

**MINUTES
FOR THE CITY COUNCIL MEETING OF JUNE 8, 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, Rick Danielson, Skelly Kreller, Jill McGuire, Rebecca Bush

Also present: Keith LaGrange, PW Director, Elizabeth Sconzert, City Attorney, Mayor Madden, Cara Bartholomew, Planning Director

MINUTES:

Adoption of the May 25, 2023, meeting minutes. A motion was made by Mrs. Bush and seconded by Dr. Kreller. With no further comments or questions a vote was taken and the minutes were adopted 5-0.

REPORTS AND ANNOUNCEMENTS:

Mr. Danielson stated there will be a Genealogy presentation at the Mandeville Trailhead on June 17th starting at 10am. On Monday, June 19th, City Hall will be closed in observance of Juneteenth. Mr. Danielson also reminded everyone of the Light Up the Lakes festivities on Monday, July 3rd at the Mandeville Lakefront.

NEW BUSINESS

1.Appointment of a Commission to the Planning & Zoning Commission to fill the vacant position which expires 8/31/2029. A motion was made by Mrs. Bush, seconded by Dr. Kreller. Mr. Danielson stated this is to fill the unexpired term of Simmie Fairley. The Council received 3 well-qualified applicants. Mrs. McGuire explained she would like to nominate Andrea Fulton; this was seconded by Dr. Kreller. Ms. Fulton has previously applied for the commission and has experience in city government and is very active in the community. Mr. Zuckerman stated in prior years he proposed that the nomination be listed on the agenda so the public would be aware and could comment. This was sent to the P&Z commission for a recommendation and was denied. He would like to see this changed for future nominations. He has no issue with Ms. Fulton, just wants the process to be different. Mr. Danielson wanted to thank Mr. Fairley for his many years of service to the city and the commission. With no further comments or questions, a vote was taken, and the nomination was approved 5-0.

2. Approval of Change Order #2, to extend the contract period for one (1) additional calendar year for the 2022 Asphalt Maintenance Project. A motion was made by Mrs. Bush, seconded by Mr. Zuckerman. Mr. Danielson explained this contract is for one calendar year with the option of yearly renewals for a total of 3 calendar years. This change order is to add one additional calendar year, thus extending the agreement until June 15, 2024. With no further comments or questions, a vote was taken, and the change order was approved 5-0.

3. Approval of Substantial Completion of Change Order #3 for the 2021 Water & Sewer Maintenance Project. A motion was made by Mrs. Bush, seconded by Dr. Kreller. Mr. Danielson explained this is the completion of Task Order 3 which consisted of general repairs of the water distribution and sewer collection systems. There are a few punch list

items which will be addressed before completion. With no further comments or questions, a vote was taken, and the change order was approved 5-0.

4. Approval of Change Order #1 for an increase amount of \$20,926.64 for the Neighborwoods Deck Replacement Project. A motion was made by Mrs. McGuire, seconded by Mrs. Bush. Mr. Danielson explained this is an increase of \$20,926.64 for the Neighborwoods Deck replacement. Upon removing the deck there were some additional needs concerning the substructure frame of the deck. With no further comments or questions, a vote was taken, and the change order was approved 5-0.

5. Approval of the special liquor and event permit for the Mande Milkshakers,” Shakes and Shoes Sock Hop” on Saturday, June 17, 2023, from 6-9pm to be located at the Mandeville Trailhead. A motion was made by Mrs. McGuire, seconded by Mrs. Bush. Ms. Serpas explained this is their shoe fundraiser. All attendees are asked to bring new children’s shoes which will be donated for their back-to-school drive. This year the sock hop will have 5 teams competing in a shrimp cook off. Admission is free. With no further comments or questions, a vote was taken, and the change order was approved 5-0.

6. Approval of the American Legion Post 415 Flag Retirement Ceremony to be held on Saturday, June 17, 2023, at 3pm located at the Trailhead. A motion was made by Mrs. Bush, seconded by Dr. Kreller. Mr. Danielson explained this is a formal flag ceremony to burn discarded and worn flags. Mr. Danielson stated this is a small, controlled burn and made a motion to waive the liability insurance requirement if there was a fire department present in case of an emergency. Mrs. Sconzert stated insurance is required for all special events in this case not just because of the burn, but in the event of any slip and fall incidents. Mrs. Bush stated American Legion has an insurance policy and it should not be a problem to add. She cannot endorse the event without liability coverage. Mr. Burguieres thought the insurance should not be too costly. Mr. Branch is part of the American Legion and explained their chapter is relatively young and still learning policy/procedures. He does not foresee this as a problem, they will see if the national chapter has a policy. Mr. Zuckerman asked what is the risk to the city? Mrs. Sconzert stated the city has a \$25K clause before the policy goes into effect. With no further comments or questions, a vote was taken, and the amendment failed 3-2 (Bush, Kreller against). With the insurance now a requirement, and no further comments or questions, a vote was taken, and the change order was approved 5-0.

7. Adoption of Resolution No. 23-21; 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 CSRS, LLC AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH. A motion was made by Mrs. Bush and seconded by Mr. Zuckerman. Mr. Zuckerman explained this is for the hydraulic impact analysis of the Ravine Aux Coquille watershed which was budgeted at the last council meeting. This is the first step to becoming compliant with the judgement against the city. The estimated cost of the analysis is \$50,000.00. With no further comments or questions, a vote was taken, and the resolution passed 5-0.

8. Adoption of Resolution No. 23-22; A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MANDEVILLE RECOGNIZING THE BASIC PRINCIPLES OF POLITICAL CIVILITY AND THE SIMPLE RULES TO IMPROVE COMMUNICATION, CIVIL DISCOURSE, AND

PUBLIC DEBATE THROUGH ALL NORMAL CHANNELS TO INCLUDE PUBLIC MEETINGS, SMALL GROUP DISCUSSIONS AND THROUGH ALL SOCIAL MEDIA OUTLETS. A motion was made by Mrs. Bush and seconded by Mrs. McGuire. Mr. Danielson explained this is not a freedom of speech issue, just a reminder of where we should be as a community, this has no force of law. This is to remind everyone to show respect for others during public meetings and in their social media postings. There have been several posts of name calling, lobbing g unfounded accusations and he feels Mandeville is better than this and we should be able to respectfully agree or disagree with one another. Several residents felt this resolution sought to take away their rights and control what they post on social media. They felt elected officials are held to a higher standard and need to have tough skin. Mr. Zuckerman thought the resolution was well intended and would reset the tone. He agrees everyone has a right to say what they want to say, we are all neighbors, and it is hard sometimes to turn their emotions off and not feed off it. Mrs. McGuire made a motion to take out the reference to social media and restrict it just to meetings. She feels we are overstepping things a little but does agree some things get out of hand; this was seconded by Mrs. Bush. Several residents felt the resolution was unnecessary and instead of amending, just withdraw the resolution all together. With no further comments or questions, a vote was taken, and the amendment 5-0. Mr. Danielson made a motion to defer the item; this was seconded by Mr. Zuckerman. With no further comments or questions, a vote was taken, and the deferral passed 5-0.

OLD BUSINESS:

1. Adoption of Ordinance No. 23-17; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AMENDING ORDINANCE 22-11 AND REVISING THE PERSONNEL POLICIES RULE 4.0, SECTION 4.04(A) 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 Mr. Zuckerman and seconded by Mrs. Bush. Mr. Zuckerman explained this is part of the salary survey recommendations. Mr. Brian Burke explained the commission did not think the COLA would be more than the 5.9% last year and to not present an inflated budget to the council, the board recommends have a joint meeting with the administration and the council to determine the recommended COLA for the next fiscal year, prior to the presentation of the budget. Mr. Burke explained that the police civil service board still sets the COLA pay for the police, while the Council sets the pay for the non-police civil service. However, the board does wish to make an amendment to the wording of the ordinance. Mr. Danielson made a motion to strike "The proposed cost of living increase shall reflect the cost-of-living increase decided upon during the previous year by the Social Security Administration, subject to review and approval by the Municipal Employees Civil Service Board after a joint meeting of the City Council with consideration given to financial information provided by the Mayor and the Finance Director for the City of Mandeville." And replace with "The proposed cost of living increase shall be recommended by the Mandeville Employees Civil Service Board to the Administration and the City Council after of joint meeting of the Mandeville Employees Civil Service Board and the Council with consideration given to the cost-of-living increase decided upon during the previous year by the Social Security Administration and financial information provided by the Mayor and the Finance Director of the City of Mandeville." This was seconded by Mrs. McGuire. With no further comments or questions, a vote was taken, and the motion passed 5-0. With no further comments or questions, a vote was taken, and the amended ordinance was 5-0.

2 Adoption of Ordinance No. 23-18; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO AMEND AND REORDAIN SECTION 6-7, APPENDIX C OF THE

CODE OF ORDINANCES AND TO PROVIDE OTHER MATTERS IN CONNECTION THEREWITH. A motion was made by Mrs. McGuire and seconded by Mrs. Bush. Mr. Danielson stated this is a change in the burial permit fees for the city. With no further comments or questions, a vote was taken, and the ordinance passed 5-0.

3. Adoption of Ordinance No. 23-19; AN ORDINANCE OF THE COUNCIL OF THE CITY OF MANDEVILLE REPEALING AND REPLACING ARTICLE 10: SIGN CODE OF THE LAND USE REGULATIONS OF APPENDIX A- COMPREHENSIVE LAND USE REGULATIONS OF THE CITY OF MANDEVILLE AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH A motion was made by Mrs. Bush and seconded by Mrs. McGuire. Mr. Danielson explained this is the result of the review of the Sign Code. The city had hired Desire Line to conduct the review, and these are their recommendations which have gone through the Planning & Zoning commission. After a presentation by Desire Line, the floor was open for comments and questions. Dr. Kreller wished to discuss the window signs. There have been many violations and changing the percentage from 50% to 25% is an improvement, but there is no enforcement. The mayor explained he will have a code enforcement update at the next Council meeting. He explained he placed the enforcement of signs on hold due to legal concerns. Now that we have recommendations, if the ordinance passes then he will start back up with enforcement. Mrs. Veneble had a question about historical signs. If a HD sign is destroyed more than 50%, they must go with the new regulations which differ from their original historical sign. The mayor explained a business owner can then come to the city and apply for a variance. Mr. Danielson did make a motion to **strike** the specific references to fees in Section 10.7.1 (4) (on page 25 of the proposed ordinance) and **to replace with specific reference to the fee schedule as follows: “as set forth in Division 19 of Appendix C of the City of Mandeville Code of Ordinances.”**; this was seconded by Mrs. Bush. Mr. Danielson explained this is to keep in line with the current guideline of having one appendix for all city fees. With no further comments or questions, a vote was taken, and the motion passed 5-0. Mr. Danielson did make a second motion **to strike** the specific references to fees in Section 10.7.5.4 (on page 27 of the proposed ordinance) and **to replace with specific reference to the fee schedule as follows: “as set forth in Division 19 of Appendix C of the City of Mandeville Code of Ordinances.”** This was seconded by Mrs. Bush. With no further comments or questions, a vote was taken, and the motion passed 5-0. Mr. Danielson made a third motion to amend Section 10.4.2 Prohibited Sign Types #6 to read “Electronic Message Centers (EMC) and electronic variable message (EVM) signs, or digital signs. No new or existing signs may be converted to EMC or EVM signs. This was seconded by Mrs. McGuire. Mr. Danielson explained this will help clarify the electronic sign prohibition and be consistent with the rest of the sign ordinance. Mrs. Janet Smith asked if there is a new document with all the red line changes. Mr. Burguieres agreed this would be helpful to see the before code and what is being proposed. Ms. Susie Wilson expressed her dissatisfaction with a sign that was erected across the street from her home, it was a prohibited sign, but a permit was issued without public notification. Mrs. Sconzert explained this was a sign on school board property and they have different regulations. With no further comments or questions, a vote was taken, and the amended ordinance passed 5-0

4. Adoption of Ordinance No. 23-20; AN ORDINANCE FOR THE CITY OF MANDEVILLE AMENDING THE COMMERCIAL LEASE FOR THE MANDEVILLE DEPARTMENT OF MOTOR VEHICLES OFFICE AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH A motion was made by Mr. Zuckerman and seconded by Mrs. McGuire. Dr. Kreller explained this is a change in ownership therefore a new lease was required. With no further comments or questions, a vote was taken, and the ordinance passed 5-0.

5. Adoption of Ordinance No. 23-21; AN ORDINANCE FOR THE CITY OF MANDEVILLE TO AMEND SECTION 13-6 OF THE CODE OF ORDINANCES, TO INCLUDE ADDITIONAL POWERS OF THE CITY TO PROTECT CITY RIGHTS-OF-WAY DURING THE LOCATION/PLACEMENT OF PUBLIC AND PRIVATE UTILITIES THEREIN AND PROVIDING FOR OTHER MATTERS IN CONNECTION A motion was made by Mrs. Bush and seconded by Mrs. McGuire. Mr. Zuckerman explained this is to allow the city to require a bond from any company doing work in the right-of-way to safeguard the city from any damage that may occur. Mr. LeGrange explained the city currently has this for major subdivisions, but he wanted to add this for major companies doing work in the public rights-of-ways. Dr. Kreller stated there was a recent issue with AT&T in New Golden Shores. Would this have been put in place? Mr. LeGrange stated this would be for larger scale projects rather than unexpected outages. With no further comments or questions, a vote was taken, and the ordinance passed 5-0.

6. Discussion of Ordinance 23-16: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE WITH RESPECT TO PARCEL D, MARINERS VILLAGE SECTION 46, T-8-S, R-11-E, GREENSBURG LAND DISTRICT, CITY OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED ON THE LEGAL DESCRIPTION PREPARED BY KELLY J. MCHUGH & ASSOCIATES, INC., CIVIL ENGINEERS & LAND SURVEYORS, DATED 08/04/95, CONTAINING 15.012 ACRES; CONDITIONALLY APPROVING THE SITE PLAN FOR SUCETTE HARBOR, PREPARED BY TRAPOLIN-PEER ARCHITECTS (SHORELINE, HOTEL & EVENT SPACE), ARRIVE ARCHITECTURE GROUP (INDEPENDENT LIVING BUILDINGS), WITH URBAN AND LANDSCAPE SITE PLANNING FROM DESIGN WORKSHOP; REQUIRING THAT THE SUBJECT PROPERTY BE ZONED PLANNED COMBINED USE DISTRICT (“PCUD”); GRANTING A CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF THE ENTIRE SITE; AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH. A motion was made by Mrs. McGuire and seconded by Mr. Danielson. Mr. Danielson explained tonight’s discussion is going to be about: traffic, density, usage of the marina and the timeline. He reminded everyone after the presentations and council questions, he will move to the sign in sheet where everyone will have the standard 3 minutes. He also reminded everyone there will be no vote tonight, the council will not rush the process, and he wants to make sure everyone has their questions answered.

Mrs. Sconzert explained what the Council’s authority is regarding the application. Mrs. Sconzert stated the council is charged with considering 12 different types of criteria when deciding to issue a conditional use permit and to authorize specific land district zoning as per CLURO 4.3.3.8. The criteria are as follows:

1. Comparison with applicable regulations and standards established by the Comprehensive Land Use Regulations applicable to the proposed use and site.

2. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features.

3. Potentially unfavorable effects or impacts on other existing conforming or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site by a permitted use.

4. Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals, and general welfare.

5. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area considering existing zoning and land uses in the area.

6. Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.

7. Location, lighting, and type of signs; and relation of signs to traffic control and adverse effect on adjacent properties.

8. Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.

9. Conformity with the objectives of these regulations and the purposes of the zone in which the site is located.

10. Compatibility of the proposed use and site development, together with any modifications applicable thereto, with existing or permitted uses in the vicinity.

11. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.

12. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or community aesthetics, or materially injurious to properties or improvements in the vicinity.

Mrs. Sconzert stated the council needs to consider the site, not just going line by line. Mr. Zuckerman stated this is the only thing the council is to consider, nothing else. Mrs. Sconzert said yes.

Mr. LeBreton reviewed the traffic study and its parallel to CLURO 8.4. The 1st step is to perform existing traffic counts to determine peak periods (7-8 am and 4:45 – 5:45 pm). Next, they establish the growth rate calculation which was determined to be 1.5% annually. From there they do a capacity analysis which ranges from A to F rating for each intersection. As per CLURO acceptable levels for local streets are a level C or better and any arterial street a level of D or better are to be maintained. After this a trip generation guide for the development is established. This resulted in an increase of 93 am trips and 194 pm trips. Once you enter the built conditions of the project in the year 2025 Monroe was still a level D and in 2045 while in 2045 Monroe would be a new level of E/F services so that results in a failure. Mr. LeBreton did point out that even if the development was not built, Monroe St would be at a failure rate in the

year 2045. With a failure level you can do a few remedies: adjusting the signal light, add a lane on westbound Monroe and/or widen part of Monroe. If any of these changes are made, the roads in 2045 will be at a level C/D which is acceptable per the CLURO.

Mrs. McGuire asked if we have the space to widen the road and who pays for the remedies? Mr. LeBreton stated you would have to remove some landscaping and the city would pay for the improvements.

Mr. Zuckerman stated there are 2 live oaks in the median and would these have to be removed? In the past there were discussions about adding a turn lane and it was always: a new turn lane = removal of the oak trees. Mr. LeGrange would investigate this answer. Mrs. McGuire asked if the marina and the restaurant were factored in the traffic study. It was her understanding they were not for the general public. Mr. Zuckerman also asked in the report (pg. 17) it states no patrons from the surrounding area and the marina would not be used by the general public. The marina is not to be used by the general public but there is the boat launch. There is advertising saying the development will attract locals to the area. He is questioning some of the assumptions and would like clarification if this is correct and if this aligns with the traffic study. Mr. LeBreton stated there is no retail in the traffic study, but they do have the restaurant open in the evening and the fast casual in the morning. Mr. Zuckerman wants to know if the restaurant is to attract outside patrons or not. Mr. Hoffman stated in the first proposal was a full-service restaurant, separate café and office building that would serve lunch all open to the public. During the P&Z meeting they made some revisions. They took out the café and will have one restaurant open to the public for breakfast, lunch, and dinner. The calculations did not change, just the footprint of the buildings. Mr. Zuckerman stated the marina has 110 slips and are in a different parcel, which is not to be considered but it is a part of the ordinance. Is access to the marina included in the traffic study? Mrs. McGuire asked what type of retail they were considering, and this was considered during the traffic study. Mr. LeBreton stated the retail was not considered, only the restaurant. Mr. Hoffman explained the only retail space available now is the marina office, nothing else. Mr. Zuckerman explained he would like to see how the published marketing quotes tie in with the traffic study figures. Mr. LeBreton stated the trip estimates include all estimated outside trips to the development. Mrs. McGuire stated the traffic study was based on small retail based upon less than 10K sq. ft., but the ordinance lists the retail as more than 11K. Mr. Hoffman explained the restaurant is included in the retail. She would like to see these uses divided up. Mrs. McGuire stated the marina lists 110 slips and the slide shows 103? Mr. Hoffman explained the additional 7 are for a spot for temporary use if you are going to the restaurant. Mr. Zuckerman stated what are we approving in terms of site plan with regards to parcel U and its correlation to traffic? Mr. Hoffman wanted to explain if the development does not get built, those intersections fall into "D" and "E". The development is not causing the intersection to decline.

Mr. Zuckerman stated the only real access to the city itself is thru Monroe St. Mr. LeBreton said Cambronne and Antibes both go to Mariners Blvd. 2- the growth rate over the 20 yr. period, the 1.5% growth results to a 25-30% increase. He wants to understand the 1.5%. The community is not growing so how is that 1.5 arrived at. As Madisonville and other areas grow, if they come to Mandeville there are only really 3 entrances to the city. Monroe, Jackson, Girod. This is one of the 3 entrances so 1.5% accounts for the growth of the surrounding areas and the destination of the Lakefront since there are only 3 entrances. Mr. LeBreton stated they varied the traffic growth with the RPC models and their growth rate was around 2% so they agreed on the 1.5% as being a conservative number. Mr. Zuckerman does this consider most of the people come to Monroe Street. Mr. LeBreton explained this was all factored in the study.

Mrs. McGuire wanted to know how the development was going to handle special event traffic in the evening, especially when the city is having their own events along the Lakefront. Mr. LeBreton stated at the time of the special event you might have a little overlap, but there would not be that peak traffic. Ms. Bartholomew explained that is not included in the parking calculations. Mrs. McGuire is still concerned about the traffic and that we have adequate parking. Are our parking calculations correct?

Mr. Zuckerman wants to know: What happens to the live oak trees? what does the widening of Monroe St look like and how does that change the entrance of Old Mandeville? What is the statement of probable cost?

Mr. Hoffman reviewed the timeline for the project. Site preparation will start in the first quarter of 2023. The active built construction is the longest and has a 2 yr. schedule. Building the bulkhead around the marina is Q2, the reason is to use some of the dredge material to build the bulkhead. The goal is for it all to be ready at the end of the two-year period and open everything at once. Landscape/Hardscape, roads, etc. will be starting in Q3 2025. There is total site preparation for a year plus because it melts into each different area. Mr. Zuckerman asked the dredging and bulkhead construction does it all happen on parcel D? Mr. Hoffman explained the dredging/bulkhead construction will mainly be in parcel U. Mr. Zuckerman stated so parcel U would have to have a permit, but we are not considering anything on parcel U for this ordinance.

Mr. Hoffman explained the Marina and its Market study. The market study showed a demand for 110- 150 slips by 2030. This information was used when designing the marina. There are 103 slips of various sizes. He discussed the repair and replacement of sheet piling. They will use different types of rocks and grass to give it a softer look. They want to create an environment that is friendly to nature. The marina will have electrical service, internet, potable water, sanitary pump-out and a fuel dock. Mr. Zuckerman said everything he discussed is not what we consider? Mrs. Sconzert explained the council is not approving a permit, not approving a conditional use, or considering a zoning use. The council is considering from parcel U the relationship to parcel D using those 12 factors. The marina has already been used as a marina since 1978 when it was first planted. Mr. Zuckerman stated everything with the marina is a separate project? Mrs. McGuire stated 110 slips is in the ordinance so if that is in parcel U why is it in the ordinance for parcel D? Ms. Bartholomew stated it is in relation to the parking and traffic study. Mrs. Sconzert explained it is a factor you must consider for parcel D. The development of parcel U is subject to 8.2.3.9 - it depends upon the site plan. When the plan comes in for permitting, the planning director has the opportunity to determine if she feels it is an expansion of the use then it goes forward for a conditional use permit. If she feels it is substantially like what has already been in place, she can make an administrative decision to go through. At this point it is too early to tell and it is not before the council. Mr. Zuckerman stated there is nothing there so there is no existing site plan. Mrs. Sconzert explained Parcel U is not here with a site plan to approve, but some of the concepts of parcel U is important information for the council to have to see if parcel D has enough parking, etc. Mr. Zuckerman just wants to make sure the Parcel U, when developed goes before planning & zoning and then to the council. Mrs. Sconzert stated If it is not a substantial deviation, then it can be done administratively. Mr. Zuckerman asked if this could be added as a requirement of the ordinance? Ms. Bartholomew said parcel U is just a body of water, and they are not asking to change the use, so it is not before the council. Mr. Zuckerman is concerned about the site plan approval, not really the use. He wants to make sure there is an approval process, not just an administrative approval. Mrs. McGuire stated on the case summary sheet condition use request

listed the following related services: marine services, retail, the uses could be a boat yard, boat sales, working on a boat. Does this need to be clarified to just list retail? She wants to make sure the case summary and the ordinance match.

Mr. Hoffman started a discussion regarding density. 200 was felt the appropriate size for a viable active adult building. Then then came into the restaurants, the hotel and then the marina, which would complement each other. They made sure to have all the parking requirements, minimized the height to compliment the neighboring buildings. Mr. Zuckerman asked questions regarding the height diagram. He stated there are a lot of elevation changes, from 7.8 to 11.5 close to parcel U. Using existing grade how high are these buildings. With the different flood elevations, how high above grade are the buildings and how much fill are they bringing in. Mr. Hoffman explained they looked at this in comparison to the surrounding buildings. Mrs. McGuire wanted to know the CLURO defines "lot area" so were flag lots, right of ways and public lots excluded in the calculations that were determined for parking spaces? Ms. Bartholomew stated there is no existing right-of-way on the property, it's all vacant land. Mrs. McGuire asked does any portion of the total site square footage includes wetlands or areas subject to periodic inundation. If so, CLURO 7.4 states areas subject to periodic inundation shall not be included in the calculations of required lot area or required buildable area for purposes of subdivision of land or the issuance of a development permit. Ms. Bartholomew stated they have not requested a wetland determination and they are not requesting to subdivide the property. Mr. Zuckerman wants clarification of the right of passage servitude between parcel U and parcel D. The prior council revoked those servitudes. The lead architect for the developer stated the higher pieces of property are in flood zone X for the hotel and active adult building. The lower areas are where the entrances are to the site. They are taking advantage of the lower areas as use for entrances of the car park for the hotel. The current average height around the hotel is elevation 13, the parking is at elevation 9 and the first floor is at elevation 19. To minimize the amount of asphalt they put parking under the hotel and active adults. Mr. Zuckerman has a survey with conflicting numbers with most of the sites at elevation 7-10. The servitude established in 1982 was maintained in ordinance 98-40 section 2, the developer is going over this. Mr. Hoffman explained the walkway is on top of the servitude so people can access the lake. The current site plan does not have the restaurant extending across the servitude it maintains the right of passage servitude. The café has been removed so they shifted the servitude so it will be maintained and paved to allow access to the water. The servitude varies in width. Mrs. McGuire stated that right of way was eliminated in the parking calculations? Ms. Bartholomew will clarify. Mr. Zuckerman stated in 98-40 section 2 stated the site plan shall be revised to indicate the improvements to Parcel D and delete all reference to new roadways, access or guard house located in the servitude of passage and drainage existing between Mariner's Blvd. and Parcel U. He is interested in how we maintain the servitude; the intent was outlined in the case summary sheet to provide public access. He wants to see how the servitude will be maintained and used. Ms. Bartholomew stated the council is to approve the zoning change and conceptual use of the site. The finite details are not fully developed.

Mr. Danielson stated we have Tuesday June 20th as a special date to further discuss the ordinance, not a voting meeting. We will get clarifications, talk about parking, height, and other issues. Ms. Bartholomew asked the council to send any questions to her or Mrs. Sconzert. Mr. Danielson stated on the website we have a tab with all the information and a tab where you can submit questions and answers will be provided. Mrs. Venable asked you to schedule more meetings so people can plan. Mr. Danielson started to ask for public comment on topics we have discussed tonight.

Mr. Grundmann stated parcel U is all water with the marina facilities built on parcel D. He would like to be able to ask questions when the topics are discussed, not at the end of the meeting. He asked what the longest wait time at any light is in 2025. Mr. LeBreton explained a causeway approach at Monroe would be around 33 seconds.

Ms. Lynn Daughtry stated events on the facility will have to be coordinated with those on the lake. She is concerned with the balance of flooding, sanitary pump out, and the validity of the traffic study numbers. School time traffic is high.

Mr. Tom Whalen explained the 12 criteria all apply and affect negatively on residents in the surrounding area. He also has concerns with traffic which is backed up already.

Ms. Emery Clark showed a video and wishes the property could be used for educational purposes.

Mr. Rick Denny has concerns with traffic. The area has over 1550 kids, half of those ride a bus. That means there are about 750 cars for school. He is also concerned with the entrance and exits of the site.

Ms. Barbara Muller said the council should try and buy the parcel for green space. She is opposed to the project, has height concerns, and is worried about the traffic if pre-stress gets developed during construction. Was pre-stress included in the study?

Mr. Farbacher feels there is a conflict of interest with Paul Harrison since he represents the city in 2 other cases and now represents the developer. Parcel U and D are related and should be considered together. He has concerns with traffic especially with cars from Covington to Monroe St.

Mr. Cedric Barker feels the council needs to represent the city and its quality of life. We still face development on the pre-stress site and the developers are all out of towners.

Ms. Ellen O'Connell wanted to clear up some confusion. The MVMA has not held its required yearly membership meeting, as per their Bylaws, since December 2019. Despite Covid, no effort was made to hold a yearly membership meeting by ZOOM or any method. As a result, the current board members were never elected by the membership. The Board of Directors was never replaced by a yearly membership meeting vote. It is not known how this current "board" was put into place. The MVMA "board" never surveyed its members about the "Sucette Harbor" project. Therefore, their *endorsement is irrelevant*, and does not represent the views of the majority of Mariners Village residents as evidenced by these petitions. The public records should be immediately corrected concerning this false representation.

Ms. Adele Dauphin wanted the plans in exhibit 2 on the website. She also stated there is one way in for site access. Mariners and Antibes will provide access to secondary roads but are these roads sufficient to handle the construction for 2 years and the hotel, multi-family development, retail, restaurant and the 117 boat slips? In the comp. plan parcel U was to serve the public. She wants data on social events. With the larger land use, she wants to see how the trip generation calculation would change. She also wants to know about lots 4-5-6, Cayman Canal?

Ms. Claudine Peret has traffic concerns as well as construction vehicle traffic. She is not in favor of removing the landscape for road expansion. She also wants to know what the division of the 1-3 bedrooms is along with the cost. What will happen if they do not rent the bedrooms and empty slips. Where do they move vehicles for flooding?

Mrs. Winn Venable has traffic concerns, adding a left turn lane is not valid. She also does not want to rearrange the “gateway” to Mandeville. She also wants to know what would happen if this needed to become multifamily worst-case scenario? Traffic increased and increased cars.

Mr. Burguieres said we need to picture a special event at the site with the traffic and the small narrow roads we have leading to the development.

Mr. Mayhall stated 18 wheelers cannot make right turns off Monroe. The restaurants failed in Mariners Village so what is different now? He would like more information about the marina.

Ms. Sara Wood is worried about the growth of power in government. Taxation has pushed out the small developer who preserved the beauty of the city with less government interference. She asked if there are any federal grants associated with the development? What are the HUD implications, age requirements, transportation issues? What happens if this fails? She does not feel the traffic study is accurate, what is the average success? Do they ever grade themselves? Most traffic studies she believes have failed. Parcel U is already zoned a combined use district so anything that goes there does not have to go through the same process?

Mr. LeBreton stated the traffic study is a plan, not a guarantee of what is to happen. They reviewed the study, and it is based upon what happens today.

Mrs. Sconzert stated parcel U is a planned district and already has an established use as a marina, so it does not need to go through the process unless it is a strong deviation per CLURO 8.2.3.9.

Ms. Nicole Stanley stated her 10 yr. old wrote a letter to the council to stop the project because he is concerned it is dangerous for his best friend. The fact it has reached her children is devastating. She feels those on the south shore should stay on the south shore.

Mr. Kevin Volgentanz said we need to have a rezoning of the property from planned residential to planned combined use. It must be rezoned first before we move forward. If there is no consensus it does not move forward.

Mr. Danielson thanked everyone for their comments. The council will meet again at the special meeting on Tuesday June 20, 2023, at the Community Center. If residents have questions, they can submit them on the website. The questions and responses will be placed on the website. At this meeting we will discuss zoning at that time.

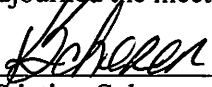
PUBLIC COMMENT: none

PROJECTS IN PROGRESS REPORT: will be discussed later.

ADJOURNMENT:

Mrs. Bush made a motion to adjourn the meeting, seconded by Mr. Zuckerman. Mr. Danielson

adjourned the meeting at 10:30 p.m.



Kristine Scherer
Council Clerk



Rick Danielson
Council Chairman