

**MINUTES
FOR THE CITY COUNCIL MEETING OF FEBRUARY 23, 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: David LeBreton, City Engineer, David Parnell, City Attorney, Cara Bartholomew, Planning Director, Mayor Madden

MINUTES:

Adoption of the February 9, 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. Danielson announced the Council seeks to appoint a commissioner to Fire Board District #4. Candidates interested in being considered for this appointment should submit a letter of consideration and/or a resume to the City Council Clerk by Friday, March 10, 2023, 4:00 p.m. To kscherer@cityofmandeville.com. He also announced the Krewe du Pooch parade is Saturday February 25th from noon – 5pm; the 2nd annual policeman's ball will be March 17th at the Fleur de Lis Center. Also, the Dew Drop concerts will begin on February 25th and the first spring trailhead concert will be March 25th. The next meeting on the proposed LSU project will take place Tuesday, March 7th at 6pm. The Council chambers will begin their AV renovations on March 6th thru March 22nd. During this period all meetings will be held at the Community Center. The mayor announced the debris zoning map is on the website and pick up will be every two weeks.

PRESENTATIONS:

The mayor presented a proclamation to the Mandeville High National Championship Dance Team. This is the first National Championship for the team.

Chief Schliem and the mayor presented Lt. William Foil with a proclamation and plaque upon his retirement after serving 22 years with the MPD.

OLD BUSINESS:

1. Adoption of Ordinance No. 23-03; AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MANDEVILLE TO REZONE A PORTION OF BLOCK 69 & 70 OF THE CITY OF MANDEVILLE, ST. TAMMANY PARISH, STATE OF LOUISIANA, FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO B-1 NEIGHBORHOOD BUSINESS DISTRICT; AND PROVIDING FOR FURTHER MATTERS IN CONNECTION THEREWITH. A motion was made by Mrs. Bush and seconded by Mrs. McGuire. Mrs. McGuire explained this is at Monroe and Lambert. Ms. Bartholomew explained there were multiple copies of the zoning map with one showing the property as B-1 and the other being zoned R-1. After further review, the city cannot find a record of the property being rezoned from B-1 to R-1. Ms. Bartholomew feels this was a mapping error when the zoning maps were digitized. The Planning & Zoning commission unanimously recommended to make the correction. Mr. Julian Rodrigue, owners' representative, explained this is not a rezoning issue, but a correction of the GIS error. With no further comments or questions, a vote was taken, and the ordinance passed 5-0.

2. Adoption of Ordinance No. 23-04; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE DECLARING CERTAIN ITEMS AS SURPLUS AND NO LONGER NEEDED FOR CITY USE; AUTHORIZING THE MAYOR TO EXCHANGE OR DONATE SURPLUS ITEMS; AUTHORIZING THE MAYOR TO EXECUTE ALL NECESSARY DOCUMENTS INCLUDING A COOPERATIVE ENDEAVOR AGREEMENT; AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH. A motion was made by Dr. Kreller and seconded by Mrs. McGuire. Mr. Danielson explained a few meetings ago, the council approved numerous items for auction. The Town of Abita is interested in two pieces of equipment therefore, the city must remove these items from auction and thus donate them to Abita. With no further comments or questions, a vote was taken, and the ordinance passed 5-0.

NEW BUSINESS:

1. Approval of the special event liquor license for the Junior League of Greater Covington 2023 Designer Show House on March 2nd, 3rd, 4th, 5th, 9th, 10th, 11th, and 12th, 2023 to be located at 2047 Lakeshore Dr. A motion was made by Mrs. Bush and seconded by Dr. Kreller. Ms. Amy Puerto, Junior League President explained this is the 1st showhouse in 5 years. At first, there was not a need for a permit, but since they are including alcohol with the ticket purchase, the state is asking for city approval. Ms. Puerto stated all the money raised by the Junior league goes back into the community. Mrs. Bush stated it is hard to get a showcase home with the liability concerns, construction etc. She encouraged everyone to attend. Mrs. McGuire explained this is for two consecutive weekends. The Thursday night event is private, yet Friday, Saturday and Sunday's are open to the public. Tickets are \$25 in advance via JLGC.net or \$30 at the door. With no further comments or questions, a vote was taken, and the application was approved 5-0

2. Approval of the special event permit for the National Day of Prayer, Thursday, May 4, 2023 – 9:00 a.m. to be located at the Gazebo on Lakeshore Drive. Approval request to allow tent, chairs & drinks on the Lakefront. A motion was made by Mrs. Bush and seconded by Mrs. McGuire. The mayor explained this was moved to the Lakefront last year and received good attendance. The program is for about 1 hour and has representatives from all denominations. 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 George's Mexican Restaurant – Cinco de Mayo Celebration, Friday, May 5, 2023 – 5:00 p.m. – 10:00 p.m. to be located at 1461 North Causeway Blvd. Contingent upon ATC special event liquor permit approval and Certificate of Liability naming the City of Mandeville an additional insured. A motion was made by Mrs. Bush and seconded by Dr. Kreller. Dr. Kreller explained this is a well-attended annual event and all paperwork is in order. With no further comments or questions, a vote was taken, and the application was approved 5-0

4. Approval of the special event application for the Mandeville High School – Homecoming Parade, Thursday, September 21, 2023 – 6:00 p.m. To be located on the Lakefront from Jackson to the Trailhead (see map attached) with a waiver of police detail fees. A motion was made by Mrs. Bush and seconded by Mrs. McGuire. Principal Monson explained this is the same set up as last year. The kids love the parade, and several alumni are planning reunion events and will march in the parade. Dr. Kreller asked if they thought of bringing back the bonfire? Principal Monson stated not at this time, it use to be at the Harbor. The mayor explained he has asked the council to waive the police fees. The school paid the fees last year however for a parade the fee is usually waived because it contributes to the community. When something is labeled as a parade there is some

wiggle room to waive the fees. 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 Our Lady of the Lake - Blessing of the Mandeville Cemetery, Thursday, November 2, 2023 – 6:00 p.m. – 9:00 p.m. To be located at the Mandeville Cemetery. A motion was made by Mrs. Bush and seconded by Mrs. McGuire. Mrs. McGuire explained this is the annual blessing of the graves and is a beautiful event. It is always around All Soul's Day, and she encouraged everyone to attend. Mr. 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 the Mandeville Lions Club – Mandeville Food Truck Festival, Saturday, May 6, 2023 – 4:00 p.m. – 8:00 p.m. To be located 720 Lafitte. A motion was made by Dr. Kreller and seconded by Mrs. McGuire. Mrs. McGuire stated last year she went to their event. The Lions club does a lot for the community and this food truck festival is a lot of fun. Mr. Jason explained last year they raised over \$108K and the money goes to the Lions Eye Fund and the Lions Children's camp. The Lion's club is one of two camps that is free to attend. They also sponsor children to attend the camp. This year they will sponsor 5 special needs children which costs \$850 per child. This was a new event last year and was very well attended. With no further comments or questions, a vote was taken, and the application was approved 5-0

7. Adoption of Resolution No. 23-04; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AUTHORIZING THE MAYOR OF THE CITY OF MANDEVILLE TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF MANDEVILLE AND KVS ARCHITECTURE AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH. A motion was made by Mrs. Bush and seconded by Mrs. McGuire. Mr. Zuckerman explained this was a project at the Harbor Pavilion and was in need of significant refurbishing. The project is to get it painted, relit, etc. The Harbor wall was successful but a few things were missing with that project that the thought they could add with this project. Mr. LeBreton added it will also look at the configuration of the intersection with respect to the crosswalks and sidewalks in that area. With no further comments or questions, a vote was taken, and the resolution passed 5-0.

8. Adoption of Resolution No. 23-05; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE ESTABLISHING FINANCIAL AND BUDGETARY GUIDELINES, TO INCLUDE A FINANCIAL FORECAST BEFORE MOVING FORWARD FOR MAJOR CAPITAL PROJECTS AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH. A motion was made by Mrs. Bush and seconded by Dr. Kreller. Mr. Danielson explained they have been talking about this for the past few months. The city is dealing with several major capital projects that are not currently on the budget, seeing design costs, what direction do we want to go, how do we prioritize projects, etc. At the meeting 2 weeks ago they discussed the MFOC committee and he and Mr. Zuckerman will be working on those revisions. This is to take a step back before we go too far to have a more detailed forecasting, so we know: where the money is coming from, how long is it going to last, and how to we prioritize for the projects. Some projects we are looking at now are: renovations and addition to this building, new construction to police department, projects from the resiliency study, land acquisitions in addition to others we may not be thinking of. We need to know what we are looking at and also included in the resolution is a consultant to help us with this forecasting especially as we get closer to this budget cycle. Dr. Kreller asked if this is passed will it give assurances that no major project is going to go forward without the proper funding in place or being negotiated. Also, the council will be informed of the progress. Mr. Danielson stated the resolution will let us know what the finances look like, so we

know what we are dealing with and help prioritize projects. Mr. Zuckerman is confused with the resolution because the idea that we shall do 3 things and others before moving forward with the project. We authorize the spending of the funds in the budget so that is moving forward. He does not see the need for this resolution if we go through the budget process. Mr. Zuckerman does agree with hiring a consultant to help us during the budget and moving forward., He is confused with what it really does outside the budget. During the budget the council did place some contingencies on projects such as making things come back to the council for review. We could hire a consultant now to give us the 5-10-15 yr. forecast including liabilities etc. for the budget. The language is confusing with the “shall” and “may”. He would rather see a resolution to have the mayor hire a consultant. He also has an issue with passing a resolution that refers to the MFOC when that committee has not been reworked; he feels this is premature – what are we trying to fix. Mr. Zuckerman stated these are guidelines and he is not sure does this become a policy before we pass the budget; also, how do we define major capital projects. Some projects we front a lot of money because we do not know how much we may get from other sources. Mr. Danielson stated the intent of the resolution is to hire a consultant to help us with the forecasting- the resolution can be rewritten. He was trying to give the mayor a scope of work so when he goes out to bid, we have some type of forecasting process in place. Mr. Zuckerman thinks a new resolution with just the hiring of a consultant to provide forecasting with the budget solves the problem. Dr. Kreller does not want to jump into hiring a consultant. It is not law, just a resolution. This should help us and the administration accountable. The evaluation of the sea wall is coming up and that is a major project. He does not think we are trying to restrict the smaller projects; he feels it just oversight. Mr. Zuckerman stated the council has the ability to vote “no” if we are not comfortable with the finances. Mrs. Sides stated the capital budget ordinance states projects greater than \$1 million are subject to final review of the council. She feels this defines a major project. Mrs. Bush likes the idea of exploring other funding, she likes the MFOC. Every project is different. Mr. Zuckerman feels we have all these questions during the budget process, he is fine if we just want to hire a consultant for forecasting. Dr. Kreller feels the MFOC is very important, he would like to get moving on this committee. Mr. Zuckerman and Mr. Danielson are to work on that language. The important issue for him is oversight and working with the administration. He would like the administration to give the council a list and rank the projects. Mr. Burguières stated the council/administration does not have a wish list. The state does this, and then they figure out how to rank and then pay for them. He feels the city is avoiding this. For example, city hall project started at \$3-4 million, then went to \$6-8 million. The city is always spending today’s money and needs to commit to an actual plan. He feels an outside person, since the finance department can’t do this, is a step in the right direction. He would like the city to have such a working list. Some things will drop off and other will be added on. For example, the sea wall project could be \$10 million or \$50 million, that could alter the plan of other projects.

Mr. Runyon agrees with Mr. Burguières. At one time there was talk of a strategic plan and that was never developed. There are task levels and details needed before you hire a consultant. The council needs to consider pay as you go or bonding out. When you run out of money that’s it until next year. If you do a strategic plan and prioritize projects, pay as you go would work.

Mr. Zuckerman agrees a strategic plan is a good idea but that is different than hiring a consultant. A consultant can give us a picture of the future so we can decide what to pay as we go and what we will use alternative funding for. Dr. Kreller feels this is why the MFOC should be reinstated. There are people in our community who are experts and can give us advise on this. He would like this to be advertised and not have the process slowed. Mr. Zuckerman has concerns about reinstating the MFOC as written- he would like to take the time to get it right. Mr. Burguières reminded the council the MFOC suggested allocating funds for things like unfunded liabilities. There are many funds that may look like they have a lot of money, but most is already committed.

An expert can help give a realistic picture with all aspects of the budget, contingencies for hurricanes, and other unexpected expenses.

Ms. Avery feels this will slow down projects. She has researched the past 10 audits and the city has the money, but we are just not spending it. From 2010-2021 the population has increased 5%, but the funds have built up every year. The “shalls” in the resolution concern her. Dr. Kreller stated the fund balances are getting bigger so why don’t we reduce the taxes, that would be popular with the residents. Do we really have all this money? That is his concern.

Mr. Danielson suggested to revise the resolution to delete items 2, 3, 4 & 6 and then item 1 and 5 would be “whereas”. The intent is forecasting and where is the money before we go assigning projects. Mr. Zuckerman would like to table the resolution and come back with a resolution to find a firm to assist with forecasting. This is about getting the information to the council. There are good ideas about mapping opt projects, but we need to get the info so we can make the budgetary decisions. Mr. Danielson recommended deferring the resolution, not table it, for the March 9th meeting; this was seconded by Mrs. Bush. Dr. Kreller would be opposed to removing item #6. Mr. Danielson stated at the end of the day, the city needs to know where we are going. Mr. Runyon feels if you defer, he suggests making two resolutions: MFOC and consultant. Mr. Zuckerman is fine with 2 resolutions. Financial forecasting has nothing to do with MFOC. With no further comments or questions, a vote was taken, and the motion to defer the resolution passed 5-0.

9. Introduction of Ordinance No. 23-05; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AMENDING AND ADOPTING THE PERSONNEL POLICIES RULE 4.0, SECTION 4.07.1 FOR THE MUNICIPAL EMPLOYEES’ CIVIL SERVICE SYSTEM, AND ITS EMPLOYEE RULES AND REGULATIONS AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH A motion was made by Mrs. Bush and seconded by Mrs. McGuire. Mr. Danielson explained this will be discussed and voted upon at the next meeting

10. Introduction of Ordinance No. 23-06; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AMENDING AND ADOPTING THE PERSONNEL POLICIES RULE 6.0, SECTION 6.08 (C) FOR THE MUNICIPAL EMPLOYEES’ CIVIL SERVICE SYSTEM, AND ITS EMPLOYEE RULES AND REGULATIONS AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH A motion was made by Mrs. McGuire and seconded by Mrs. Bush. Mr. Danielson explained this will be discussed and voted upon at the next meeting

11. Introduction of Ordinance No. 23-07; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AMENDING AND ADOPTING THE PERSONNEL POLICIES RULE 4.0, SECTION 4.05(C) FOR THE MUNICIPAL EMPLOYEES’ CIVIL SERVICE SYSTEM, AND ITS EMPLOYEE RULES AND REGULATIONS AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH A motion was made by Mrs. Bush and seconded by Mrs. McGuire. Mr. Danielson explained this will be discussed and voted upon at the next meeting

12. Introduction of Ordinance No. 23-08 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AMENDING AND ADOPTING THE PERSONNEL POLICIES RULE 8.0, SECTIONS 8.02, 8.03, AND 8.04 FOR THE MUNICIPAL EMPLOYEES’ CIVIL SERVICE SYSTEM, AND ITS EMPLOYEE RULES AND REGULATIONS AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH A motion was made by Mrs. Bush and seconded by Dr. Kreller. Mr. Danielson explained this will be discussed and voted upon at the next meeting

13. Introduction of Ordinance No. 23-09; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AMENDING AND ADOPTING THE PERSONNEL POLICIES RULE 4.0, SECTION 4.07 FOR THE MUNICIPAL EMPLOYEES' CIVIL SERVICE SYSTEM, AND ITS EMPLOYEE RULES AND REGULATIONS AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH A motion was made by Mrs. Bush and seconded by Mrs. McGuire. Mr. Danielson explained this will be discussed and voted upon at the next meeting

14. Introduction of Ordinance No. 23-10; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO EFFECT THE ANNEXATION OF A PORTION OF GROUND SITUATED ON THE SOUTH HALF OF SQUARE 76 IN SECTION 42 INTO THE CORPORATE LIMITS OF THE CITY OF MANDEVILLE DESIGNATING AND ASSIGNING THE PROPERTY FOR PURPOSES OF ZONING AS B-2, HIGHWAY BUSINESS DISTRICT AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH A motion was made by Mrs. Bush and seconded by Dr. Kreller. Mr. Danielson explained this will be discussed and voted upon at the next meeting

PUBLIC COMMENT:


Mr. Burguieres asked for an update on the audit since it was almost a year late last year. Mrs. Sides stated they were 8 months late last year. The audit is due February 28th and she plans on meeting that deadline.

FINANCE REPORT

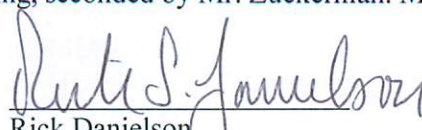
Mrs. Sides stated she wants to defer the finance report to the next meeting. The auditors added accounts to our existing list of about 800 accounts. The financial statements are fed from pivot tables that need to be reworked since adding these new accounts. She has provided the council with the sales tax information she just received from the parish along with a revised budget report that shows notes, transfers, and adjustments. Mr. Danielson asked about getting the updated summary report before the next April 12th budget meeting. Dr. Kreller asked if we are still using the CPA we hired last year to assist with the audit. Mrs. Sides stated he is helping with this audit as well. Dr. Kreller would like to know how much we paid last year and for this year's assistance. The mayor wanted to let everyone know, the MPD crime stats are on the city website.

ADJOURNMENT:

Mrs. McGuire made a motion to adjourn the meeting, seconded by Mr. Zuckerman. Mr. Danielson adjourned the meeting at 7:45 p.m.



Kristine Scherer
Council Clerk



Rick Danielson
Council Chairman