

**THE FOLLOWING RESOLUTION WAS INTRODUCED BY COUNCIL  
MEMBER BUSH AND SECONDED FOR ADOPTION BY  
COUNCIL MEMBER KRELLER**

**RESOLUTION NO. 24-02**

**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 COMITE RESOURCES, INC. FOR WETLAND ASSIMILATION  
BIOLOGICAL MONITORING, AND PROVIDING FOR OTHER MATTERS IN  
CONNECTION THEREWITH**

**WHEREAS;** the City of Mandeville was issued a permit from the Louisiana Department of Environmental Quality to discharge effluent from the City treatment plant to the Chinchuba Swamp and East Tchefuncte Marsh as part of its treatment system in order to reduce nutrient and sediment concentrations in its secondarily treated municipal effluent; and

**WHEREAS,** as part of the permit, the City is required to carry out monitoring of various aspects of the ecology and chemistry of the wastewater effluent and the receiving wetland; and

**WHEREAS,** the City desires to enter into a professional services agreement with Comite Resources, Inc. for the purpose of administrating and coordinating the measurements to specifically meet the requirements of the Louisiana Department of Environmental Quality's permit; and

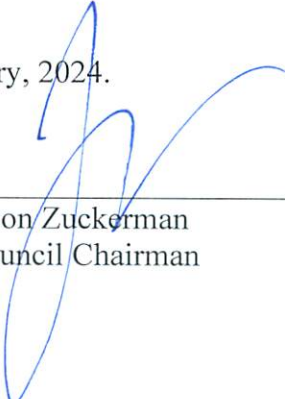
**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Mandeville, hereby authorizes and empowers the Mayor of the City to execute a professional services agreement with Comite Resources, Inc., for wetland assimilation biological monitoring on behalf of the City of Mandeville.

With the above resolution having been properly introduced and duly seconded, the vote was as follows:

AYES:5 (Danielson, McGuire, Zuckerman, Bush, Kreller)  
NAYS:0  
ABSTENTIONS:0  
ABSENT:0

and the resolution was declared adopted this 25th day of January, 2024.

  
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Kristine Scherer  
Clerk of Council

  
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Jason Zuckerman  
Council Chairman

## METHODS

### Experimental Design

The City of Mandeville is discharging secondary treated sewage effluent from the City wastewater treatment plant to the Chinchuba Swamp and the Tchefuncte Marsh. In order to effectively monitor the effect of this discharge on the vegetation, soil, and surface water in the receiving wetlands, several study locations were identified and delineated (Figure 1). The region surrounding the discharge pipe within the Chinchuba Swamp was designated as Discharge site 1 ( $D_1$ ). The region where effluent leaves the receiving wetlands into natural water bodies was designated as Out site 1 ( $O_1$ ). A Mid site ( $M_1$ ) was located equidistant between the  $D_1$  and  $O_1$  sites. A Reference site (M-Con) was located in the Bayou Castine wetlands, which are ecologically similar to the receiving wetlands, but not influenced by treated effluent. A second set of sites was established within the East Tchefuncte Marsh. The region surrounding the discharge pipe was designated as the Discharge site 2 ( $D_2$ ). The region where effluent leaves the receiving wetlands into natural water bodies was designated as the Out site 2 ( $O_2$ ). Two Mid sites ( $M_w$  and  $M_e$ ) were located equidistant between the  $D_2$  and  $O_2$  sites. A Reference site ( $R_e$ ) was located in an area nearby and ecologically similar to the receiving wetlands, but not influenced by treated effluent. Together, these sites will be referred to as the 'study sites' in this document.



Figure 1. Location of the Mandeville WTP and Bayou Chinchuba and Tchefuncte assimilation wetlands. Upper case letters indicate sampling sites. Arrows indicate general direction of water flow.

**MINUTES  
FOR THE CITY COUNCIL MEETING OF JANUARY 11, 2024**

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, Cara Bartholomew, Planning Director

**MINUTES:**

Adoption of the December 14, 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:**

The mayor announced KMB glass recycling event will be Saturday, 1/20 at the Community Center from 9am – noon. The Kreve of Eve parade will be Friday 2/2 starting at 7pm, roads will close at 6pm. Also, the Krewe du Pooch parade will be 2/17. Mr. Zuckerman reminded everyone City Hall will be closed on Monday for Martin Luther King.

**OLD BUSINESS:**

1. Adoption of Ordinance No. 23-37: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AUTHORIZING THE MAYOR TO EXECUTE ALL NECESSARY DOCUMENTS FOR THE PURCHASE 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. Mr. Zuckerman stated this ordinance follows the resolution passed in November and will allow the mayor to close on the property tomorrow. Mrs. Bush supports the purchase; however she would like to see more purchases on the west side of town. She also wanted to explain how the city got to this point. The mayor stated his vision for land acquisition was for green space, water management or potential parks. He tried to purchase some property along W. Causeway, but they did not materialize. Dr. Kreller asked what happens if we vote this down? Mrs. Sconzert explained we would be in default on the purchase agreement. If it was deferred, the seller would have to agree to the deferral and then they would amend the purchase agreement. Mr. Danielson has financial concerns. It is \$355K per lot with no opportunity to build upon and he does not feel the seller is in a rush. After the 1<sup>st</sup> quarter we are down \$240K in sales tax revenue and if that holds, we have some concerns. He wonders if we need to spend this amount of money at this time or could it wait. Mr. Zuckerman stated this was discussed in November and the council voted 5-0 to move forward and the time has passed to express these concerns, the resolution included the purchase agreement. Mrs. McGuire asked if we deferred or opted out, what would be the penalty? Mrs. Sconzert explained it would be any expense the buyer has spent, but also the reputation of the city backing out at the last minute and possible legal action. Dr. Kreller stated he has had numerous concerns from citizens and also the financial stability of the city. The mayor explained since he has taken office, this will be the 4<sup>th</sup> land purchase and he feels it fits with the resiliency plan for storm water management. Mr. Danielson stated one purchase was at Carroll, along the Ravine, and that could be a storm water park. Ms. Bartholomew explained that is a smaller lot and she is looking to restore the land to its original state. At the next Council meeting there will be a presentation on the resiliency study from CSRS. The mayor explained the council

was invited to several meetings to discuss the resiliency plan prior to P&Z mtgs. Mr. Danielson was not able to attend those meetings and feels many residents would benefit from it being presented at a Council meeting. Mr. Jeff Lyons expressed his disapproval of the purchase and suggested the council vote no. Mr. Jeff Bernard supports the purchase of property to limit further development which is causing more flooding. Mr. Kevin Vogeltanz believes the city should not break an approved agreement. Mr. Kelly Sullivan supports the purchase to assist with the water flow in the area. Mr. Danielson made a motion to defer the item until the February 8<sup>th</sup> council meeting when he has seen the resiliency presentation, and other financial questions are answered; this was seconded by Dr. Kreller. Mrs. McGuire asked if the city would then be in default. Mrs. Sconzert explained yes, unless the seller agrees to the change. With no further comments or questions, a vote was taken, and the deferral failed 2-3 (McGuire, Zuckerman, Bush against). ordinance passed 5-0. With no further comments or questions, a vote was taken, and the ordinance passed 3-2 (Danielson, Kreller against).

2. Adoption of Ordinance No. 23-38; AN ORDINANCE FOR THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO AMEND ORDINANCE NUMBER 23-26, THE CAPITAL BUDGET OF THE CITY OF MANDEVILLE AND FOR OTHER MATTERS IN CONNECTION THEREWITH. A motion was made by Mrs. Bush and seconded by Mrs. McGuire. Mr. LaGrange explained this is for the city's portion of the Golden Glen water line replacement project, water sector grant. The city has to have all the money for the project allocated so they can go out to bid on the project. With no further comments or questions, a vote was taken, and the ordinance passed 5-0.

**NEW BUSINESS:**

1. Introduction of Ordinance No. 24-01; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO EFFECT THE ANNEXATION OF A PORTION OF GROUND SITUATED IN CHINCHUBA SUBDIVISION, SECTION 34, TOWNSHIP 7 SOUTH RANGE 11 EAST 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 Mr. Danielson and seconded by Mrs. Bush. Mr. Zuckerman explained this will be discussed and voted upon at the next meeting.

**PUBLIC COMMENT:**

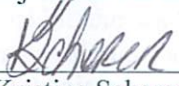
Mr. Toomey was upset with the delayed trash pickup due to the holidays and the fact the company no longer picks up bags outside the cans. The mayor explained he was not aware of the delay until the last minute and in the future he has asked for more advanced notice so it can be put in the water bills for those who do not use social media.

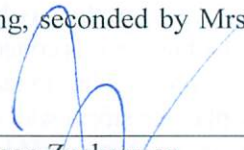
**PROJECTS IN PROGRESS:**

Mr. LaGrange reviewed the project in progress report with the council.

**ADJOURNMENT:**

Mrs. McGuire made a motion to adjourn the meeting, seconded by Mrs. Bush. Mr. Zuckerman adjourned the meeting at 7:05 p.m.

  
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Kristine Scherer  
Council Clerk

  
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Jason Zuckerman  
Council Chairman