

**MINUTES  
FOR THE CITY COUNCIL MEETING OF NOVEMBER 16, 2023**

The regular meeting of the Mandeville City Council was called to order by the Council Chairman at 6:00 p.m. followed by roll call.

**ROLL CALL - present:** Jason Zuckerman, Jill McGuire, Rick Danielson, Skelly Kreller, Rebecca Bush

**Also present:** Keith LaGrange, Public Works Director, Mayor Madden, Kathleen Sides, Finance Director, Elizabeth Sconzert, City Attorney

**MINUTES:**

Adoption of the October 26, 2023, meeting minutes. A motion was made by Mrs. Bush and seconded by Mrs. McGuire. With no further comments or questions a vote was taken and the minutes were adopted 5-0.

**REPORTS AND ANNOUNCEMENTS:**

Mr. Zuckerman announced there will be a celebration of life for Lynn Mitchell tomorrow at the Dew Drop. Dr. Kreller read a statement regarding the passing of St. Tammany District Attorney Warren Montgomery and the impact he had on the community. The mayor stated last week was the traffic summit and there will be a landscape summit in January. December is full of holiday events: Winter on the Water (12/2), Menorah Lighting (12/8), Xmas Past (12/9), Extended Holiday market and caroling (12/16). Mrs. McGuire also reminded everyone of the Wreaths Across America on 12/16.

**PRESENTATION:**

The mayor presented a proclamation to Donna Guitierrez for her retirement and thanked her for her service to the community.

**OLD BUSINESS:**

1. Adoption of Ordinance No. 23-34; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO REVISE IN THE CODE OF ORDINANCES, ARTICLE "I" FINANCIAL OVERSIGHT COMMITTEE, SECTIONS 18-1, COMPOSITION AND QUALIFICATIONS; SECTION 18-2 DUTIES AND RESPONSIBILITIES; AND SECTION 18-3 MEETINGS AND TERMS OF THE MANDEVILLE FINANCIAL OVERSIGHT COMMITTEE AND TO PROVIDE FOR RELATED MATTERS. A motion was made by Dr. Kreller and seconded by Mrs. Bush. Mr. Danielson explained several months ago we received a report from the financial forecast contractor and that report expressed concerns when we got to 2027-2028, the finance director also expressed concerns. During the budget cycles, he proposed these items, but it was decided to not include them in the budget ordinance, but in a separate ordinance. In 2012, there was the creation of the MFOC that was passed unanimously spearheaded by the current mayor. They established guidelines for the committee to provide some insight. The concerns may be different now, so this calls for revision. The purpose is to revise and amend the original ordinance to assist from a strictly advisory standpoint like the design review, special events, etc. The mission is established by the council, they must be tasked by the city council. They have no authority and cannot meet or research anything without being tasked, which is passed by a vote. The council's primary duty is to provide financial oversight and fiduciary guidance. There are citizens in the community with that experience who can volunteer their time to assist the city. The committee would consist of 2 council members, 3 Mandeville citizens (with financial background) and 2 members of the administration (preferably the finance director and mayor). Mr. Danielson stated they will provide guidance for

issues we will be facing in the next 4-5 yrs. as the financial forecasters stated. Mr. Danielson reviewed the list of items proposed and hopes to be proactive. Dr. Kreller agrees oversight is crucial and these members would be from the financial sector and would help at no cost. The Council does not have that expertise, he does not see a downside. Mrs. McGuire discussed the history with the finance director. The prior committee was established because there was a need. Since then, the state has now put forth a lot of laws to make sure the municipalities are in line. Her concern is the meetings are not open to the public and the budget meetings were open to the public for anyone to express their concerns. She does not feel this is necessary and why are we bringing this back. Mr. Danielson explained these meetings are all open to the public. Mrs. McGuire feels this is just one more board of non-elected people making recommendations after a budget has already passed. Mr. Danielson stated this is not about the budget, but to look at things the financial forecasters and finance director had concerns about. Mr. Zuckerman is not opposed to committees, but he does not feel we need one here. We have quarterly budget meetings, numerous budget meetings, and a finance department and they can hire any professionals to analyze anything we need. He is not convinced we need a separate committee, but he also has logistical concerns with the ordinance and things are not well thought out. Appointment terms are not clear, what happens when council members change, how does it affect the committee. Who determines when meetings are held? How are the appointments made, the council cannot agree on P&Z appointments. He feels it should be looked at with the next council, they may not even want this committee. He always feels professionals should be hired to give advice. Mr. Danielson stated the needs today are different and he wants to be proactive. Mrs. Bush is not opposed but the parameters must be carefully crafted. We cannot create a group of non-elected officials to give their opinion to an elected body. She does not feel the ordinance is tight enough, it provides a rolling opportunity to provide comments and opinions. She does not want overlapping suggestions, what about professional liability, and the timing is not good. She feels we have the tools we need but she is not opposed to the committee. Mrs. McGuire agrees with Mr. Zuckerman and Mrs. Bush. She is not against an oversight committee, but this is a decision for a future council to make. We have a finance director, citizens who make comments, we have an auditor, what happens when they conflict. She knows they make recommendations, but so does P&Z, Historic District and Parks. Those people take the time to volunteer their time, study, research and she does not want to not take their recommendation. It is rare she will not take their recommendation, and she has to explain why. We have to be careful, how is it helpful and what problem will it solve. Mr. Zuckerman stated there is nothing preventing the council from seeking citizen input. He is not convinced this is useful and not a distraction. Mr. Danielson stated all the directors have committees which provide guidance. There are people in the community that can help us for free instead of paying for a financial forecast that we have not done anything with their recommendations yet. Mr. Danielson just feels we have a fiduciary responsibility and should get ahead of this before the fund balance is gone. The forecast said that will happen in 2028. Mr. Paul Branch and Mrs. Becky Rohrbough feel this is a good idea. Mrs. Rohrbough comes from a financial background and there is a great deal of potential on this committee. Mrs. Abbey agrees there are professionals in the city that can help. Mrs. Rhonda Alleman feels another layer of oversight cannot hurt, we have it in other departments. We have had deficit budgets presented, financial forecast concerns, expenses outpacing revenues, so why not have more support for this committee. Months ago, this was brought up and why haven't the council worked on this before. Quarterly review meetings were scheduled, but when is the 4<sup>th</sup> quarter review? Mrs. Sides explained we only do the first 3 quarter fiscal review because we have the budget. The fiscal year-end review will come after the audit. Mr. Brian Burke explained #5 deals with recommendations regarding HR and that is to be handled by the Civil Service Board. Mr. Danielson made a motion to remove #5 relating to HR; seconded by Dr. Kreller. With no further comments or questions, a vote was taken, and the motion passed 5-0. With no further comments or

questions on the revised ordinance, a vote was taken, and the ordinance failed 2-3 (McGuire, Zuckerman, Bush against).

**NEW BUSINESS:**

1.Approval 2024 City Council schedule of regular meetings. A motion was made by Mrs. McGuire and seconded by Mrs. Bush. Mr. Zuckerman explained this is the schedule for the 2024 Council meetings. With no further comments or questions, a vote was taken, and the schedule passed 5-0.

2.Approval of the liquor license for Croissant, LLC to be located at 1301 N. Causeway, Mandeville. A motion was made by Dr. Kreller and seconded by Mrs. McGuire. Dr. Kreller explained this is already opened. They will be serving high and low liquor, and all paperwork is in order. With no further comments or questions, a vote was taken, and the application was approved 5-0.

3.Approval of the special event permit for the City of Mandeville -Winter on the Water Parade & Festival, to be held on the Mandeville Lakefront Saturday, December 2, 2023 – Contingent upon: Route Approval, MPD Detail Approval, and ATC Permit. A motion was made by Mrs. Bush and seconded by Mrs. McGuire. This is the annual Christmas parade which will end at the Trailhead. With no further comments or questions, a vote was taken, and the application was approved 5-0.

4.Approval of the special event permit for Our Lady of the Lake – Pro-Life Chain Event to be held on Saturday, January 20, 2023 – 1:00 p.m. – 2:00 p.m. Contingent upon: Route Approval, COI Naming the City of Mandeville an additional insured, and an agreement to not block streets, interstates, or sidewalks. A motion was made by Dr. Kreller and seconded by Mrs. McGuire. This is along Hwy 190 and has become an annual event. With no further comments or questions, a vote was taken, and the application was approved 5-0.

5.Approval of the special event permit for Old Mandeville Business Association, Sips of the Season, to be held on Girod Street, Friday, December 1, 2023 – 5:00 p.m. – 9:00 p.m. with a rain date of Friday, December 8, 2023, 5:00 p.m. – 9:00 p.m. Contingent upon: Route Approval, MPD Detail Approval, ATC Permit, and COI naming City of Mandeville additional insured. A motion was made by Mrs. Bush and seconded by Mrs. McGuire. Mr. Shane Mutter explained this event continues to grow and they will block off streets. The mayor stated the city will cover part of the police costs. Mr. Danielson asked how much the city will pay. The mayor explained the city will pay half of the required police costs. He is looking to revise the special event ordinance in January and discuss the city picking up some fees. With no further comments or questions, a vote was taken, and the application was approved 5-0.

6.Approval of the special event permit for Old Mandeville Business Association, Christmas Past, to be held on Girod Street, Saturday, December 9, 2023 – 10:00 a.m. – 4:00 p.m. with a rain date of Sunday, December 16, 2023 – 10:00 a.m. – 4:00 p.m. Contingent upon: Route Approval, MPD Detail Approval, and COI naming City of Mandeville additional insured. A motion was made by Mrs. Bush and seconded by Mrs. McGuire. This event has also grown over the years and businesses have benefited from this event. This is the same format except the route will be shortened and end in front of LaLou. All the businesses have been notified. With no further comments or questions, a vote was taken, and the application was approved 5-0.

7.Adoption of Resolution No. 23-43; A RESOLUTION OF THE MANDEVILLE CITY COUNCIL

ENDORING THE APPLICATION OF ROBERT FARRIS (2529 LAKESHORE DRIVE, MANDEVILLE, LOUISIANA) FOR PARTICIPATION IN THE RESTORATION TAX ABATEMENT PROGRAM PROJECT NO. 2023-0315-RTA. A motion was made by Dr. Kreller and seconded by Mrs. Bush. Mrs. Sconzert stated this is part of the redevelopment of the historic district and will give the homeowner a little benefit. With no further comments or questions, a vote was taken, and the resolution passed 5-0.

8. Adoption of Resolution No. 23-44; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE ADOPTING THE LOUISIANA COMPLIANCE QUESTIONNAIRE. A motion was made by Mrs. Bush and seconded by Mrs. McGuire. Mrs. Sides explained this is required for the audit. With no further comments or questions, a vote was taken, and the resolution passed 5-0.

9. Adoption of Resolution No. 23-45; RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE CITY OF MANDEVILLE WATER AND WASTEWATER UTILITY RATE STUDY DATED OCTOBER 2023 PREPARED FOR THE LOUISIANA DIVISION OF ADMINISTRATION TO SATISFY THE COOPERATIVE ENDEAVOR AGREEMENT BETWEEN THE CITY OF MANDEVILLE AND THE LOUISIANA DIVISION OF ADMINISTRATION FOR THE WATER SECTOR PROGRAM GRANT AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH. A motion was made by Dr. Kreller and seconded by Mrs. McGuire. Mr. Zuckerman explained this is authorizing the city to accept the rate study that was provided. Mr. LeGrange explained we are now charged with accepting the increase, how that increase gets distributed is up to the administration. They have hired the same consultant to help the city charge the proper rates. This is the requirement to receive the funds for the \$2 million grant we applied for. Mrs. Becky Rohrbough said the presentation was not the finished product, but she has concerns that she does not see we are in a deficit and feels we will set a rate structure that is not beneficial to the residents. Mr. LaGrange stated the study says we need to increase the rates by 7%, they do not say how to get to that percentage. The \$2 million is earmarked for three projects in the Public Works department. The average bill is around 5,000 gallons and the increase would be about \$1.00 per month- this has to be spread out over the next 10 years. Mrs. Sides stated the enterprise fund requires that the cost be recovered with fees and charges and that is not happening, we are losing money every year. With no further comments or questions, a vote was taken, and the resolution passed 5-0.

10. Adoption of Resolution No. 23-46; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AUTHORIZING THE MAYOR OF THE CITY OF MANDEVILLE TO NEGOTIATE A PURCHASE AGREEMENT FOR THE ACQUISITION OF 1.3 ACRES LOT 7A-1 RESUB OF LOT 7A SQ 34 MANDEVILLE AND LOT 7A-2 RESUB OF LOT 7A SQ 34 MANDEVILLE, LOUISIANA AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH. A motion was made by Mrs. McGuire and seconded by Mrs. Bush. Mrs. McGuire explained this is a property they have been looking at for a while. She stated the resiliency study listed this as one of the top priorities and will serve a great purpose. The mayor said this has been for sale for a few years. He wanted to wait for the resiliency study before he looked to purchase it. The plan is completed and there will be several projects they will be doing in conjunction. This is for water management and the idea for storm water parks in the city. This property sits along the ravine and will increase capacity for water management. We have funding in the budget and will start designing a park. Mrs. McGuire stated this piece floods often. The mayor stated he will hire someone to do the design and show this to the public before its 100%. Mr. Danielson asked if we were going to have a public presentation. The mayor stated they had several P&Z meetings. The mayor feels there was a joint meeting. Mr. Danielson asked where this falls from prioritization in the resiliency study. Mr. LaGrange said there is no list, but it checks their boxes. Mr. Danielson

asked how this property is better than any others, he has not seen any list. Mr. LeGrange stated they did not identify any properties. Mr. Danielson asked where this property selection came from. Mr. LeGrange said this is a problem property and they have bought similar property before. Mr. Danielson asked if this was the property that had a pond and was filled years ago. Mrs. McGuire said yes, and it should never have been filled in. The mayor said in the study it says it would be advantageous for the city to buy property for storm water parks, it does not list certain parcels to buy. Mrs. McGuire believes as the city purchases properties it saves money for the city as far as ratings and engineering. Dr. Kreller disagrees with the comment it will save the city money. Mr. Buck Abbey is a supporter of using land for environmental purposes, however this is not a park for people, but for storm water. Mr. Discon stated the pond should never have been filled and he wishes for it to be restored to its original state. With no further comments or questions, a vote was taken, and the resolution passed 5-0.

11. Introduction of Ordinance No. 23-35; AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MANDEVILLE TO REZONE A PORTION OF LOT 1, ALL OF LOTS 2 & 3 OF SQUARE 59 OF THE CITY OF MANDEVILLE, ST. TAMMANY PARISH, STATE OF LOUISIANA, FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO I – INSTITUTIONAL DISTRICT; AND PROVIDING FOR FURTHER MATTERS IN CONNECTION THEREWITH. A motion was made by Mrs. Bush and seconded by Mrs. McGuire. Mrs. McGuire stated this is for Woodlake Elementary. Mr. Zuckerman explained this will be discussed and voted upon at the next meeting.

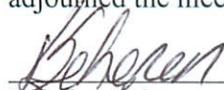
12. Introduction of Ordinance No. 23-36; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE CREATING SECTION 2.10 OF THE CODE OF ORDINANCES OF THE CITY OF MANDEVILLE, PARTICIPATION IN OPEN MEETINGS AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH. A motion was made by Dr. Kreller and seconded by Mr. Danielson. Mr. Zuckerman explained this will be discussed and voted upon at the next meeting.

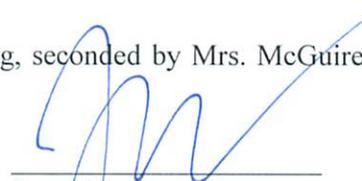
**PUBLIC COMMENT:** none

**FINANCE REPORT & PROJECTS IN PROGRESS:** Mrs. Sides reviewed the financial reports and noted an error - she will send out a revision. Revenues are about \$4 million, and expenditures are \$2.8 in the governmental fund. The Enterprise fund revenue is \$4.2 million, and expenses are \$468,000. Mr. Danielson asked about some questions he has previously emailed. Mrs. Sides had surgery and is working part time, she will get it to him as soon as possible. Mr. Danielson asked when they will have quarterly review meetings. Mrs. Sides will work on a schedule, but most bills don't come until January for the first quarter. Mr. LeGrange reviewed the projects report with the council.

**ADJOURNMENT:**

Mrs. Bush made a motion to adjourn the meeting, seconded by Mrs. McGuire. Mr. Zuckerman adjourned the meeting at 8:30 p.m.

  
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Kristine Scherer  
Council Clerk

  
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Jason Zuckerman  
Council Chairman