

ORD 26-32

THE FOLLOWING ORDINANCE WAS SPONSORED BY COUNCIL MEMBER  
DISCON; MOTIONED FOR ADOPTION BY COUNCIL MEMBER  
\_\_\_\_\_AND SECONDED FOR ADOPTION BY COUNCIL  
MEMBER \_\_\_\_\_

**ORDINANCE NO. 26-32**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE  
APPROVING A CONDITIONAL USE PERMIT FOR THE USE DESIGNATED UNDER  
CLURO SECTION 6.4.42.3 LODGING (TRANSIENT) SHORT-TERM RENTAL: WHOLE  
HOUSE RENTAL, LOCATED AT 2036 MONROE STREET, BEING A PORTION OF  
LOTS 14 & 15 LOCATED IN SQUARE 18 ZONED AS B-3 OLD MANDEVILLE BUSINESS  
DISTRICT AND APPROVING A FLOOR PLAN, AND PROVIDING FOR OTHER  
MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, Ordinance 19-34, adopted by the City Council on February 13, 2020, set forth the provisions for the use of Short-term Rentals, including Short Term Rental: Whole House Rental; and

**WHEREAS**, the City Council adopted Ordinance 25-02 on March 13, 2025, which amended the current provisions for Short-Term Rentals to increase the allowed number of Whole House Rentals by 10 to a new maximum of 20; and

**WHEREAS**, CLURO Section 6.4.42.3 Lodging (Transient) Short-term Rental: Whole House Rental is defined as “*A dwelling where short-term lodging is provided to one party of guest for compensation by the owner of the residence where the owner’s presence on the premises is not required during the guest’s stay*”; and

**WHEREAS**, Celina Voelker, acting on behalf of the property owner of 2036 Monroe Street Virginia Fortson, is requesting approval of a Conditional Use Permit for the use designated under CLURO Section 6.4.42.3 Lodging (Transient) Short-term Rental: Whole House Rental located at 2036 Monroe Street; and

**WHEREAS**, the property located at 2036 Monroe Street is zoned B-3 Old Mandeville Business District and in accordance with CLURO Section 7.8 Table of Permitted Uses by Zoning District a Conditional Use Permit approval pursuant to Article 4 is required to allow the use designated under CLURO Section 6.4.42.3 Lodging (Transient) Short-term Rental: Whole House Rental; and

**WHEREAS**, in accordance with CLURO Section 8.2.3.5 (E) Citywide Cap for Whole House Rentals (1), the total number of short-term rental permits for Whole House Rentals shall not exceed twenty (20) at any time. At this time, sixteen (16) Conditional Use applications have been approved by Ordinance; and

**WHEREAS**, A floor plan and survey have been submitted by the applicant on June



26, 2026; and

**WHEREAS**, the City Council has received the recommendation of the Planning Commission of the City of Mandeville on this request; and

**WHEREAS**, in accordance with CLURO Section 4.3.3 Procedures for Conditional Use Permits, the City Council finds that the proposed use and site plan will serve the best interests of the City of Mandeville by providing a greater mix of lodging opportunity for visitors to the City while still maintaining the character and culture of the neighborhood, and the public health, safety, and welfare of the surrounding community.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Mandeville that the City Council does hereby approve the Conditional Use Permit in accordance with CLURO Section 4.3.3 for the use defined under CLURO Section 6.4.42.3 Lodging (Transient) Short-term Rental: Whole House Rental located at 2036 Monroe Street.

**BE IT FURTHER ORDAINED**, by the City Council of the City of Mandeville that this ordinance shall become effective immediately upon the signature of the Mayor.

**BE IT FURTHER ORDAINED** that the Clerk of this Council be and she is hereby authorized and empowered to take any and all actions which she, in the exercise of her discretion, deems necessary to promulgate the provisions of this ordinance.

The ordinance being submitted to a vote, the vote thereon was as follows:

AYES:

NAYS:

ABSENT:

ABSTENTIONS:

and the ordinance was declared adopted this \_\_\_\_ day of \_\_\_\_\_ 2026

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Alicia Watts  
Clerk of Council

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Scott Discon  
Council Chairman



# MANDEVILLE

A Historic Lakefront Community

## Planning and Zoning Commission

CLAIRE DURIO, CHAIRWOMAN  
PLANNING COMMISSION

BRIAN RHINEHART, CHAIRMAN  
ZONING COMMISSION

CARA BARTHOLOMEW, AICP  
DIRECTOR, DEPT. OF PLANNING & DEVELOPMENT

MEMBERS:  
SCOTT QUILLIN  
ANDREA FULTON  
NICHOLAS CRESSY  
KAREN GAUTREAUX  
PATRICK ROSENOW

### CITY OF MANDEVILLE PLANNING COMMISSION RECOMMENDATION TO THE CITY COUNCIL REGARDING CONDITIONAL USE APPROVAL TO OPERATE A SHORT-TERM RENTAL: WHOLE HOUSE RENTAL AT 2036 Monroe STREET

The City Council adopted Ordinance 25-02 at the March 13, 2025, meeting. This ordinance increased the allowed number of Whole House Rentals by 10 to a new maximum of 20. An application was submitted to the Planning Department on June 22, 2026, by a representative of the property owner of 2036 Monroe to operate a Short-term Rental: Whole House Rental on site. There have been six new approvals for Whole House Rentals since the cap increase, with one currently pending approval from the City Council. As part of the procedure for Conditional Use Approval, any Conditional Use Permit is required to go before the Planning Commission for recommendation.

The Planning Commission held a work session on Tuesday, July 14, 2026, and a voting meeting on Tuesday, July 28, 2026, for case CU26-07-02. The Commission recommends approval of the proposed Conditional Use Permit to the City Council.

The Commission found that the floor plan is in conformance with the proposed use of a Whole House rental. There was some discussion about the parking requirements and the interior sleeping arrangements to accommodate the eight guests listed as the maximum occupancy on the application. A Commissioner stated that they would be more comfortable with a third parking space being required rather than just two.

A write up was submitted from the applicant addressing the sleeping arrangements. It stated that the rental will be intentionally designed to serve large families that are traveling with children. There is a primary bedroom, a second bedroom with two bunk beds for four children, and finally a sofa sleeper.

Regarding the concerns over parking availability on site, the realtor who has the house listed stated that she has held an open house at the property and five cars were able to be parked in the driveway within the gate to the property.

As part of the procedure for Conditional Use Approval, the Commission is required to submit its recommendation and report to the City Council. The Commission voted 5-0 in favor approving the requested Conditional Use Permit.

**Attachments:**

Case Packet

PowerPoint Presentation

CASE SUMMARY SHEET

CASE NUMBER: CU26-07-02  
DATE RECEIVED: June 22, 2026  
DATE OF MEETING: July 14, 2026 and July 28, 2026

Address: 2036 Monroe  
Subdivision: Old Town of Mandeville, Square 18 Lot 14  
Zoning District: B-3 - Old Mandeville Business District  
Property Owner: Virginia Fortson

REQUEST: CU26-07-02 – Celina and Chuck Voelker request Conditional Use Approval to allow Lodging (Transient)— Short-term Rental Whole House per the Table of Permitted Uses, CLURO Section 7.8 Old Town of Mandeville, Square 18 Lot 14, B-3 - Old Mandeville Business District, 2036 Monroe

CASE SUMMARY: Operate a Whole House Short Term Rental

The property at 2036 Monroe is located on the south side of Monroe St., east of Lafitte St., and west of Girod St. The property measures 67’ x 128’ and contains 8,576 sqft per a survey prepared by BFM Corporation and dated 4.22.1986. The property is currently improved with a single-family residence.

In March 2025 the City Council adopted Ordinance 25-02 which amended the CLURO to increase the allowed number of Whole House Rentals by 10 to a new maximum of 20. The applicant is requesting to operate a Whole House Short-term Rental out of 2036 Monroe. The property contains two bedrooms and one and a half bathrooms. The application lists the maximum number of guests will be eight.

A letter of intent was submitted by the applicant which states that the property will be a restored 1920 bungalow, which will accommodate only one family or group at a time to provide a more intimate and personalized experience and allow the guests to enjoy the charm of the historic home.

Parking:

Lodging (Transient) — Short-term Rental: Whole House Rental requires one parking space per guest room but no less than two spaces for resident occupants. The floor plan submitted shows that there will be two bedrooms requiring two parking spaces on site. A survey of the property, along with photos of the site, show that there is adequate off street parking.

CLURO SECTIONS:

4.3.3.8. Review and Evaluation Criteria

The Planning Director, the Planning Commission and the City Council shall review and evaluate and make the following findings before granting a Conditional Use Permit or Planned District zoning using the following criteria:

- 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 these 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.

6.4.42.3 Lodging (Transient)— Short-term Rental: Whole House Rental

A dwelling where short-term lodging is provided to one party of guest for compensation by the owner of the residence where the owner’s presence on the premises is not required during the guest’s stay.



Sweet Magnolia Bed & Breakfast will be a lovingly restored 1920 bungalow located in the heart of Old Mandeville, Louisiana. Designed to provide a more intimate and personalized experience, the property will accommodate only one family or group at a time, allowing guests to enjoy the charm and comfort of a historic home with complete privacy.

As a family of five with deep Louisiana roots, Sweet Magnolia is much more than a business venture—it is a labor of love. Our family will be personally involved in the restoration process, investing our own time, hard work, and elbow grease into bringing this historic bungalow back to life. We are passionate about preserving a piece of local history while creating a welcoming place for others to experience the beauty and hospitality of the Northshore.

Our goal is to thoughtfully restore the home while maintaining its historic character and architectural charm, blending the craftsmanship of the past with the comforts today's travelers appreciate. Guests will enjoy convenient access to Mandeville's lakefront, local restaurants, shops, festivals, and outdoor recreation while staying in a space that reflects the warmth and authenticity of Louisiana.

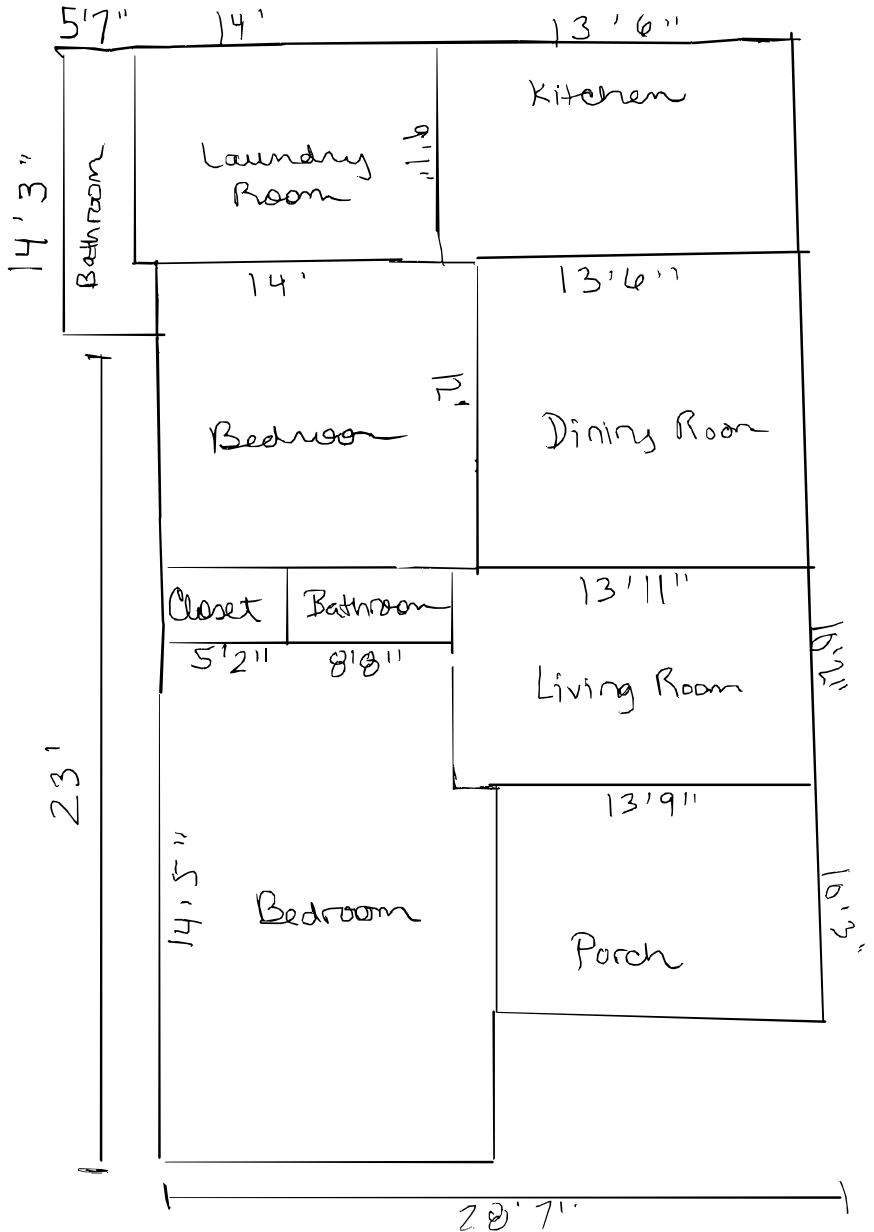
The restoration of Sweet Magnolia will contribute to the continued preservation of Old Mandeville by breathing new life into a historic property, attracting visitors to the area, and supporting local businesses and tourism.

Sweet Magnolia Bed & Breakfast will offer a unique and memorable stay that celebrates Louisiana heritage, Southern hospitality, and the value of preserving historic homes for future generations.

Sincerely,

The Voelker Family

9' Ceiling

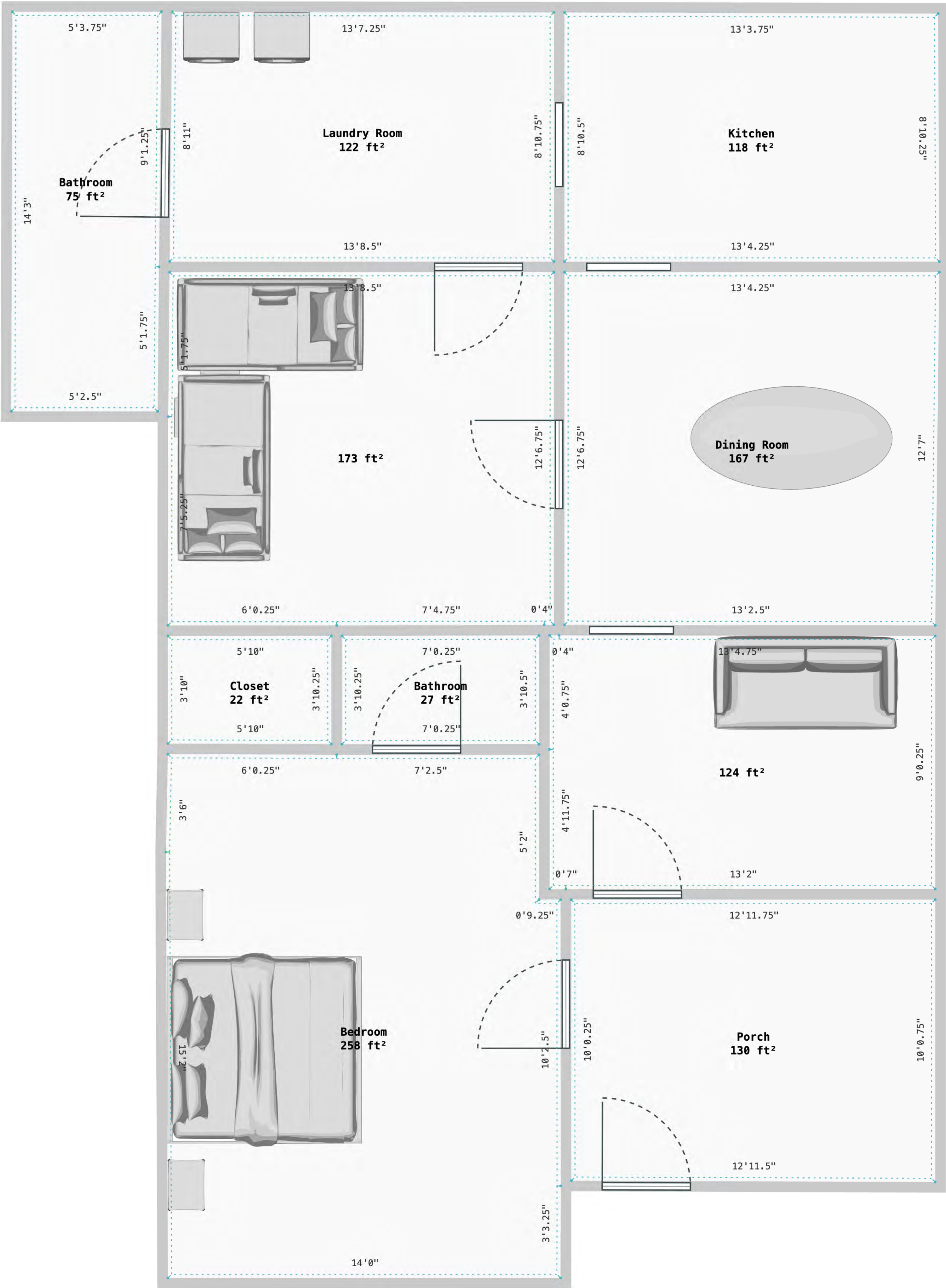


Sweet Magnolia will be intentionally designed to serve families traveling with children. The home includes a primary bedroom for parents, a second bedroom with two sets of bunk beds to sleep four children, and a sofa sleeper to accommodate larger families.

As a homeschooling family, we understand that many families travel with multiple children and often have difficulty finding accommodations that allow everyone to stay together. Our goal is to provide a place that allows a larger family to comfortably stay while visiting historic Mandeville.



This is a plot for 20' wide x 40' deep (which could fit 4 cars, two side by side).  
There is currently a gravel driveway in the front, long enough for two cars to be stacked and a concrete pad in the backyard big enough for one car



BFM-8116

# City of Mandeville Planning & Zoning Commission

July 28, 2026



# CU26-07-02

Applicant requests Conditional Use Approval to allow Lodging (Transient)— Short-term Rental Whole House per the Table of Permitted Uses, CLURO Section 7.8 Old Town of Mandeville, Square 18 Lot 14, B-3 - Old Mandeville Business District, 2036 Monroe



# CU26-07-02

The property at 2036 Monroe is located on the south side of Monroe St., east of Lafitte St., and west of Girod St. The property measures 67' x 128' and contains 8,576 sqft per a survey prepared by BFM Corporation and dated 4.22.1986.

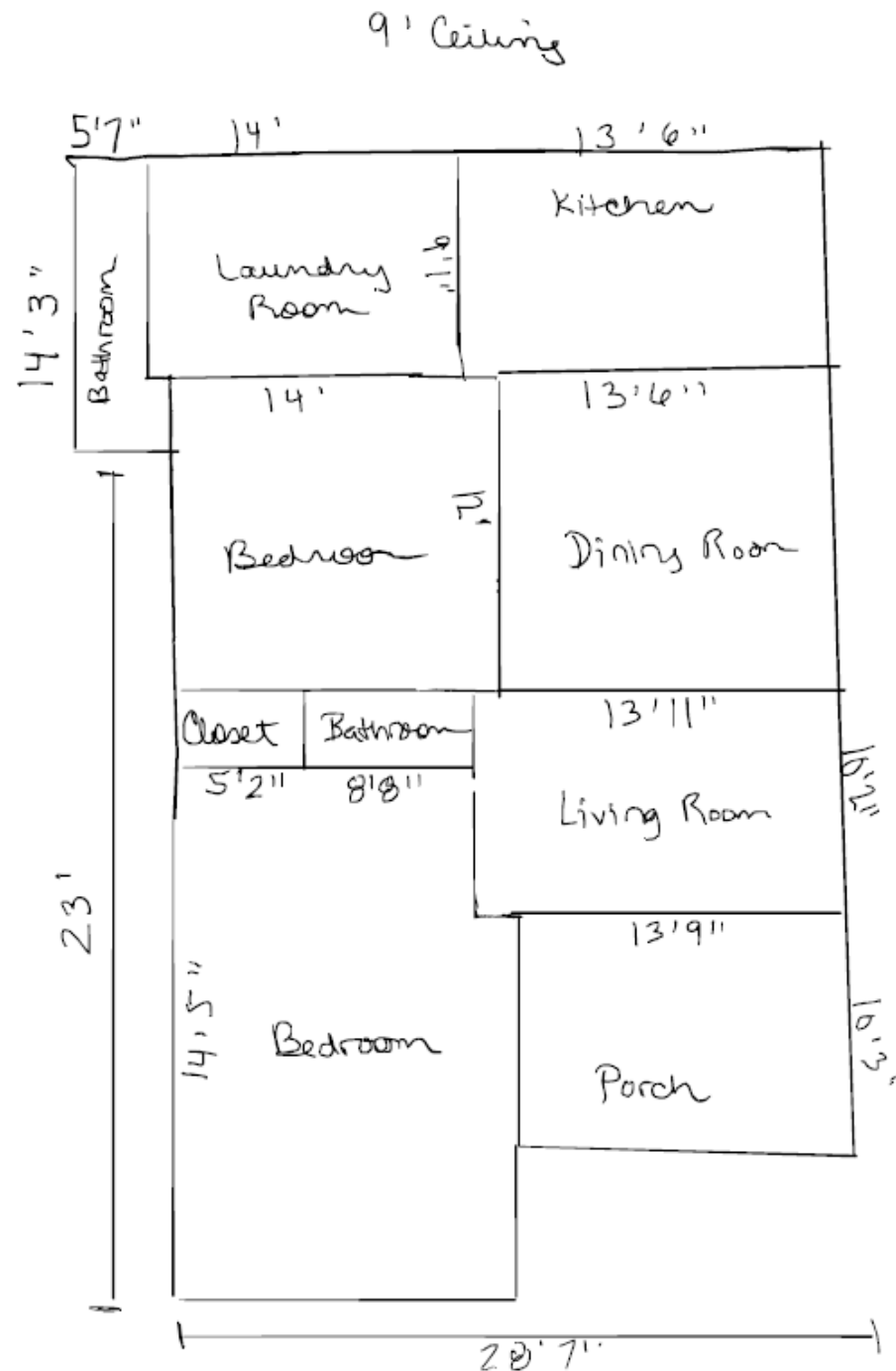
The property is currently improved with a single-family residence.



# CU26-07-02

In March 2025 the City Council adopted Ordinance 25-02 which amended the CLURO to increase the allowed number of Whole House Rentals by 10 to a new maximum of 20. The applicant is requesting to operate a Whole House Short-term Rental out of 2036 Monroe.

The property contains two bedrooms and one and a half bathrooms. The application lists the maximum number of guests will be eight.



# CU26-07-02

A letter of intent was submitted by the applicant which states that the property will be a restored 1920 bungalow, which will accommodate only one family or group at a time to provide a more intimate and personalized experience and allow the guests to enjoy the charm of the historic home.

Sweet Magnolia Bed & Breakfast will be a lovingly restored 1920 bungalow located in the heart of Old Mandeville, Louisiana. Designed to provide a more intimate and personalized experience, the property will accommodate only one family or group at a time, allowing guests to enjoy the charm and comfort of a historic home with complete privacy.

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The restoration of Sweet Magnolia will contribute to the continued preservation of Old Mandeville by breathing new life into a historic property, attracting visitors to the area, and supporting local businesses and tourism.

Sweet Magnolia Bed & Breakfast will offer a unique and memorable stay that celebrates Louisiana heritage, Southern hospitality, and the value of preserving historic homes for future generations.

Sincerely,

The Voelker Family



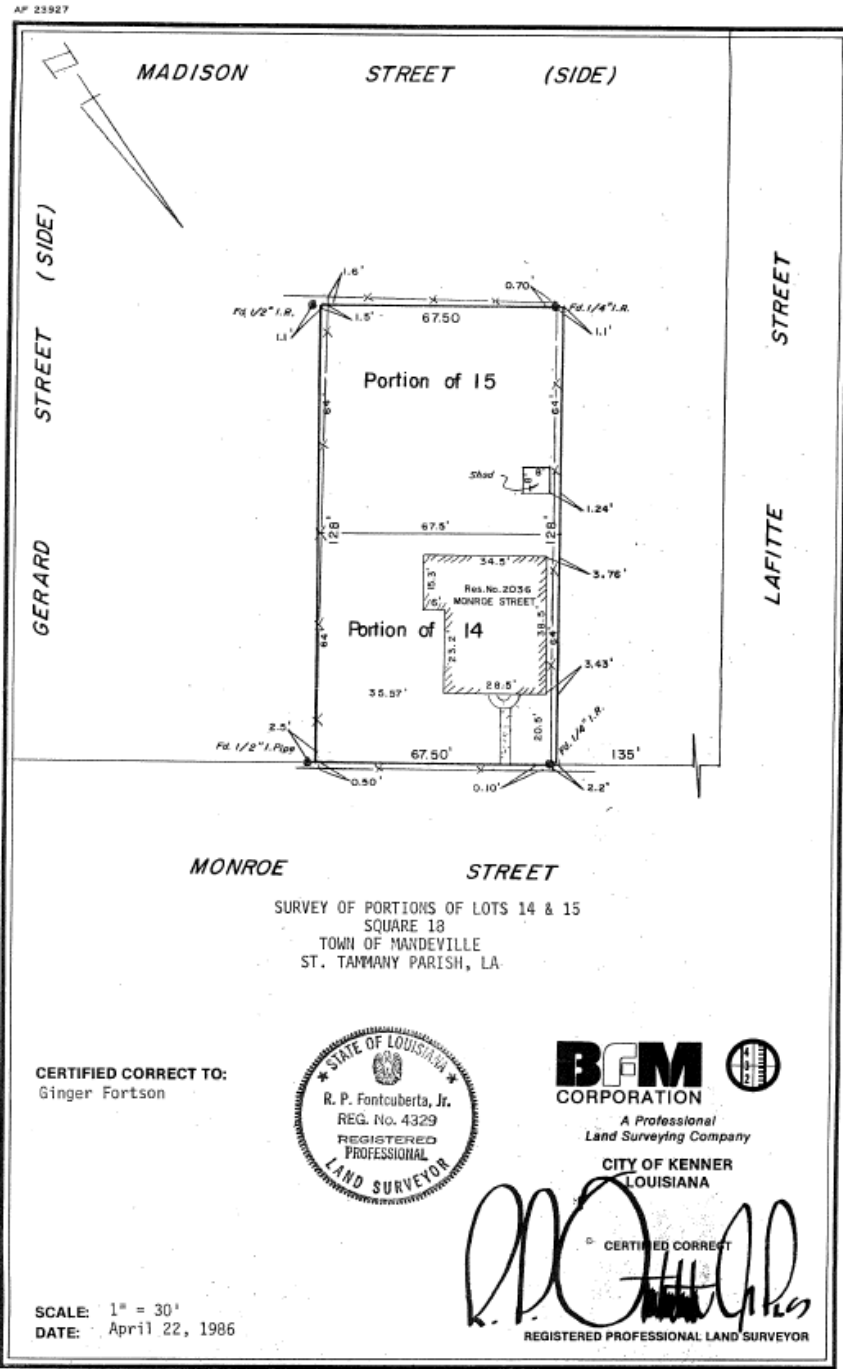


# CU26-07-02

## Parking:

Lodging (Transient) — Short-term Rental: Whole House Rental requires one parking space per guest room but no less than two spaces for resident occupants. The floor plan submitted shows that there will be two bedrooms requiring two parking spaces on site.

A survey of the property, along with photos of the site, show that there is adequate off street parking.



MANDEVILLE  
Planning & Zoning  
Commission



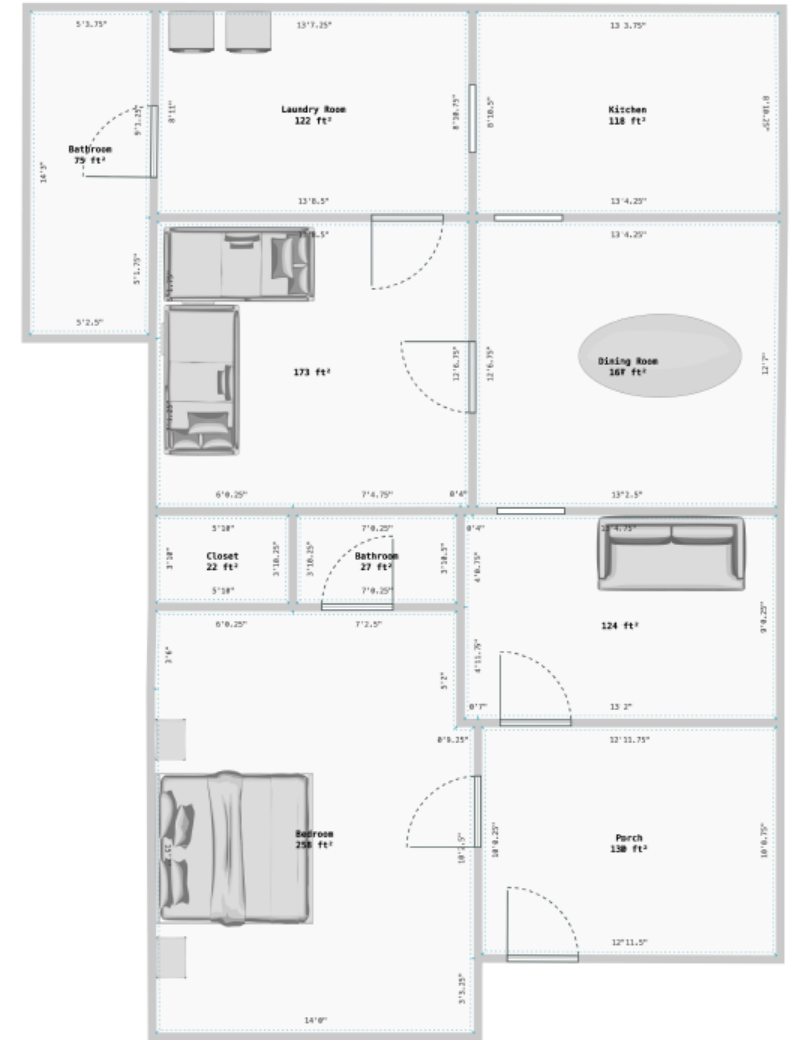
**CU26-07-02**

Parking:

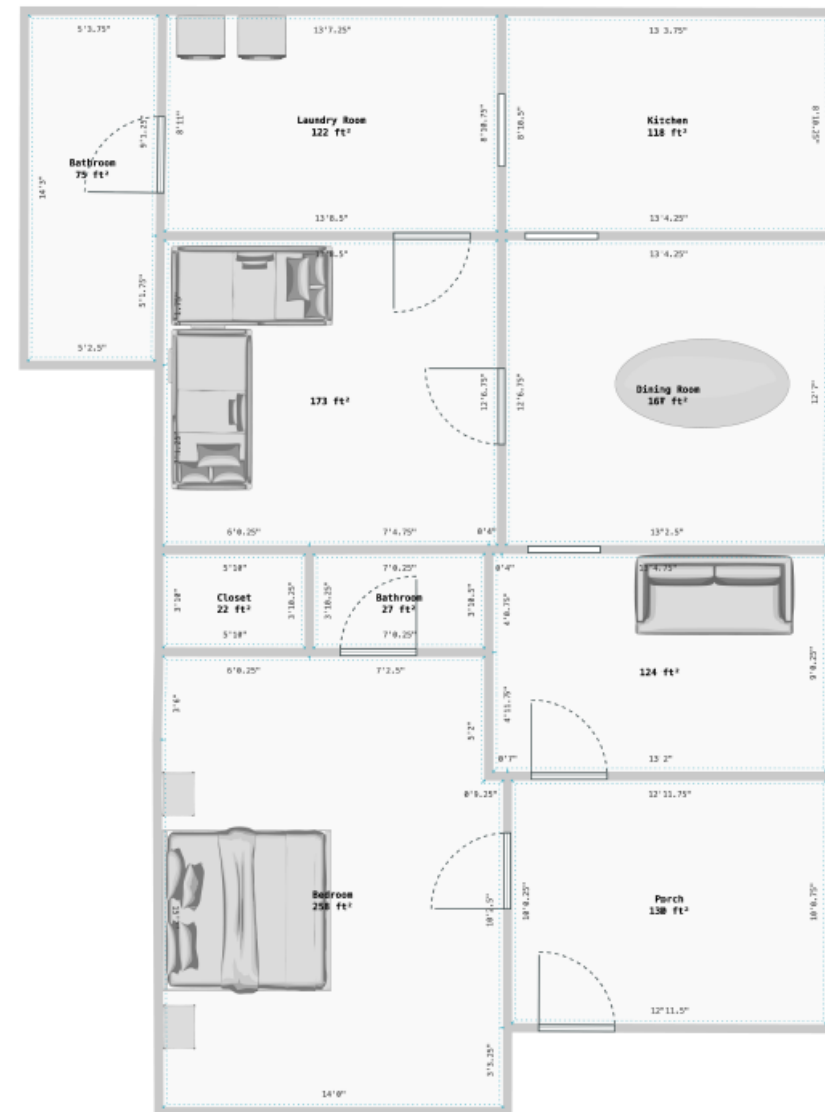
At the last meeting a parking plan and a design of the sleeping spaces were requested.

A plan was submitted stating that there is a 20'x 40' area along with a current gravel driveway long enough for two cars to be stacked and a concrete pad at the end of the driveway large enough for a single car.

This is a plot for 20' wide x 40' deep (which could fit 4 cars, two side by side).  
There is currently a gravel driveway in the front, long enough for two cars to be stacked and a concrete pad in the backyard big enough for one car



This is a plot for 20' wide x 40' deep (which could fit 4 cars, two side by side).  
 There is currently a gravel driveway in the front, long enough for two cars to be stacked and a concrete pad in the backyard big enough for one car

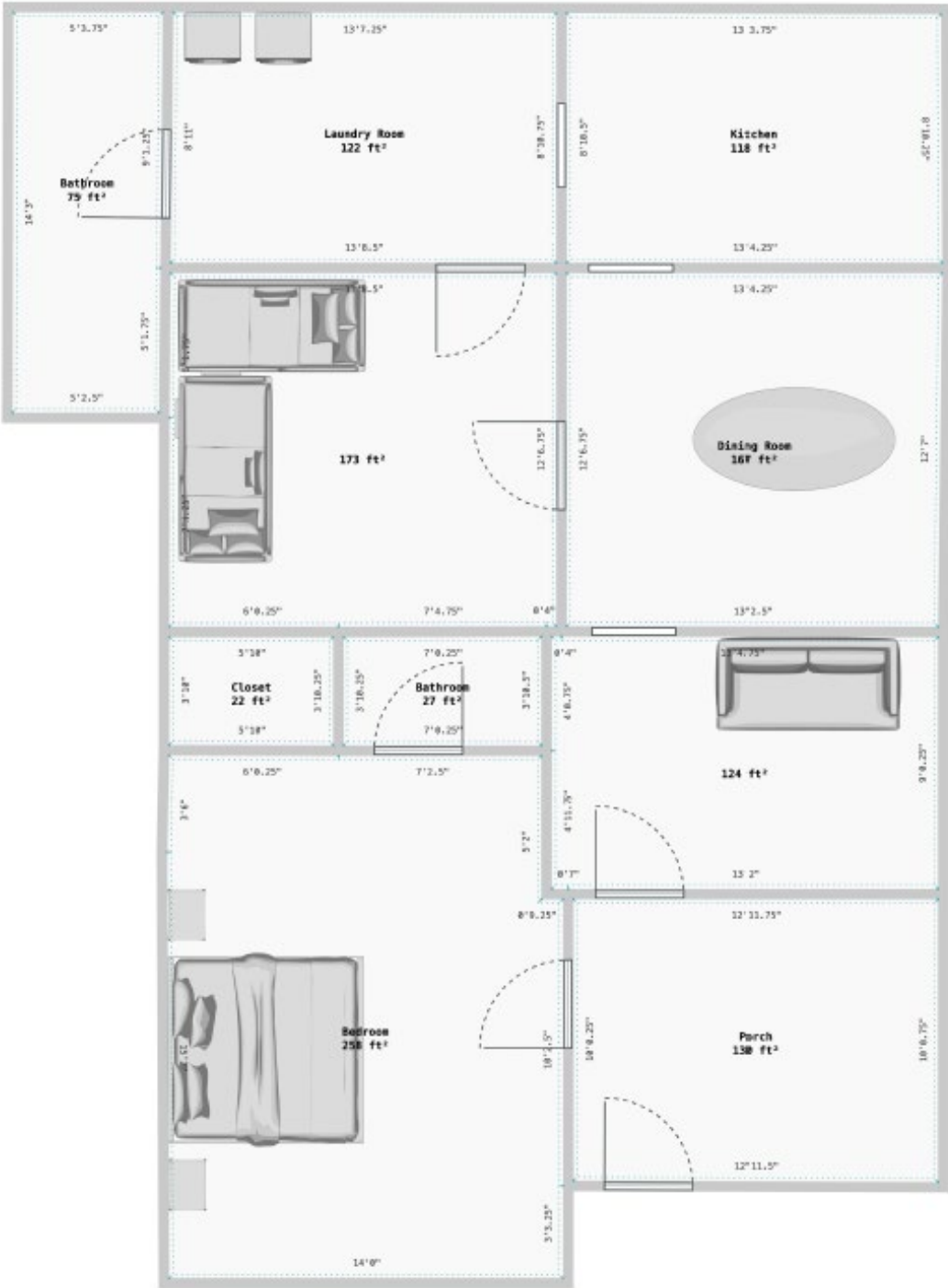


# CU26-07-02

For the design of the sleeping spaces the following was submitted:

Sweet Magnolia will be intentionally designed to serve families traveling with children. The home includes a primary bedroom for parents, a second bedroom with two sets of bunk beds to sleep four children, and a sofa sleeper to accommodate larger families.

As a homeschooling family, we understand that many families travel with multiple children and often have difficulty finding accommodations that allow everyone to stay together. Our goal is to provide a place that allows a larger family to comfortably stay while visiting historic Mandeville.



Applicant submitted  
photos of the exterior



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Planning & Zoning  
Commission

Applicant submitted  
photos of the exterior



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Commission



Applicant submitted  
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photos of the exterior



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Applicant submitted  
photos of the interior





Applicant submitted  
photos of the interior



Applicant submitted  
photos of the interior



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Applicant submitted  
photos



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Applicant submitted  
photos



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Additional Photos





Additional Photos





Additional Photos





Additional Photos





Additional Photos





Additional Photos





Additional Photos







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Planning & Zoning  
Commission



# Request

The applicant is requesting to operate a Whole House Short Term Rental.

ORD 26-33



**THE FOLLOWING ORDINANCE WAS SPONSORED BY COUNCIL MEMBER DISCON; MOVED FOR ADOPTION BY COUNCIL MEMBER \_\_\_\_\_; AND SECONDED FOR ADOPTION BY COUNCIL MEMBER \_\_\_\_\_**

**ORDINANCE NO. 26-33**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO EXECUTE AMENDMENT NO. 6 TO ORDINANCE NUMBER 25-25, THE OPERATING BUDGET OF THE CITY OF MANDEVILLE AND FOR OTHER MATTERS IN CONNECTION THEREWITH (YEAR END)**

**WHEREAS**, Article B, Financial Procedures of the Home Rule Charter provides that amendments to the adopted budget be made by ordinance; and

**WHEREAS**, amendment No. 6 to the Operating Budget adopted for fiscal year 2025-2026, Ordinance Number 25-25, is necessary to incorporate end-of-the year budgetary adjustments, including alignment of budgeted revenues with actual receipts from grants and authorized transfers between City funds; and

**NOW, THEREFORE BE IT ORDAINED** by the City Council of the City of Mandeville that the Operating Budget ordinance for fiscal year 2025-2026, Ordinance Number 25-25, is hereby amended to include budget amendment No. 6 (Year End Adjustments) as set forth on the attached Exhibit "A" incorporated as a part hereof, and be adopted for the 2025-2026 Fiscal Year Operating Budget.

**BE IT FURTHER ORDAINED**, that in all other respects the 2025-2026 Operating Budget adopted shall remain in full force and effect.

The Ordinance being submitted to a vote, the vote thereon was as follows:

AYES:

NAY:

ABSTENTIONS:

ABSENT:

and the Ordinance was declared adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Alicia Watts  
Clerk of Council

\_\_\_\_\_  
Scott Discon  
Council Chairman

FY 2026 Budget Amendment #6  
Operating Budget  
Exhibit A

|                                  |                            | Current Budget | Proposed Change | Revised Budget |
|----------------------------------|----------------------------|----------------|-----------------|----------------|
| <u>General Fund</u>              |                            |                |                 |                |
| <i>Operating Revenues</i>        |                            |                |                 |                |
| 10000-32200                      | GRANT INCOME               | \$ (8,569,382) | \$ 7,709,079    | \$ (860,303)   |
| 10000-34600                      | EMERGENCY INCOME           | \$ (6,641,290) | \$ 6,403,953    | \$ (237,337)   |
| 10000-34601                      | ELEVATIONS INCOME          | \$ (250,000)   | \$ (2,125,067)  | \$ (2,375,067) |
| <i>Operating Expenditures</i>    |                            |                |                 |                |
| 10100-49901                      | ELEVATIONS EXPENSE         | \$ 250,000     | \$ 2,125,067    | \$ 2,375,067   |
| <i>Interfund Transfers</i>       |                            |                |                 |                |
| 10000-90600                      | TRANSFER SPECIAL SALES TAX | \$ (5,457,219) | \$ (1,907,938)  | \$ (7,365,157) |
| <u>Special Sales Tax Fund</u>    |                            |                |                 |                |
| <i>Interfund Transfers</i>       |                            |                |                 |                |
| 50000-90800                      | TRANSFER TO GENERAL FUND   | \$ 5,457,219   | \$ 1,907,938    | \$ 7,365,157   |
| <u>District 3 Sales Tax Fund</u> |                            |                |                 |                |
| <i>Operating Revenues</i>        |                            |                |                 |                |
| 60000-32200                      | GRANT INCOME               | \$ (7,825,000) | \$ 7,728,626    | \$ (96,374)    |



RES 26-32

***THE FOLLOWING RESOLUTION WAS SPONSORED BY COUNCIL MEMBER DISCON; MOTIONED FOR ADOPTION BY COUNCIL MEMBER \_\_\_\_\_ AND SECONDED FOR ADOPTION BY COUNCIL MEMBER \_\_\_\_\_***

***RESOLUTION NO. 26-32***

***A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE REPEALING AND REPLACING RESOLUTION 24-44; ESTABLISHING CERTAIN RULES OF PROCEDURE FOR CITY COUNCIL MEETINGS AND PUBLIC COMMENT AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH***

**WHEREAS**, Section 2-06(c) of the Mandeville Home Rule Charter provides that the City Council “shall determine by resolution its own rules and order of business” at all Council meetings; and

**WHEREAS**, The purpose of these rules should be to facilitate a public, open, fair, and intelligent discussion and deliberation about all business that comes before the City Council; and

**WHEREAS**, The purpose of these rules must also secure the right of Mandeville’s residents to attend, observe, and meaningfully participate in all public meetings of the City Council; and

**WHEREAS**, History and tradition suggest the use of Robert’s Rules of Order will best serve both the City Council and its residents in these regards, subject to certain specific changes designed to further ensure the public, open, fair, and intelligent discussion and deliberation of Council business; and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Mandeville adopts the following rules and procedures (“the Council Rules”) for all City Council meetings unless and until such time that a majority of the City Council membership votes to change them:

1. As used throughout these Council Rules, the term “Chairperson” means both the City Council Chairperson and any temporary presiding officer designated in the Chairperson’s absence or disqualification.
2. Except as otherwise provided in these Council Rules, the City Council shall conduct all regular, special, and other Council meetings in accordance with the parliamentary procedures set out in Robert’s Rules of Order Newly Revised (12th edition) (“Robert’s Rules”). The City Council Clerk shall serve as parliamentarian at all meetings.



3. The Chairperson shall rule on all parliamentary points of order and procedure consistent with Robert's Rules and after consultation with the parliamentarian.
4. The Chairperson shall set the agenda for each Council meeting and shall ensure the agenda is timely published consistent with all applicable open meeting laws, ordinances, and rules.
5. The Chairperson shall try in good faith to set all meeting agendas, conduct all meetings, and allow for all discussion, deliberation, and public comment at all meetings, so that any meeting lasts no more than three hours and thirty minutes.
6. The Chairperson may request any person to give any presentation at any Council meeting for the benefit of the Council and the public.
7. The following procedures govern public comment from audience members at any City Council meeting:
  - a. Any member of the audience at any City Council meeting is invited to speak on a matter prior to any vote on any ordinance, resolution, motion, or other item of business before the City Council for no more than four minutes. The Chairperson may reasonably extend this period of speaking time on a case by case basis in his or her good faith discretion.
  - b. Time permitting, any member of the audience at any City Council meeting is invited to speak at the beginning of the meeting (the "public comment period"), for no more than four minutes on any non-agenda item, or Ordinance introduction.
  - c. Any member of the audience at any City Council meeting is permitted to donate any or all of their four-minutes of speaking time to another member of the audience on any item of business or during the public comment period. Nevertheless, to facilitate the orderly and timely deliberation of business at meetings, no member of the audience may speak on any item of business for more than nine minutes without a majority vote of the council.
  - d. The Chairperson shall endeavor to take public comment from the audience on any item of business at any Council meeting in the following order of preference:

- i. First, any person whose property, home, business, or other interests is the subject of the item of business;
    - ii. Second, any member of the audience who resides within the Mandeville city limits;
    - iii. Last, any other member of the audience;
  - e. To help ensure all members of the audience have the opportunity to speak on any item of business at any Council meeting, the Chairperson should not ordinarily permit the same person to speak more than once on any item of business on the agenda.
8. Any member of the public is invited to submit written comment on any ordinance, resolution, motion, or other item of business included on the City Council meeting agenda. To be included in the record of public, written comments, any such written comment must be submitted to the City Council Clerk by email or hardcopy so that the Clerk receives the comment no later than 1:00 p.m. on the afternoon of the Council meeting.
  9. No member of the City Council, no city officer or employee, and no member of the public in attendance at any Council meeting may interrupt the meeting through disruptive acts or threatening behavior. Any non-council member person who does so may be ordered removed from the meeting by either (1) the Chairperson or (2) upon affirmative vote of any four Council members. Any vote to remove a person from a Council meeting pursuant to this paragraph shall be made in the form of a point of order by any Council member, not subject to any debate, and shall immediately be voted on before any other item of business.
  10. The Council Chairperson shall ensure the presence of at least one Mandeville Police Department Officer at any Council meeting to ensure the meeting proceeds in an orderly, open, fair, safe, and non-disruptive manner.
  11. Nothing in these rules is meant to conflict with applicable federal law, Louisiana state law, the Mandeville Home Rule Charter, or Mandeville ordinance applicable to the holding or conducting of open meetings. When in conflict with these Council Rules, any applicable federal law, Louisiana state law, or Mandeville ordinance prevails.
  12. In accordance with the charter a vote will be taken each year at the first meeting in July for the purpose of electing a council chairperson.



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

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

and the resolution was declared adopted this \_\_\_\_ day of \_\_\_\_\_, 2026.

---

Alicia Watts  
Clerk of Council

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Scott Discon  
Council Chairman

ORD 26-24



THE FOLLOWING ORDINANCE WAS SPONSORED BY COUNCIL MEMBER \_\_\_\_\_; MOTIONED FOR ADOPTION BY COUNCIL MEMBER \_\_\_\_\_ AND SECONDED FOR ADOPTION BY COUNCIL MEMBER \_\_\_\_\_

**ORDINANCE NO. 26-24**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE APPROVING A CONDITIONAL USE PERMIT FOR THE USE DESIGNATED UNDER CLURO SECTION 6.4.42.3 LODGING (TRANSIENT) SHORT-TERM RENTAL: WHOLE HOUSE RENTAL, LOCATED AT 526 GIROD STREET, BEING A PORTION OF GROUND LOCATED IN SQUARE 19 ZONED AS B-3 OLD MANDEVILLE BUSINESS DISTRICT AND APPROVING A FLOOR PLAN, AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, Ordinance 19-34, adopted by the City Council on February 13, 2020, set forth the provisions for the use of Short-term Rentals, including Short Term Rental: Whole House Rental; and

**WHEREAS**, the City Council adopted Ordinance 25-02 on March 13, 2025, which amended the current provisions for Short-Term Rentals to increase the allowed number of Whole House Rentals by 10 to a new maximum of 20; and

**WHEREAS**, CLURO Section 6.4.42.3 Lodging (Transient) Short-term Rental: Whole House Rental is defined as “*A dwelling where short-term lodging is provided to one party of guest for compensation by the owner of the residence where the owner’s presence on the premises is not required during the guest’s stay*”; and

**WHEREAS**, Colin Smith, the registered agent of Chef C’s Properties, LLC and present owner of 526 Girod Street is requesting approval of a Conditional Use Permit for the use designated under CLURO Section 6.4.42.3 Lodging (Transient) Short-term Rental: Whole House Rental located at 526 Girod Street; and

**WHEREAS**, the property located at 526 Girod Street is zoned B-3 Old Mandeville Business District and in accordance with CLURO Section 7.8 Table of Permitted Uses by Zoning District a Conditional Use Permit approval pursuant to Article 4 is required to allow the use designated under CLURO Section 6.4.42.3 Lodging (Transient) Short-term Rental: Whole House Rental; and

**WHEREAS**, in accordance with CLURO Section 8.2.3.5 (E) Citywide Cap for Whole House Rentals (1), the total number of short-term rental permits for Whole House Rentals shall not exceed twenty (20) at any time. At this time, sixteen (16) Conditional Use applications have been approved by Ordinance; and

**WHEREAS**, A floor plan and survey have been submitted by the applicant on May

21, 2026; and

**WHEREAS**, the City Council has received the recommendation of the Planning Commission of the City of Mandeville on this request; and

**WHEREAS**, in accordance with CLURO Section 4.3.3 Procedures for Conditional Use Permits, the City Council finds that the proposed use and site plan will serve the best interests of the City of Mandeville by providing a greater mix of lodging opportunity for visitors to the City while still maintaining the character and culture of the neighborhood, and the public health, safety, and welfare of the surrounding community.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Mandeville that the City Council does hereby approve the Conditional Use Permit in accordance with CLURO Section 4.3.3 for the use defined under CLURO Section 6.4.42.3 Lodging (Transient) Short-term Rental: Whole House Rental located at 526 Girod Street.

**BE IT FURTHER ORDAINED**, by the City Council of the City of Mandeville that this ordinance shall become effective immediately upon the signature of the Mayor.

**BE IT FURTHER ORDAINED** that the Clerk of this Council be and she is hereby authorized and empowered to take any and all actions which she, in the exercise of her discretion, deems necessary to promulgate the provisions of this ordinance.

The ordinance being submitted to a vote, the vote thereon was as follows:

AYES:

NAYS:

ABSENT:

ABSTENTIONS:

and the ordinance was declared adopted this \_\_\_\_ day of \_\_\_\_\_ 2026

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Alicia Watts  
Clerk of Council

---

Scott Discon  
Council Chairman





# MANDEVILLE

A Historic Lakefront Community

## Planning and Zoning Commission

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CLAIRE DURIO, CHAIRWOMAN  
PLANNING COMMISSION

BRIAN RHINEHART, CHAIRMAN  
ZONING COMMISSION

CARA BARTHOLOMEW, AICP  
DIRECTOR, DEPT. OF PLANNING & DEVELOPMENT

---

MEMBERS:  
SCOTT QUILLIN  
ANDREA FULTON  
NICHOLAS CRESSY  
KAREN GAUTREAUX  
PATRICK ROSENOW

### CITY OF MANDEVILLE PLANNING COMMISSION RECOMMENDATION TO THE CITY COUNCIL REGARDING CONDITIONAL USE APPROVAL TO OPERATE A SHORT-TERM RENTAL: WHOLE HOUSE RENTAL AT 526 GIROD STREET

The City Council adopted Ordinance 25-02 at the March 13, 2025, meeting. This ordinance increased the allowed number of Whole House Rentals by 10 to a new maximum of 20. An application was submitted to the Planning Department on May 28, 2026, by the property owner of 526 Girod to operate a Short-term Rental: Whole House Rental on site. There have been six new approvals for Whole House Rentals since the cap increase. As part of the procedure for Conditional Use Approval, any Conditional Use Permit is required to go before the Planning Commission for recommendation.

The Planning Commission held a work session on Tuesday, June 9, 2026, and a voting meeting on Tuesday, June 23, 2026, for case CU26-06-01. The Commission recommends approval of the proposed Conditional Use Permit to the City Council.

The Commission found that the submitted survey and floor plan are in conformance with the proposed use of a Whole House rental. The property is improved with a duplex, 526 Girod is currently empty and being proposed for a Whole House rental. 528 Girod is currently in use as a retail food market and sandwich shop. There was discussion about parking requirements for both uses and the site is compliant with respect to parking. One commissioner commented that this location was perfect for a Whole House rental.

As part of the procedure for Conditional Use Approval, the Commission is required to submit its recommendation and report to the City Council. The Commission voted 5-0 in favor approving the requested Conditional Use Permit.

#### **Attachments:**

Case Packet

PowerPoint Presentation

CASE SUMMARY SHEET

CASE NUMBER: CU26-06-01  
DATE RECEIVED: May 20, 2026  
DATE OF MEETING: June 9, 2026 and June 23, 2026

Address: 526-528 Girod  
Subdivision: Old Town of Mandeville, Square 19 Lot 7A  
Zoning District: B-3 - Old Mandeville Business District  
Property Owner: Chef C’s Properties, LLC

REQUEST: CU26-06-01 – Chef C’s Properties, LLC represented by Colin Smith requests Conditional Use Approval to allow Lodging (Transient)— Short-term Rental Whole House per the Table of Permitted Uses, CLURO Section 7.8 Old Town of Mandeville, Square 19 Lot 7A, B-3 - Old Mandeville Business District, 526-528 Girod

CASE SUMMARY: Operate a Whole House Short Term Rental

The applicant owns the property at 526 Girod located on the west side of Girod St., north of Monroe St., and south of Livingston St. The property measures 50’ x 150’ and contains 7,500 sqft per a survey prepared by Dading, Marques & Associates and dated 4.19.2021. The property is currently improved with a duplex.

In March 2025 the City Council adopted Ordinance 25-02 which amended the CLURO to increase the allowed number of Whole House Rentals by 10 to a new maximum of 20. The applicant is requesting to operate a Whole House Short-term Rental out 526 Girod. 528 Girod is currently in use as a retail food market and sandwich shop. 526 Girod contains one bedroom and one bathroom. The application lists the maximum number of guests will be two. There have been six Whole House Rentals approved since the increase was passed.

**Parking:**  
Lodging (Transient) — Short-term Rental: Whole House Rental requires one parking space per guest room but no less than two spaces for resident occupants. The application states that there will be one bedroom rented out requiring two parking spaces on site. A survey of the property, along with photos provided by the applicant show that there are three parking spaces in front of 526 Girod.

Food Sales requires one parking space per 200 sqft of gross floor area. A site plan was not submitted for 528 Girod, but there was a floor plan submitted for 526 Girod. Using those measurements, 528 Girod is 585 sqft and requires three parking spaces. Since the last meeting it was confirmed by the applicant that 528 Girod is the same size as 526 Girod.

CLURO SECTIONS:

4.3.3.8. Review and Evaluation Criteria

The Planning Director, the Planning Commission and the City Council shall review and evaluate and make the following findings before granting a Conditional Use Permit or Planned District zoning using the following criteria:

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 these 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.

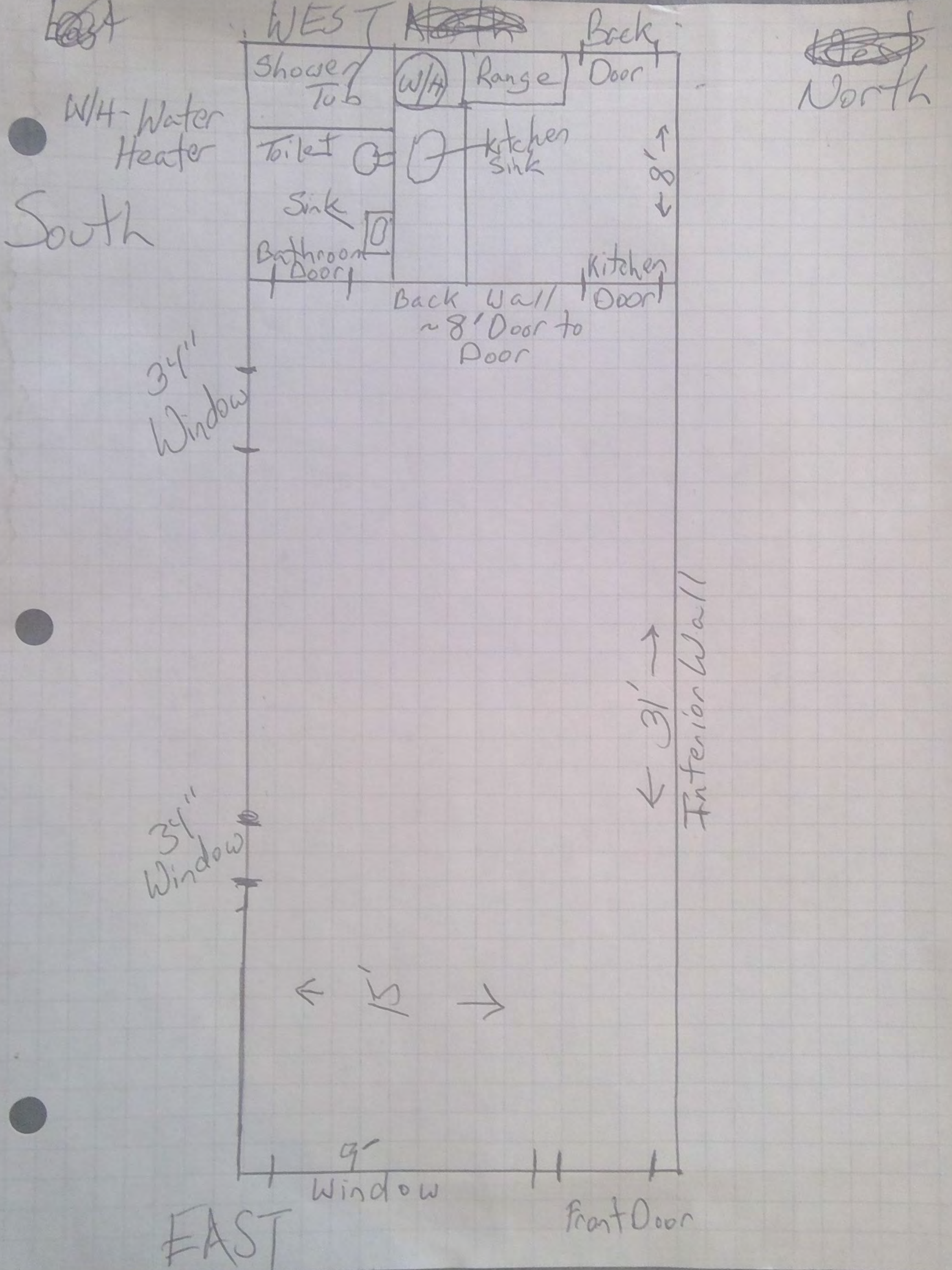


**6.4.42.3 Lodging (Transient)— Short-term Rental: Whole House Rental**

A dwelling where short-term lodging is provided to one party of guest for compensation by the owner of the residence where the owner’s presence on the premises is not required during the guest’s stay.









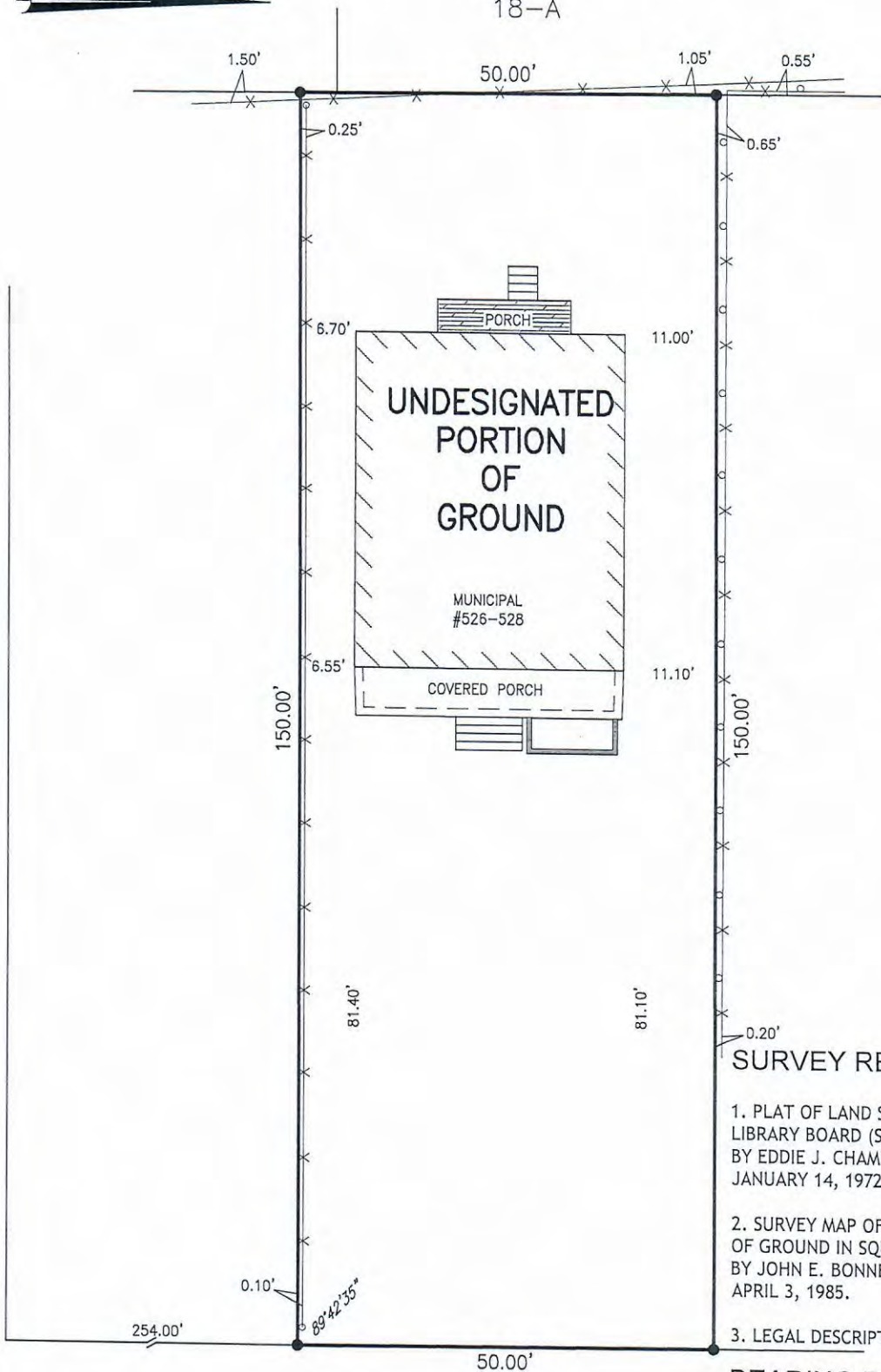
LAFITTE STREET (SIDE)

18-A



MONROE STREET

LIVINGSTON STREET (SIDE)



SURVEY REFERENCE

1. PLAT OF LAND SURVEYED FOR LIBRARY BOARD (ST. TAMMANY PARISH) BY EDDIE J. CHAMPAGNE, DATED JANUARY 14, 1972.
2. SURVEY MAP OF A CERTAIN PARCEL OF GROUND IN SQUARE 19, MANDEVILLE BY JOHN E. BONNEAU, P.L.S. DATED APRIL 3, 1985.
3. LEGAL DESCRIPTION.

BEARING BASIS

TAKEN FROM REFERENCED SURVEY PLAT NO. 1.

GENERAL SURVEY NOTES

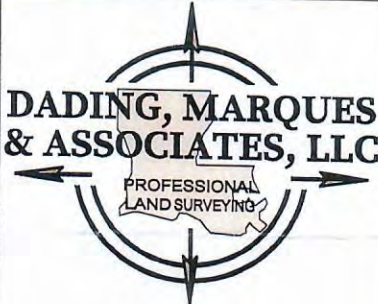
IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE.

LEGEND

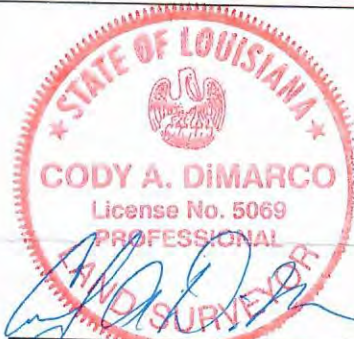
- = 1/2" IRON ROD SET
- = 1/2" IRON ROD FOUND
- X— = FENCE

GIROD STREET  
(AKA GERARD STREET)  
(AKA LA HIGHWAY 59)

SURVEY OF  
AN UNDESIGNATED PORTION OF GROUND  
SQUARE 19  
TOWN OF MANDEVILLE  
ST. TAMMANY PARISH, LOUISIANA



P.O. BOX 790  
METAIRIE, LA. 70004  
(504) 834-0200



CODY A. DIMARCO  
P.L.S. LA. ST. REG NO. 5069

I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION. MADE AT THE REQUEST OF:

LZJZ PROPERTIES, LLC

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY

| DATE:      | SCALE:   |  | DRAWN BY: | CHECKED BY: | JOB NO.: |  |
|------------|----------|--|-----------|-------------|----------|--|
| 04-19-2021 | 1" = 20' |  | L.M.      | C.A.D.      | 60355    |  |

# 2024 SEWER AND WATER



**SECTION 00625**  
**Certificate of Substantial Completion**

Project: 2024 Water & Sewer Maintenance

Owner: City of Mandeville

Owner's Project No.: 211.21.003/212.21.003

Contractor: Subterranean Construction, LLC

Engineer's Project No.: 576-2003.02

**This definitive Certificate of Substantial Completion applies to:**

☐ All Work under the Contract Documents:      ☒ The following specified portions of the Work:

Task Order 5

July 13, 2026

Date of Substantial Completion

The Work to which this Certificate applies has been inspected by authorized representatives of Owner, Contractor, and Engineer, and found to be substantially complete. The Date of Substantial Completion of the Project or portion thereof designated above is hereby declared and is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below.

A definitive list of items to be completed or corrected is attached hereto. This list may not be all-inclusive, and the failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

**The responsibilities between Owner and Contractor for security, operation, safety, maintenance, heat, utilities, insurance and warranties shall be as provided in the Contract Documents except as amended as follows:**

☐ Amended Responsibilities      ☒ Not Amended

Owner's Amended Responsibilities:

Contractor's Amended Responsibilities:

The following documents are attached to and made part of this Certificate:

Punch List

This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents nor is it a release of Contractor's obligation to complete the Work in accordance with the Contract Documents.

|                        |               |
|------------------------|---------------|
| <hr/>                  | July 20, 2026 |
| Executed by Engineer   | <hr/> Date    |
| <hr/>                  | <hr/>         |
| Accepted by Contractor | Date          |
| <hr/>                  | <hr/>         |
| Accepted by Owner      | Date          |



## Punch List:

Unless otherwise noted below all Punch List items pertaining to Task Order No. 5 have been completed throughout the task order. Task Order No. 5 consisted of the relocation of two LA 22 waterline crossings near Roquette Lodge & Azalea Square and a segment of waterline in the NW corner of LA 22 & N. Causeway interchange to facilitate the planned drainage improvements for the Hwy. 22 Drainage Improvements project.

RES 26-33



***THE FOLLOWING RESOLUTION WAS SPONSORED BY COUNCIL MEMBER DISCON; MOTIONED FOR ADOPTION BY COUNCIL MEMBER \_\_\_\_\_ AND SECONDED FOR ADOPTION BY COUNCIL MEMBER \_\_\_\_\_***

**A RESOLUTION AUTHORIZING AND DIRECTING THE CITY OF MANDEVILLE MAYOR TO EXECUTE AND SUBMIT TO THE GOVERNOR'S OFFICE OF HOMELAND SECURITY AND EMERGENCY PREPAREDNESS (GOHSEP) AN "EXPEDITED TEMPORARY HOUSING ASSISTANCE WAIVER OF LAND USE/PERMITTING FORM" IN ACCORDANCE WITH LA. R.S. 29:726(F)(3)(b)(iii)(aa) AND LA. R.S. 726(F)(4)**

**RESOLUTION 26-33**

**WHEREAS**, Act 526 of the 2022 Louisiana Legislative Session, codified as Louisiana Revised Statute 29:726, requires the Governor's Office of Homeland Security and Emergency Preparedness (GOHSEP) to develop a program to provide additional funding and resources for temporary housing and shelter assistance to city governing authorities within the first fourteen days following a presidential declaration of a major disaster or emergency; and,

**WHEREAS**, LA. R.S. 29:726(F)(3)(b)(iii)(aa) and LA. R.S. 726(F)(4) specify that, in order for the parishes/municipalities to participate in the temporary housing program, a certification must be submitted to GOHSEP waiving land use regulations relating to permitting for temporary placement of mobile homes, recreational vehicles (RVs), and other temporary housing directly adjacent to the disaster survivor's damaged dwelling ; and

**WHEREAS**, in order to make expedited funding available to the City for temporary housing and shelter assistance in case of emergency disaster or emergency, the City of Mandeville Council, as the governing authority for the City of Mandeville, authorize and directs the Mayor to execute and submit the "Expedited Temporary Housing Assistance Waiver of Land Use/Permitting Form" opting into the expedited temporary housing assistance program; and,

**NOW THEREFORE BE IT RESOLVED** that the City of Mandeville Mayor be authorized and directed to execute and submit to the Governor's Office of Homeland Security and Emergency Preparedness a "Expedited Temporary Housing Assistance Waiver of Land Use/Permitting Form" in the accordance with Louisiana Revised Statutes 29:726(F)(3)(b)(iii)(aa) and LA. R.S. 726(F)(4) (Act 526, 2022).

**THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE; THE VOTE THEREON WAS AS FOLLOWS:**

YEAS:

NAYS:

ABSENT:

The Resolution was declared adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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Alicia Watts,  
Clerk of Council

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Scott Discon  
Council Chairman





**Governor's Office of Homeland Security  
and Emergency Preparedness**

**Temporary Housing and Shelter Assistance Program  
Expedited Temporary Housing Assistance  
Waiver of Land Use/Permitting Form**

This waiver of land use/permitting form addresses the requirement in the following statute:

**La. R.S. 29: 726(F)(3)(b)(iii)(aa):**

The parish governing authority has submitted a certification to GOHSEP that the local governing authority will waive any land use regulation relative to permitting for mobile homes, recreational vehicles, and other temporary housing directly adjacent to the survivor's damaged dwelling to allow for **expedited temporary housing assistance in the parish.**

|                                      |                 |                                    |
|--------------------------------------|-----------------|------------------------------------|
| Date _____                           |                 |                                    |
| First Name _____                     | Last Name _____ | Title of Authorized Official _____ |
| Email _____                          | Phone # _____   |                                    |
| Local Governing Authority Name _____ |                 |                                    |
| Mailing Address _____                |                 |                                    |
| City _____                           | State _____     | Zip _____                          |
| Parish Location _____                |                 |                                    |

*\* Parishes and municipalities shall be given the opportunity to change the selection regarding the waiver each year.*

☐ **Opt In to allow for expedited temporary housing assistance:**

In accordance with La. R.S. 29: 726(F)(3)(b)(iii)(aa) and La. R.S. 29: 726(F)(4) (Act 526, 2022), I hereby certify, as the governing authority for the above listed parish/municipality, to **waive any land use regulations** relative to permitting for the temporary placement and occupancy of mobile homes, recreational vehicles (RV's), and/or other temporary housing directly adjacent to the disaster survivor's damaged dwelling to allow for expedited temporary housing assistance in parish/municipality referenced above.

☐ **Opt Out of allowing for expedited temporary housing assistance:**

In accordance with La. R.S. 29: 726(F)(3)(b)(iii)(aa) and La. R.S. 29: 726(F)(4) (Act 526, 2022), I hereby certify, as the governing authority for the above listed parish/municipality, to **opt out of waiving any land use regulations** relative to permitting for the temporary placement and occupancy of mobile homes, recreational vehicles (RV's), and/or other temporary housing directly adjacent to the disaster survivor's damaged dwelling to allow for expedited temporary housing assistance in parish/municipality referenced above.

\_\_\_\_\_  
Signature of Authorized Official

ORD 26-31



THE FOLLOWING ORDINANCE WAS SPONSORED BY COUNCIL  
MEMBER ZUCKERMAN; MOTIONED FOR ADOPTION BY  
COUNCIL MEMBER \_\_\_\_\_ AND SECONDED FOR  
ADOPTION BY COUNCIL MEMBER \_\_\_\_\_

**ORDINANCE NO. 26-31**

**AN ORDINANCE OF THE CITY OF MANDEVILLE TO AMEND THE  
LANGUAGE OF SECTION 1 OF ORDINANCE 26-19**

**SECTION 1.** The taxing district, which levied .34 mills in 2025, is requesting to roll forward from the adjusted millage rate of 3.13 mills to the maximum millage rate of 3.38, but not in excess of the prior year's maximum rate, on all taxable property shown on the official assessment roll for the year 2026, and when collected, the revenues from said taxes shall be used only for the specific purposes for which said taxes have been levied.

The ordinance being submitted to a vote, the vote thereon was as follows:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

and the Ordinance was declared adopted this \_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Alicia Watts  
Clerk of Council

\_\_\_\_\_  
Scott Discon  
Council Chairman

THE FOLLOWING ORDINANCE WAS SPONSORED BY COUNCIL MEMBER ZUCKERMAN; MOTIONED FOR ADOPTION BY COUNCIL MEMBER \_\_\_\_\_ AND SECONDED FOR ADOPTION BY COUNCIL MEMBER \_\_\_\_\_

ORDINANCE NO. 26-31

AN ORDINANCE OF THE CITY OF MANDEVILLE TO AMEND THE LANGUAGE OF SECTION 1 OF ORDINANCE 26-19

**SECTION 1.** The taxing district, which levied .34 mills in 2025, is requesting to roll forward from the adjusted millage rate of 3.13 mills to the maximum millage rate of 3.38, but not in excess of the prior year's maximum rate, on all taxable property shown on the official assessment roll for the year 2026, and when collected, the revenues from said taxes shall be used only for the specific purposes for which said taxes have been levied.

The ordinance being submitted to a vote, the vote thereon was as follows:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

and the Ordinance was declared adopted this \_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Alicia Watts  
Clerk of Council

\_\_\_\_\_  
Scott Discon  
Council Chairman



**THE FOLLOWING ORDINANCE WAS SPONSORED BY COUNCIL MEMBER ZUCKERMAN; MOTIONED FOR ADOPTION BY COUNCIL MEMBER DISCON AND SECONDED FOR ADOPTION BY COUNCIL MEMBER LANE**

**ORDINANCE NO. 26-19**

**AN ORDINANCE OF THE CITY OF MANDEVILLE ESTABLISHING THE AUTHORIZED MILLAGE RATE AND ROLLING FORWARD TO MILLAGE RATES NOT EXCEEDING THE MAXIMUM AUTHORIZED RATES FOR TAXES TO LEVY ON PROPERTY SUBJECT TO TAXATION IN THE CITY OF MANDEVILLE, STATE OF LOUISIANA, FOR THE YEAR 2026 FOR THE PURPOSE OF FUNDING THE SALARIES AND BENEFITS OF THE POLICE DEPARTMENT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE VII, SECTION 23(B) AND (C) OF THE 1974 LOUISIANA CONSTITUTION AND R.S. 47:1705 (B) (1) AND (2).**

**SECTION 1.** The taxing district is requesting to increase the authorized maximum millage rate of .34 to 3.38 but not in excess of the prior year's maximum rate, on all taxable property shown on the official assessment roll for the year 2026, and when collected, the revenues from said taxes shall be used only for the specific purposes for which said taxes have been levied.

**SECTION 2.** That a special tax of 3.38 mills on the dollar of the assessed valuation of all taxable property in the City be and the same is hereby levied, assessed and imposed on all property for the year 2026 for the purpose of funding the salaries and benefits of the Police Department of the City of Mandeville (**Tracking No. 5050008**).

**SECTION 3.** That the Tax Collector of the City of Mandeville, State of Louisiana, be and he is hereby empowered, authorized and directed to spread said taxes, as herein set forth, upon the assessment roll of said City of Mandeville, for the year 2026 and to make the collection of the taxes imposed on his behalf for said City according to law, and that the taxes herein levied shall become a permanent lien and privilege on all property subject to taxation as herein set forth, and the collection thereof shall be enforceable in the manner provided by law.

**SECTION 4.** The estimated amount of tax revenues to be collected in the next year from the increased millage is \$932,802 and the amount of increased taxes attributable to the Police Department Salaries and Benefits millage is \$841,005.

The ordinance being submitted to a vote, the vote thereon was as follows:

AYES: Strong-Thompson, Vogeltanz, Lane, Discon, Zuckerman

NAYS: 0

ABSTENTIONS: 0

ABSENT: 0

and the Ordinance was declared adopted this 25th day of June, 2026

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Alicia Watts  
Clerk of Council

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Jason Zuckerman  
Council Chairman