pledge of Allegiance

Upon opening of the meeting, Councilman Smith, Councilman District 4, offered a prayer. Thereafter, the Pledge of Allegiance was recited.



Agenda Amended (June 11, 2025)

On a motion by **Councilman Hinyub** and seconded by **Councilman Miller**, **IT WAS RESOLVED** to amend the Agenda to add one Ordinance for introduction: An ordinance establishing new rules for Electronic Enforcement to the Gretna Code of Ordinances Chapter 52, Article IV– Electronic Enforcement; Division II – Speed Enforcement.; and the same was approved by the following vote:

Yeas: Councilman Hinyub, Miller, Smith, and Carr
Nays: None
Presiding: Wayne A. Rau, Mayor Pro Tempore
Abstain: None

No comments from the public or Council members.



3. Bid Response received:

A. **Gretna Official Journal** (Publishing newspaper) For Period of July 1, 2025, to June 30, 2026.

On motion by **Councilman Miller** and seconded by **Councilman Carr**, **IT WAS RESOLVED** to approve the sole responsive bid and award same to The Times Picayune-New Orleans Advocate as the Official Journal for the City of Gretna, Louisiana at the price of \$4.62 per column inch; and \$25.00 per affidavit for the period of July 1, 2025, to June 30, 2026, and the same was approved by the following vote:

Yeas: Councilmen Miller, Carr, Smith, and Hinyub
Nays: None
Presiding: Wayne A. Rau, Mayor Pro Tempore
Absent: None

No comments from the public or Council members.



4. Executive Session:

A. **Yesenia Fuentes v. City of Gretna, American Alternative Ins. Co. & Joseph C. Goodwin**, in 24th Judicial District Court; Case No. 822-117; Div. "A"

On a motion by **Councilman Hinyub** and seconded by **Councilman Smith**, **IT WAS RESOLVED** to recess the Mayor and Council Regular meeting to go into Executive Session for discussion on the litigation matter of Yesenia Fuentes v. City of Gretna, American Alternative Ins. Co. & Joseph C. Goodwin, at 6:34 PM; and the same was unanimously approved.

The Mayor and City Council reconvened from Executive Session at 7:36 PM, on the litigation matter.

In the matter of Yesenia Fuentes v. City of Gretna, American Alternative Ins., Co. & Joseph Goodwin - in 24th Judicial District Court; Case No. 822-117; Div. "A"

On a motion by **Councilman Miller** and seconded by **Councilman H**, **IT WAS RESOLVED** to approve the matter of Yesenia Fuentes v. City of Gretna, American Alternative Ins. Co. & Joseph C. Goodwin, in 24th Judicial District Court; Case No. 822-117; Div. "A" approving the settlement as recommended by the Police Department counsel, Mr. Lenny Levenson; and the same was approved by the following vote:

Yeas: **Councilmen Miller, Hinyub, Smith, and Carr**
Nays: None
Absent: None
Presiding: Wayne A. Rau, Mayor Pro Tempore
Abstain: None

No comments from the public or Council members.
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5. PRESENTATIONS:

A. Recognition of New Businesses:

(1) The Aesthetic Haus Gretna (830 Third Street), Brandi McAndrew, Owner

Council member Hinyub (District 2) read and presented a Certificate of Recognition to The Aesthetic Haus Gretna (830 Third Street), “On behalf of the Elected Officials, it is a pleasure to welcome you to the City of Gretna. Businesses such as yours contribute to shaping the identity and the culture of the city. - We appreciate your decision to join the local business community and your invaluable help in supporting Gretna’s economy.” – Miss McAndrew briefed on the services the business will offer to the community and thanked the City of Gretna for recognizing and welcoming the business into the city.
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6. CONSENT AGENDA:

A. Approval of Meeting Minutes:

(1) May 14, 2025, Council Regular Meeting..

B. Approval of Event Request(s):

- (1) Gretna Reunion - July 19, 2025; 12 NOON to 6:00 PM; Mel Ott Park.
- (2) Gretna Reunion - July 20, 2025; 10:00 AM to 3:00 PM; J.B. Spencer Park.
- (3) National Community Health Initiative; July 26, 2025; 10:00 AM to 2:00 PM; on the Gretna Levee

C. ADOPTION OF RESOLUTIONS BY CONSENT:

(1) **RESOLUTION NO. 2025-029**
A resolution authorizing Mayor Belinda C. Constant to enter into a Cooperative Endeavor Agreement on behalf of the City of Gretna with the Gretna Economic Development Association (GEDA), for the 2025 GretnaFest, scheduled for October 3, 4 and 5, 2025.

WHEREAS, in efforts to further the economic development and quality of life, the City of Gretna seeks to enter into a Cooperative Endeavor Agreement with the Gretna Economic Development Association (GEDA) for the 2025 GretnaFest; and

WHEREAS, the City of Gretna appropriated public funding in the Budget for the fiscal year of April 1, 2025, to March 31, 2026, by Ordinance No. 5018, on March 17, 2025, to pay overtime for police, ambulance and public works for the 2025 GretnaFest, and public works’ supplies needed for the logistics and production of the festival; and

WHEREAS, the 2025 GretnaFest is scheduled for October 3, 4, and 5, 2025; and

WHEREAS, the City of Gretna also provides use of public streets, right-of-way and public owned properties for the staging, breakdown, and production of the festival; and

WHEREAS, by staging this event, GEDA seeks to achieve its non-profit mission to further economic development and quality of life in the City of Gretna, by staging this event; and

WHEREAS, the Cooperative Endeavor Agreement (CEA) will formalize the terms and agreements of each party; and a signed and executed agreement will be in place before any public funding is expended by the city, for the 2025 GretnaFest.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Gretna, Louisiana, acting as governing authority of said City that:

Mayor Belinda C. Constant is hereby authorized and directed to enter into a Cooperative Endeavor Agreement on behalf of the City of Gretna with the Gretna Economic Development Association (GEDA), for the 2025 GretnaFest, scheduled for October 3, 4 and 5, 2025.

(2) **RESOLUTION NO. 2025-030**

A resolution authorizing Mayor Belinda C. Constant and the administration to execute Amendment No. 2 to the City’s contract with Burk-Kleinpeter, Inc. for the design of the 25th Street Canal Improvements Project, for an increase of \$190,000.00 for additional hydrologic and hydraulic modeling modifications, multiple Benefit/Cost Ratios, multiple H & H reports, data sets and public meetings as requested by FEMA. Funds are available in the City’s capital budget for the project.

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

WHEREAS, Burk-Kleinpeter, Inc. is the engineer for the 25th Street Canal Drainage Project; and

WHEREAS, during the course of technical and environmental review by FEMA, the City was asked to provide substantial analysis beyond the initial grant application; and

WHEREAS, this work includes building multiple modifications of the new two-dimensional hydrologic and hydraulic model and revising all outputs along with the benefit cost analysis; and

WHEREAS, Amendment No. 2 is for an increase of \$190,000.00.

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

Mayor Belinda C. Constant and the administration are hereby authorized to execute Amendment No. 2 to the City’s contract with Burk-Kleinpeter, Inc. for the design of the 25th Street Canal Improvements Project, for an increase of \$190,000.00 for additional hydrologic and hydraulic modeling modifications, multiple Benefit/Cost Ratios, multiple H&H reports, data sets and public meetings as requested by FEMA. Funds are available in the City’s capital budget for the project.

(3) **RESOLUTION NO. 2025-031**

A resolution indicating the intention of the City of Gretna, State of Louisiana, to approve the two (2) year appointment of Belinda C. Constant as a Director to the Board of the Louisiana Local Government Environmental Facilities and Community Development Authority (the “Authority”) as provided by Chapter 10-D of Title 33 of the Louisiana Revised Statutes of 1950, as amended.

WHEREAS, Chapter 10-D of Title 33 of the Louisiana Revised Statutes of 1950, as amended, comprised of R.S. 33:4548.1 through 4548.16 is known as the Louisiana Local Government Environmental Facilities and Community Development Authority Act (the "Act"); and

WHEREAS, the Act created the Louisiana Local Government Environmental Facilities and Community Development Authority (the "Authority") for the purpose of assisting political subdivisions, as defined in the Act, and other designated entities in acquiring, financing and constructing certain facilities, including environmental, public infrastructure, community and economic development purposes and to otherwise establish programs to aid in the financing of local government and economic development projects; and

WHEREAS, the City of Gretna, State of Louisiana, previously passed a resolution to become a participating political subdivision of the Authority in accordance with the Act; and

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

Section 1. Approve the appointment of Belinda C. Constant to serve as Director of the Authority for a term of two (2) years from the date hereof.

Section 2. This resolution shall take effect immediately and a certified copy hereof shall be forwarded to the offices of the Authority.

On a motion by **Councilmen Hinyub** and seconded by **Councilman Miller**, **IT WAS RESOLVED** to approve and adopt all items read into record from the June 11, 2025, **CONSENT AGENDA**; and same were approved by the following vote:

Yeas: **Councilmen Hinyub, Miller, Smith, and Carr**
Nays: None
Absent: None
Presiding: **Wayne A. Rau, Mayor Pro Tempore**
Abstain: None

No comments from the public or Council members.
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7. Unified Development Code Text Amendments: (Council Approval) DEFERRED

The Planning and Zoning Commission reviewed amendments to 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.

8. Adoption of an ordinance: DEFERRED

An ordinance amending the Unified Develop. 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. (Exhibit “A”)
Requested: Administration Sponsor: Councilman Hinyub.
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9. Approval of Major Site Plan Review: (Council Approval)

853 Gretna Blvd.; Elliott J. Hano, Architect; Tommy Tran, Owner - Coin Operated Laundromat.

The Planning & Zoning Commission met on June 4, 2025, to review for compliance of UDC Sec. 58-64 (i) Criteria for Site Plan Approval; the site plan review request for the property at 853 Gretna Boulevard for a proposed coin operated laundromat business. (In District 3)

Miss Qudsiyyah Noorulhaqq provided the report on the major site plan review for 853 Gretna Blvd.

The property owner, Mr. Tommy Tran requested a major site plan review for proposed coin-operated laundromat. This lot was currently vacant and was zoned Neighborhood Commercial (C-1). The hours of operation would be from 6:00 AM to 12:00 Midnight, seven days a week. This proposed meets the UDC criteria, with stormwater management and drainage and meets the city stormwater requirements for retention and runoff. The applicant has found waterline and back up prevented on Gretna Blvd., on site of the property as shown. The applicant has provided landscaping, and transparency meets the UDC requirements, and the proposed building meets and has proper setbacks for the neighborhood. The signage has met UDC requirements.

Summary

The property owner of 853 Gretna Boulevard is requesting a major site plan review for a proposed new coin-operated laundromat. This lot is currently vacant and zoned C-1, Neighborhood Commercial.

Review Process

Typically, Major Site Plan review was only required for 10,000 square feet of new construction. However, due to the potential impact of the new development, major site plan review was determined necessary.

The site plan review process includes a meeting of the applicant with the Development Review Committee. This meeting occurred on May 22, 2025; and the minutes were attached to this report. The review included site plans, landscaping plans, lighting plans, stormwater management and drainage report, and signage plans, all attached with this staff report.

Notice Requirements and Public Comment

Posted notification requirements for this Major Site Plan Review request were satisfied as of May 20, 2025. As for this writing, the Planning Department has received two calls on the new laundry: one was inquisitive in nature, and the other expressed concerns about the condition of the property owner's current laundromat and the presence of two existing laundromats nearby. A quasi-judicial hearing was conducted at the regular meeting of the Planning and Zoning Commission on June 4, 2025, for approval.

Per UDC Sec 58-64 (i) Criteria for Site Plan Approval, the site plan shall follow each of the following requirements:

1. The proposed building, site development and uses are consistent with the Comprehensive Plan.
2. The proposed development was designed to follow the applicable zoning district requirements in Article 3 and 4 of this UDC.
3. The proposed use is 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, needed for UDC compliance.

Recommendation With Conditions

This development presents a substantial improvement to the vacant lot at this location. With the measures proposed by the applicant, staff recommend approval with the following conditions:

1. A revised lighting plan with updated photometrics showing 0.5 footcandles or less at property line near residences, at the rear of this property which is an apartment complex number two.
2. Indication on the plan showing this new construction will be 3’-0 above the crown of the street or BFE plus one foot of freeboard, whichever is highest.
3. The removal of a smoker’s porch; there was a suggestion by the Planning and Zoning Commission members.

Ms. Lara Freeland, a Gretna resident expressed opposition to this proposed development, pointing out several points in conflict with the floor plan such as spacing for the laundry users, trash cans. Opposed to the address as Gretna Blvd. when the main entrance is on Huey P. Long Avenue, and if was properly zoned for this business.

Ms. Carrie Walker a Gretna resident expressed opposition to this proposed development. She suggested visiting Mr. Tran business to see the ill kept conditions of his other business.

Councilman Miller questioned if this project met all of the requirements for the new UDC relative to windows in the front and specifications for setbacks and everything else.

-Miss Noorulhaqq said, according to the plans, the building does have windows facing Gretna Blvd., and was 40%, the calculations were included in the plan; and for clarification, the fence was going to be on the side of the property, not on the front.

-Councilman Miller questioned on the placement of the dumpster; it will be where you pull in a garbage truck and backout the same way, it seemed to be a clear path.

Mr. Tran clarified on the hours of operation and personnel. The hours of operation would be from 7:00 AM to 7:00 PM, seven days a week; and his father will be managing the business. The facility will have an air conditioner. The trash will be placed out to the curb to be picked up.

-Councilman Miller visited Mr. Tran’s other business on Behrman a week ago, and today and it was clean; went inside the business, and it was clean. At this time, it was unknown where the fence would be; if there would be allowance of Autocraft being ability to do something to put up a fence, which can be visited, or maybe similar fencing and not doing the wooding fence. At this time Councilman Miller moved to approve the proposed project.

On a motion by **Councilman Miller** and seconded by **Councilman Hinyub**, **IT WAS RESOLVED** to approve the major site plan request for the property at 853 Gretna Boulevard with the recommended conditions by City Staff, and the recommendations by the Planning and Zoning Commission members, to remove the "Smokers Porch"; from front of the building to the rear, (Elliott J. Hano, Architect and Tommy Tran, Owner;) and the same was approved by the following vote:

Yeas: **Councilmen Miller, Hinyub, Smith, and Carr**
Nays: None
Absent: None
Presiding: Wayne A. Rau, Mayor Pro Tempore
Abstain: None

No comments from the public or Council members.
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10. Monthly Reports:

- A. Police Department.** None
- B. City Engineer Projects Monthly Report:** (Report in Agenda Packet)

-Mr. David Boyd, City Engineer (Burk-Kleinpeter Inc.) summarized the June 11, 2025, report for the Council Members.

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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 (June 2, 2025, Meeting)
- (5) Planning & Zoning Commission (June 4, 2025 Meeting)
- (6) Planning and City Development Status Report.
- (7) Parks and Parkways Maintenance Project Status Report.

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D. Council District Monthly Report.

Council Member Rau – Councilman at Large – NONE

Council Member Smith, District 1 – Councilman Smith informed co-sponsoring a Free Estate Planning presentation at the Gretna Community Center (1700 Monroe Street) on June 21, 2025, from 10:00 AM to 11:00 AM. Miss Alicia Williams briefed on the event. The “We Twelve Ministry” were given the task, with impacting the church and community through help and information. As a result, has partnered with Councilman Smith, asking for his help in this Free Estate Planning presentation by Attorney Jonathan Reynolds. I will be an educational presentation so that individuals can understand and learn about successions, Last Wills and Testament, Living Wills, and advanced directives; and it will be the first of a two-part series. The second series will be on July 26, with attorneys present they will be executing documents free of charge. This event was posted on the city’s website.

Council member Hinyub, District 2 – Council Hinyub informed they had a ground-breaking on the Downtown Lighting Improvements that began 15 years ago. There were still city blocks incomplete, and since the city had fixtures, they were able to make the installation between Second Street and Fifth Street; and between 11th Street and Huey P. Long Avenue. Utility work will be ongoing; disruptions will be limited with parking restrictions throughout the area.

Council Member Miller, District 3. – Councilman Miller informed that last week they had a successful youth fishing rodeo in coordination with Wildlife and Fisheries, there were city personnel out helping; received good compliments and hoped to continue. Informed that two girls teams played for the JPRD Westbank Championship this past week, both teams ended as Runner Ups. Also, there was ongoing concrete work happening in District Three and Four.

Council Member Carr, District 4 – Councilman Carr informed that the demolition of Holiday Inn on the Expressway was progressing well; a nearby resident was happy, he was able to see the horizon.

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11. Citizens Addressing the Mayor and City Council: NONE

FLOOR: Introduction of an Ordinance:

An ordinance establishing new rules for Electronic Enforcement to the Gretna Code of Ordinances Chapter 52, Article IV– Electronic Enforcement; Division II – Speed Enforcement.

Requested: Administration

Sponsor: Councilman Hinyub

12. Other Matters:

2025 Millage announcement

NOTICE IS HEREBY given that at the regular scheduled Council monthly meeting of Wednesday, July 9, 2025, at 5:30 PM at its regular meeting place Gretna City Hall Building, 740 Second Street, Council Chambers, Second floor, Gretna, Louisiana 70053, the Gretna City Council plans to adopt resolution or resolutions setting the Ad Valorem tax millages for the Year 2025.

14. Meeting Adjournment.

There was no further city business to conduct, and on a motion by **Councilman Hinyub** and seconded by **Councilman Carr**, the June 11, 2025, Council Regular meeting adjourned at 6:16 PM; and the same was unanimously approved.

Respectfully given by Norma J. Cruz, LCMC

/S/ NORMA J. CRUZ, LCMC

CITY CLERK

CITY OF GRETNA

STATE OF LOUISIANA