

**THE FOLLOWING MINUTES WERE ADOPTED AT THE OCTOBER 27, 2016 MEETING
OF THE MANDEVILLE CITY COUNCIL. MANDEVILLE CITY COUNCIL MINUTES
FOR THE MEETING OF OCTOBER 13, 2016**

The regular meeting of the Mandeville City Council was called to order by the Council Chairman at 6:00 p.m. Following the call to order, prayer was led by Pastor Burris from Goodwill Baptist Church, and then followed by the Pledge of Allegiance.

PRESENT: Mike Pulaski, John Keller, Laure' Sica, Clay Madden, David Ellis

ABSENT: Louissette Kidd

ALSO PRESENT: Mayor Villere, Edward Deano, City Attorney; David Cressy Assistant Attorney; David deGeneres, Public Works Director; Frank Oliveri, Finance Director; Chief Sticker, Victor Franckiewicz, Jessica Roberts, Sonny Shields, and Polly Greene.

MINUTES:

Adoption of the September 21, 2016 Special Meeting Minutes.

A motion was made by Mr. Ellis and seconded by Mr. Keller to adopt the minutes of September 21, 2016. There being no further questions or comments, the motion passed 5-0.

Adoption of the September 22, 2016 Regular Meeting Minutes.

A motion was made by Mr. Keller and seconded by Mr. Ellis to adopt the minutes of September 22, 2016. There being no further questions or comments, the motion passed 5-0.

Adoption of the September 28, 2016 Special Meeting Minutes.

A motion was made by Mr. Keller and seconded by Mr. Pulaski to adopt the minutes of September 28, 2016. There being no further questions or comments, the motion passed 5-0.

PRESENTATION:

Diane Weiss with the 15th Street Flyers Running Club presented donations to the Police Department, Friends of the Dew Drop, The Old Mandeville Historic Association, and the Fire Department from the proceeds of their 2016 Summer Race Series.

REPORTS AND ANNOUNCEMENTS:

The Council established their meeting dates for the months of November and December. They will be November 10th and December 8th starting at 6:00pm.

Mr. Madden made a motion to schedule another special Port Marigny meeting on October 19th at the Community Center for 6pm; this was seconded by Mr. Keller. With no other comments or questions, the motion passed 5-0. Mr. Madden made a motion to hold executive session from 4-6pm on October 19th; this was seconded by Mr. Pulaski. With no other comments or questions, the motion passed 5-0.

Mr. Madden announced the council is soliciting resumes for their appointment to the Mandeville Parks and Parkways Commission. Applications are due by Friday, November 4, 2016, 4pm.

OPENING OF THE AGENDA:

Mr. Madden made a motion to open the agenda; this was seconded by Mr. Keller. Without further comments or questions, the motion passed 5-0. Mr. Keller stated this is for a liquor license for Donz on the Lake, LLC. , they are having a change in ownership and have changed the name of their corporation from Madden's to Donz on the Lake. Without further discussion or questions, the motion passed 5-0.

OLD BUSINESS:

1. Adoption of Ordinance No. 16-09; AN ORDINANCE AMENDING THE COMPREHENSIVE LANDUSE REGULATIONS ORDINANCE, INCLUDING SECTION 5.2.3, GRADING SUPPLEMENT AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH. (Offered by David Ellis, Council District I).

Ordinance No. 16-09 was read by title by Mr. Madden. A motion was made by Mr. Ellis and seconded by Mr. Keller. Mr. Ellis commented this is in relation to fill in the Sanctuary. There were some questions last meeting and he thinks everything was resolved. Mrs. Sica indicated she met with Mr. Crosby and they agreed to remove the section regarding lots in the D-O district. Mrs. Scott was not present but this was not in her presentation last meeting. Mr. Ellis made the motion to remove the revision to section 2C in the ordinance; this was seconded by Mr. Keller. Without further comments or questions, the motion to remove the revisions to 2C passed 5-0. Back to the ordinance as amended, without further comments or questions, the motion to adopt ordinance 16-09 passed 5-0.

2. Discussion of Ordinance No. 15-17; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE WITH RESPECT TO ARPENT LOTS 14, 15, 16, 17, 18, 20, 21, A PORTION OF ARPENT LOT 19, (NOT INCLUDING THE SUBDIVIDED LOTS DESIGNATED AS LOTS 1-14, INCLUSIVE, FORMING THE SOUTHWEST CORNER OF KLEBER STREET AND MONROE STREET), PARCELS A AND B, AND A PORTION OF KLEBER STREET, LOCATED IN SECTIONS 46 & 47-T8S-R11E, CITY OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED ON THE PLAT AND SURVEY PREPARED BY KELLY J. MCHUGH & ASSOCIATES, INC., CIVIL ENGINEERS & LAND SURVEYORS, DATED 12/03/13, REVISED THROUGH JUNE 30, 2015, DWG. NO. 13-136-BS, CONTAINING 76.648 ACRES (THE "PRESTRESSED CONCRETE SITE"); AMENDING THE OFFICIAL ZONING MAP AND COMPREHENSIVE LAND USE REGULATION ORDINANCE (CLURO) OF THE CITY TO CLASSIFY THE FORMER PRESTRESSED CONCRETE SITE AS A PLANNED COMBINED USE DISTRICT ("PCUD"); APPROVING THE SITE PLAN, MASTER PLAN AND GUIDING PRINCIPLES PREPARED BY ARCHITECTS SOUTHWEST, INC., DATED JUNE 25, 2015, ENTITLED "PORT MARIGNY TND" (COLLECTIVELY THE "MASTER PLAN"); REQUIRING THAT THE MASTER PLAN AND ITS PROVISIONS, TOGETHER WITH THE RESTRICTIVE COVENANTS, BE COVENANTS RUNNING WITH THE LAND; APPROVING THE DEVELOPMENT OF THE PCUD IN ACCORDANCE WITH THE MASTER PLAN AND ACCOMPANYING SUBMITTALS; REVOKING CERTAIN CONSTRUCTION, DRAINAGE AND SEWERAGE SERVITUDE(S) AND GRANTING A SERVITUDE OF PASSAGE AND FOR UTILITIES; GRANTING VARIANCES AS NEEDED TO GIVE FULL EFFECT TO THE MASTER PLAN; ESTABLISHING PROCEDURES FOR ADMINISTERING THE MASTER PLAN; AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH. (Offered by Mike Pulaski, Council District II).

Ordinance No. 15-17 was read by title by Mr. Madden. A motion was made by Mr. Madden and seconded by Mrs. Sica. Mr. Madden wanted to announce the map for the potential petition is now on the city website. The council has developed 16 findings which they will go through tonight. These finding will be voted on at the Wednesday, October 19th meeting and then will be merged into its respective ordinance. Mr. Madden announced his findings are two amendments which will be added to the final draft of the ordinance. His findings are related to the incorporation of a performance bond and to prevent the expropriation of property. He wanted to remind the constituents he is not in favor of any expropriation of property. However, he wanted to remind the constituents this would only be valid for this council and by law, a new council could allow expropriation of property with a public hearing and vote.

Mr. Madden announced he will read the conclusion of the findings and the council member who proposed the finding will discuss their reasons.

Finding #1: Cottage House Lot Size Needs to be Increased: Even if the CLURO's most lenient single family detached residential zoning standards (R-1X) are applied, the Cottage House lots proposed by the Port Marigny master Plan are too small. Under article 7.5.15.5, R-1 or R-1X lot area requirements must be met by a TND application because the TND section of the CLURO is silent on the issue.

Mrs. Sica stated in the CLURO, article 7 contains regulations for all 18 zoned districts, which includes the PCUD. Article 8 contains the design criteria for a TND and is considered supplemental to article 7, planned district regulations. Article 8 specifically states in the event of a conflict the more restrictive provision applies. Under this article it states the TND approval process must be consistent with the planned district approval process. Article 7 provides unless specific regulations regarding lot area, lot area per unit, or building area are set forth in Article 8, requirements for lot area shall be based upon the zoning districts in which the use would be permitted by right. So under the use of the single family homes under a TND. Specific regulations for lot area are not set forth in supplemental design criteria for a TND in article 8. However, residential densities are set forth and calculated based upon residential acreage. Under article 8, the residential density for single family home in a TND shall not exceed 8 units per acre. One acre is 43,560 Sq. ft. divided by 8 that is 5,445sq. ft. Thus the minimum lot area under this calculation is 5,400 sq. ft. per unit. Although the specific lot area for single family homes is not set forth in article 8 this calculation can be easily obtained. This calculation is substantiated by reviewing the planned district zoning under article 7 for single family homes. Under article 7 no conforming single family homes are under 5,000 sq. ft. nor are they less than 50 ft. wide. Under 4.1.2, no lot shall be reduced to less than the minimum requirements of this ordinance. Based on the single family zoned CLURO provisions of article 7, it is reasonable to conclude that the residential density calculations under article 8 of 5,400 sq. ft. per lot is the minimum lot area for a single family home within a TND. This number is mathematically possible to achieve TND density for single family homes and this number is substantiated with regulations under the single family homes zoned district.

Mr. Keller believes a lot of these findings will bring the council to the interpretation that there is a conflict between the CLURO and comprehensive plan. If there is a conflict the more restrictive applies and the TND is an alternative set of guidelines. This will be the struggle; he does not believe it is that clear. Mrs. Sica believes the CLURO is very specific, if it is silent it goes back to article 7, planned zoning district. She feels 5,400 is the minimum lot size.

Mr. Muller stated these findings are council issues and will be discussed and will be voted on at a further meeting. Mr. Ellis wanted to know how this will happen. Mr. Madden stated tonight is to introduce the findings and the next meeting will be public discussion and then voted upon. Mr. Ellis wanted to know if we will release the findings to the public. Mr. Shields stated tonight the council introduces the findings to the public. During the executive session on October 19th, the council can discuss amongst themselves the findings and iron out any issues. At the meeting on the 19th, there will be public comment and voting on the findings. These will then be compiled into a clean ordinance for discussion on October 27th. The

ordinance could possibly be ready for a vote on November 10th. Mr. Pulaski asked if they are limited to these findings or could they add more. He has been working on a few more with Mr. Franckiewicz and they are not ready yet. He would like to be able to discuss them at the next meeting. Mr. Franckiewicz stated the findings will be voted on by motion but more can be added. He does not foresee any new subject matter findings just refined or elaborated upon.

Finding #2: Townhouse Lot Size needs to be increased. The townhouse lots proposed by the Port Marigny Master Plan are too small. Under article 7.5.15.5, special uses criteria requirements of article 8, which include the Townhouse Residential Criteria, must be met by a PD application.

Mrs. Sica states under article 8, the TND design criteria are silent as to townhouse lot area. If it is silent you have to go to article 7. Requirements for the lot area are based upon the zoning district in which the use would be permitted by right. There are no specific lot areas under the TND section, but under article 7, requirement for the lot area for a townhouse is 3,000 sq. ft. Also, under article 8, the supplemental section for a townhouse is also 3,000 sq. ft. The conclusion is for a townhouse in a TND it should be 3,000 sq. ft. She believes in the Port Marigny plan all the townhouses are under 3,000 sq. ft.

Finding #3: Townhouse Building Locations need to be altered. The townhouses proposed by the Port Marigny Master Plan are in buildings that contain too many townhouse units in a row and/or are too close together. Under article 7.5.15.5, special uses criteria requirements of article 8, which include the Townhouse Residential Criteria, must be met by a PD application.

Mrs. Sica stated this again goes to article 7, special use criteria provided in article 8. Under article 8 it provides Townhouse Residential Criteria and requires that no portion of a townhouse building shall be closer than 25 feet to any portion of another townhouse building and a townhouse building shall not contain no more than 6 townhouse units built in a row. Port Marigny master plan shows 53 townhouses with lots of 25' x 105' and provides for rows up to 10 townhouses without breaks or empty lots.

Finding #4: Lots Near Monroe and Massena Streets are too small. The lots along and near Monroe Street and Massena Street are too small. In order to preserve the health, safety and welfare of Mandeville, maintain the character of Monroe Street as the entrance to Old Mandeville, fulfill the demand of the TND section that a TND reflect the patterns of Old Mandeville, and fulfill the Comprehensive Plan's requirement for low to medium density in the northern and eastern parts of the site, the lots along and near Monroe and Massena Streets should be larger and therefore more reflective of the area.

Mrs. Sica said the Port Marigny lots near Monroe Street and Massena Street are too small given the development pattern surrounding those areas. The master plan shows lots that range from 3,325sf – 8,400sf on Monroe and Massena Streets, while the already established lots across Monroe and Massena Streets range from approximately 5,501 sf – 32,211 sf. Under the comprehensive plan, it directly addresses this issue and requires that a plan limit development along the northern and eastern edges of this area to low to medium density residential uses. Although the TND section is presented as an alternative set of standards, in the same sentence the TND section requires development that reflects the historic development pattern of Old

Mandeville. Additionally, Monroe Street is one of the main access arteries to Old Mandeville and its narrow, mature tree-lined, path sets the tone for visitors and residents as they progress from the Causeway to Old Mandeville. The portion of Monroe Street in front of Port Marigny is essential the entrance to Old Mandeville and the Port Marigny development should reflect that.

Mr. Ellis stated the simple way to see this is Hermitage and Kleber Street, the lots are significantly larger. Ms. Edgerson grew up on Kleber St and wants to know how it will affect the residents on Kleber. Mr. Madden stated he will insert into the ordinance for no expropriation. Mr. Cressy wanted to say the lots on Kleber are smaller but are a combination of several smaller lots put together.

Finding #5: Open Space is Insufficient. One of the principal purposes of the TND is to reflect the historic development patterns of Old Mandeville. Supplying open spaces of limited public benefit that are significantly different in scale and quantity from the meaningful open space across the rest of the City does not preserve and promote the health, safety, and welfare of Mandeville. At least 3.9 acres of meaningful and accessible open space must be added to the development.

Mrs. Sica commented: The comprehensive plan directly addresses open space multiple times, including in its section on Environmental Issues, on page 9, where it is noted that “Mandeville’s character is defined by its natural resources, including Lake Pontchartrain, its natural waterways, and the extensive tree canopy that exists throughout much of the City. That section specifically delves deeper into open space, specifying that one of Mandeville’s challenges is: retaining functional greenways and open spaces. Residents value Mandeville’s abundant open spaces. As infill development pressures increase, the City is at risk of losing open areas that are critical for wildlife, storm water management and community character. Through collaborative efforts with St. Tammany Parish, the City should establish clear standards and priorities for greenway and open space. The comprehensive plan continues to address open space in its Land Use section, page 19, where it states that Mandeville is a relatively low density community nestled within and below a dense tree canopy. While the city will allow more intensive development reaching to the top of the tree canopy in activity centers, the City will retain its naturalistic character through extensive landscaping requirements, the retention of greenbelts adjacent to streets, a commitment to establish and maintain streetscapes, retention of open space and density/intensity limits that allow trees to remain the dominant visual element. Policy 2.9 numerates the concern regarding open space and requires meaningful open space retention in all new developments. Article 9.4.1.1 of the CLURO contains open space regulations and further describes acceptable open space, providing that to avoid creating long, narrow open spaces of limited benefit, unless otherwise approved by the City, open spaces shall be contiguous and shall not exceed a 3:1 depth to width ratio where, regardless of orientation, the depth is the longest dimension and the width is the narrower dimension measured perpendicular to the depth. Article 4.3.3 addresses procedures for planned district zoning and allows that the city council may establish conditions of approval. Conditions may include such other conditions as the city council may deem necessary to insure compatibility with surrounding uses to preserve the public health, safety, and welfare. The open space requirement of the TND section is set forth as a minimum: not less than 20% and at least 20%, and the city council are allowed to require

more open space if necessary. Furthermore, the TND section of the CLURO requires that the open space be readily accessible. The city's commitment to meaningful open space is clear throughout the CLURO and comprehensive plan. In the Port Marigny plan, water is included which she does not feel is meaningful and accessible to all residents.

Mr. Ellis said there is a difference between common and open space. With the water, this needs to be removed from the calculations. The slivers of open space do not fit with the 3:1 ratio and does not meet the requirements. He is aware of the 20% minimum, but wonders what is the maximum number.

Ms. Jessica Roberts feels the water is in the common open space calculations. The 20% in the TND section is open to council discretion. With the TND, it requires more open space, but the council has the discretion of the meaningful of the open space.

Finding #6: Common Open space is insufficient. If the land not counted in the open space calculation but included in the common open space calculation (3.5 acres); the land that violates the 3:1 depth to width ratio requirements (at least 3.9 acres); and the water in the center of the waterway (2.52 acres) is removed from the acreage shown on sheet 28 of the master plan, the master plan is left with only 5.98 acres of common open space, which is 6.14 acres short of the required 12.12 acres of common open space. Additionally under the phrasing of the TND section, the common open space requirement is a minimum and the council could require additional common open space for the health, safety, and welfare of Mandeville, and/or if the council feel that Old Mandeville has more common open space and the project needs more common open space to be reflective of Old Mandeville. One of the principal purposes of the TND is to reflect the historic development patterns of Old Mandeville. Supplying common open spaces of limited public benefit that are significantly different in scale and quantity from the meaningful open space across the rest of the City is not in the best interest of the health, safety, and welfare of Mandeville., At least 6.14 additional acres of meaningful and accessible, non-water, common open space is required before the plan is compliant with the CLRUO and reflective of Mandeville.

Mr. Pulaski states there are some disagreements with what is common open space vs. open space. By the nature of the phrasing of the common open space requirement, it is clear that common open space is a subset of open space, but also must have a different meaning, and therefore different requirements. If common open space meant the same thing as open space, there would be no need for at least 75% of the open space to be common open space. Mr. Pulaski feels there is not enough common open space in the development and water should not be considered common open space.

Mr. Keller agrees this is another area that is not clear in the CLURO. The CLURO as if refers to common open space states space which can be used for parks, trails, and other purposes. This does not specifically say if water is common open space. What is clear is that is has to be space that can be used for other purposes by the residents. Is the water something that can be used by all residents? For Mr. Keller to consider this common open space it must be more friendly for the residents to use, possible removing some boat slips and make the area available for recreational purposes (paddle boats, kayaks, etc.). Without this, he is more inclined to say it is not common open space. Mr. Pulaski stated pg. 28 of the CLURO the first word for the definition of common open space says "land" not "water".

Finding #7: A 120 Room hotel is too large for this site. In order to preserve the health, safety, and welfare of Mandeville. The council finds that a 120 room hotel is too large to comply with the TND section of the CLURO and too out of scale with the historic development patterns of Old Mandeville.

Mr. Ellis stated it is not even required to have a hotel in the development. He feels the hotel is too large and would like to not specify a certain number of rooms if a hotel is to be developed. The section referencing the hotel in the TND section of the CLURO allows for bed and breakfast, small hotels or inns. A 120 room hotel does not fit the TND specific allowed accommodations for the site. There were prior discussions about not specifying a number. Mr. Pulaski agreed with this conversation and Mr. Keller included if there was a hotel it would be conditional use. Mr. Muller agreed with these terms. Mr. Muller commented there may be issues which have already been addressed and may not be a real issue. He would request a copy of the council's findings so they can review and respond back to the council. Mr. Keller agreed the 120 rooms are too large but he understood this would be conditional use and would come back to the council.

Finding #8: Current Traffic impact analysis is insufficient. Traffic likely to be generated by the future development within Mariner's Village and the Copeland property should be considered by the Traffic Impact Analysis.

Mr. Keller states this has been discussed at several meetings. The CLURO states it must take into account other possible developments. Mariner's Village is adjacent to Port Marigny; the Copeland family owns two pieces of land and are considering developments of apartments or condos on this land. He does not believe these two areas were taken into consideration in the traffic analysis. He also feels the provisions in the development agreement and ordinance are not tough enough with respect to the maximum allowed AM trips and what would occur if the maximum AM trips were exceeded. There was discussion of adding a clause to halt the development if this occurred until a reasonable solution was worked out. Mr. Keller stated the number discussed in the P&Z meetings was 407 AM trips. He would like more teeth in the ordinance. There was also some discussion of an amendment regarding a certain number of developments which could be completed before the agreed upon traffic solutions were accomplished. There would be a limit on the units to be built until the solution that was agreed upon would be completed. Mr. Madden agreed this should be an amendment to the ordinance. Mr. Franckiewicz confirmed there would be a threshold added to the ordinance.

Finding #9: Civic Space and/or Use is Insufficient. The civic uses designated by the 6/8/16 Master Plan are insufficient and do not comply with the TND provisions. At least 1.62 acres more civic space is required to be nominally compliant with the TND civic uses provision. Meaningful public access must be developed before the State-owned property may be counted as a civic use. More information must be provided about the other property designated for civic use to determine if the uses are truly civic and promote the health, safety, and welfare of the citizens of Mandeville.

Mrs. Sica commented: on sheet 26 of the 6/8/16 master plan it shows 3.02 acres of civic uses for the site; however according to sheet 27, 1.4 acres is offsite mitigation (civic) which corresponds to the state-owned, city leased land at the most southern point of the development. The developer has proposed entering into an agreement regarding this portion

of the project and the publicly-expressed plan is for this parcel to become a park. Access to this future park is unclear at this time. The 6.8.16 master plan shows no street or parking directly adjacent to this piece, which leaves walking as the only means of access; however, the proposed hotel footprint is directly between the nearest road and this portion of the property. The hotel will be private property, and any proposed access through the hotel is not true public access. If this piece of land were to be counted as a civic use, it would need to be owned (or otherwise permanently secured) by the developer and be accessible to the public. At least 0.62 acres of the civic uses shown on sheet 26 is generated by the boardwalk areas immediately adjacent to the boat slips. This is in fact a sidewalk and/or effectively a driveway for the occupants of the private boat slips. Although sidewalks are certainly accessible to the public, a sidewalk is not a "civic use". These narrow strips of land, particularly on the south set of slips, will be used the most by the private citizens occupying the boat slips. The TND section requires 5% of the project to be set aside for civic uses, which may include municipal offices, fire stations, libraries, museums, community meeting facilities, post offices, places of public assembly, educational facilities and other uses approved by the City Council. Currently, all civic uses are undefined by the plan, but by process of elimination the proposed civic uses must fall into either the public assembly or other uses approved by the City Council. Mrs. Sica believes they have all the civic uses designated as special uses which means they do not come back to the council so it is unclear if they have satisfied the civic use. Also, it appears the civic space is counted twice in the master plan: civic space and common open space.

Finding #10: Kleber Street must be restored and run to Lake Pontchartrain. The current proposed street pattern does not fit with the existing street ride of the immediately surrounding area and of Old Mandeville. The TND section of the CLURO requires restoration of the existing grid or creation of a more traditional grid. In order to comply with the TND provisions and promote the health, safety, and welfare of Mandeville, the existing portion of Kleber Street should be utilized and Kleber Street should be extended to Lake Pontchartrain. Additionally, Lambert Street and Hutchinson Street should be more meaningfully utilized by the development to promote the health, safety, and welfare of the citizens of Mandeville.

Mrs. Sica stated: In article 8.5.2.5.4 the TND section provides precise requirements for traffic circulation including that the traditional neighborhood development should maintain the existing street grid where present restore any disrupted street grid where feasible and establish a new internal grid, if not contiguous with other developments. Article 8.5.2.5.4.d requires that the orientation of streets should enhance the visibility of common open spaces and prominent buildings. All streets shall terminate at other streets, civic uses, or other public land, except that avenues and lanes streets may terminate at stub streets when such streets act as connections to future phases of the development. Port Marigny has applied as a PCUD with a mix of uses, ranging from single family detached residential to commercial. The master plan shows no utilization of Kleber Street, no continuation of Lambert Street into the site, Hutchinson Street continuing two blocks into the site at a narrowed width, new streets feeding onto Monroe Street on the west of the site, five streets feeding onto Massena Street and zero streets feeding into or connecting with Mariner's Village. The only street shown on the master plan to continue across Monroe from the north side into the Port Marigny development on the south is Hutchinson Street, which continues for two blocks into the development. The master plan shows no build-out of Kleber Street and the developers are

seeking ratification of the revocation of the Kleber Street dedication. Additionally, Lambert Street is not continued at all into the development and Hutchinson Street is brought into the development for a mere two blocks at a narrowed width. The TND section requires that a TND maintain and/or restore the existing street grid and establish a new internal grid, if necessary. A grid is commonly understood as a pattern of straight, intersecting lines. A grid exists north of the site, where Kleber Street, Lambert Street, Hutchison Street and Massena Street all function as the vertical components of the grid. Port Marigny should continue this grid into the development. Additionally, Kleber Street already exists within the universe of this development. As currently designed in the master plan, nothing is to be done with Kleber Street which will presumably remain a dead-end street but a new street will be built with one row of trees east of Kleber and continue straight nearly to the heart of the development's commercial area. This disruption of the existing grid violates both the letter of the TND section, the spirit of New Urbanism which works to minimize vehicular traffic and does not comport with the historic development patterns of Old Mandeville.

Mr. Keller stated there is not a road that takes you to the park area. How are the residents supposed to access the park. Mr. Muller would like to respond to these findings before the next meeting. He would like a copy of the findings and will introduce a written memo to the council before the next meeting. Mr. Shields will provide a list of the findings to Mr. Muller and suggests a memo to the council members before the meeting.

Finding #11: Connection must be provided with Mariner's Village. The current proposed street pattern does not provide connection with, let alone primary access through, Mariner's Village. At a minimum, connection with Mariner's Village is required to preserve and promote the health, safety, and welfare of Mandeville.

Mr. Pulaski stated the comprehensive plan provides Mandeville's vision of the development of this site and plainly requires not only connection with mariner's Village, but that primary access to the site should be provided through mariner's Village. Currently, no connection let alone primary access is provided between the site and mariner's Village. The master plan provides one "stub out" for potential future connection between the site and Mariner's Village, but there are several additional opportunities north of the currently designed "stub out" where additional connection could be made. The TND section of the CLURO requires the development to reflect the historic development patterns of Old Mandeville. Old Mandeville does not have isolated development; streets connect one area and the next, a pattern that is specifically called for in the Comprehensive Plan's requirement for connection with Mariner's Village, the development immediately adjacent to the site.

Mr. Ellis feels access through Mariner's Village is important and is a critical piece which needs to be addressed in this ordinance. Mrs. Sica wanted to add it is one of the goal soft the comprehensive plan that Port Marigny does not add any unacceptable levels of congestion and access to Mariner's Village is key to minimize congestion on Monroe.

Finding #12: The development must promote the redevelopment of Mariner's Village. The current proposed street pattern does not promote the redevelopment of Mariner's Village. At a minimum, connection with Mariner's Village is required to preserve and promote the health, safety, and welfare of Mandeville.

Mr. Pulaski commented: the comprehensive plan provides Mandeville's vision of the development of this site and requires the development of the site to promote the redevelopment of Mariner's Village. The minimum way development of this site could promote the redevelopment of Mariner's Village is through a road connection between the two sites. The master plan contains no mention of Mariner's Village redevelopment. Additionally, as shown in the master plan no street is currently designed to run between Mariner's Village and Port Marigny. The master plan provides one "stub out" for potential future connection between the site and Mariner's Village. The TND section of the CLURO requires the development to reflect the historic development patterns of Old Mandeville. This pattern is specifically called for in the Comprehensive Plan's requirement that the development of this site promote the redevelopment of Mariner's Village. Practically speaking the only way for the developers to promote the redevelopment of Mariner's Village would be through a traffic connection; however, no such connection has been provided.

Mr. Madden commented if they did finding number 11, the result would be finding number 12. Mr. Pulaski agreed and Mrs. Sica stated it also would reduce the congestion on Monroe St. Mr. Keller stated the council should consider leaving the expropriation of land available for Mariner's Village to provide a cut through. Mr. Madden will address this in his amendment.

Finding #13: The mixed use and attached residential structures are out of scale with Mandeville. Buildings of the size and scale of the Pentagon and Twins are unprecedented in Old Mandeville. The concept of a building the size of the attached residential portions of the Pentagon being occupied by solely residential uses is wholly untested and novel for Old Mandeville. In order to preserve and promote the health, safety, and welfare of Mandeville, the size and scale of the Pentagon and Twins must be reduced to reflect the historic development of Old Mandeville.

Mr. Pulaski wanted to make sure everyone wanted to know what the Pentagon and Twins are: the Pentagon is the commercial space in the center of the development and the Twins are the two buildings across the street. He stated a structure as solid and dense as the Pentagon as designed on the master plan is unprecedented in its scale, size, and density of units for Old Mandeville. Although the Pentagon appears on the master plan to be comprised of three buildings, because of the architectural connectivity and placement of the buildings, these three buildings will effectively appear as a single, massive structure. According to the City's TND consultant David Bailey and planning director, there are no similarly scaled buildings or compounds in Old Mandeville. A complex of this size and scale does not fit within the historic development pattern of Old Mandeville because there is no precedent for a complex – or intrinsically linked series of buildings of this size and scale – in Old Mandeville. Furthermore, not only is a compound of the Pentagon's size and scale unprecedented for Old Mandeville, this residential building is novel and untested in Old Mandeville. Old Mandeville has some historic buildings with commercial space on the ground floor and some residential on the upper floors, but this setup is a reflection of an historic way of life, where a person or family lived above their own commercial space. There is no such correlation in the Pentagon. According to the master plan, at least two full sides (western and southwestern) and two half-sides (northern and southeastern) of the pentagon are fully residential. In other words, of a five-sided structure, only one full side and two partial sides contain any commercial or mixed

use units. A mostly-to-entirely residential compound of this size and scale is completely novel in Old Mandeville.

Mr. Ellis commented the point is to break up the big building. Mr. Keller wanted to add there have been discussions about the apartments. The 24 per acre is higher than any other area in Mandeville, the most we allow is town center which is 20/21 per acre.

Finding #14: The attached residential, mixed use, and townhouse units do not comply with the TND section of the CLURO. The core of the Port Marigny development – centered around the triangular space just north of the northern run of boat slips – is a village center. As a village center, village center residential uses must comply with the cluster residential criteria of the CLURO. As designed in the master plan, none of the attached residential, mixed use, or townhouses in the village center comply with the applicable CLURO requirements. In order to comply with the TND requirements, the village center residential uses – attached residential, mixed use, and town houses- must comply with CLURO article 8.2.1.1. In order to comply with article 8.2.1.1.c, given the acreage specified for each housing type on sheet 25 of the master plan, no more than 81 attached residential units and 69 mixed use units may be included. Additionally, each townhouse unit in the village center must have a minimum of 3,000 sf lot area/unit, which is not satisfied with the current townhouse allocation. At a minimum, the residential uses of the village center must be reduced to compliance with the TND and residential cluster development criteria to preserve and promote the health, safety, and welfare of Mandeville.

Mr. Pulaski commented: The TND section of the CLURO states that TND's of sufficient size should contain a Village Center and requires that Village Center Residential Uses comply with the Cluster Residential Criteria of section 8.2.1.1 of the CLURO. As currently designed, the structures containing the attached residential and mixed use units do not comply with the cluster residential criteria of the CLURO. Likewise the townhouse units in the village center do not comply with the cluster residential criteria of the CLURO. The triangular space just north of the northern run of boat slips is the nucleus of Port Marigny's Village center. The TND section of the CLURO calls for TNDs of sufficient size to have a village center containing a mix of commercial, residential, civic or institutional, and open space. Immediately surrounding the triangular space there is a mix of commercial (mixed use buildings), residential (mixed use units, attached residential, and townhouses), civic (the triangular space itself), and open (the water) uses and spaces. The TND section prescribes specific guidance for the residential uses of the village center, requiring a specific mix of dwelling types- which is satisfied by the village center- and requiring all multi-family structures to meet the requirements for cluster development contained in section 8.2.1.1 unless otherwise approved through the conditional use process. Section 8.2.1.1 has strict requirements for cluster residential buildings. The stated purpose of the cluster residential criteria, as stated in 8.2.1.1.1 is that the express intent of the scale and clustering requirements of this section is to create a human scale development appropriate to low-density residential uses. These regulations are intended to prevent structures significantly more massive than those structures usually constructed in single family districts and to allow for the creation of multi-family or other structures exhibiting a human scale and massing appropriate to low-density residential uses. The Pentagon is significantly more massive than those structures usually constructed in single family districts. The buildings will already have to have an

elevated first level due to the location, which means the entire scale of the structures will be shifted dramatically upward. The cluster residential criteria also specifically addresses minimum lot acres per unit for a clustered residential development in a Planned District development. Article 8.2.1.1.2.c states that the overall density of a clustered residential development shall not exceed the maximum allowable density for the zoning district in which it is located or a minimum land area of three thousand square feet per residential unit within a Planned District development. As designed on the master plan the attached residential which is wholly located in the Pentagon- occupies 5.6 acres. At the 3,000sf lot area/unit minimum prescribed by 8.2.1.1.c, 81 attached residential units are permitted on the 5.6 acres. The master plan calls for 134 attached residential units, which is 53 attached residential units more than the number allowed by 8.2.1.1.c and consequently 53 attached residential units more than what is allowed by the TND section of the CLURO. Additionally, all townhouses in the village center must meet the minimum square feet per lot requirement of 3,000 sf/lot. As described in the master plan , all townhouses are on lots 25'x105'+/-, which amounts to 2,625 sf/unit, which is 375 sf too small per unit. Additionally, all mixed use units must adhere to the 3,000 sf lot area/unit minimum of 8.2.1.1.c. Lot areas of the mixed use units are not provided in the master plan; however, on the master plan 4.8 acres are designated for mixed use units. Under 8.2.1.1.c, 69 mixed use units are permitted on the 4.8 acres designated for mixed use, which is one unit less than the 70 proposed by the master plan.

Finding #15: Planning Commission finding on an environmental impact assessment should be implemented. In order to preserve and promote the health, safety, and welfare of Mandeville, the P&Z's finding and recommendation regarding an EIA for the site should be adopted and an EIA must be performed prior to any development of the site, in accordance with the CLURO's subdivision regulations.

Mr. Keller stated there has been a lot of concern about the environmental impact study and he had suggested that at least we have parameters set out in the ordinance which would have to be followed by the developers. He was advised by the attorneys that was not the best way to handle this. The Planning and Zoning recommended prior to development of the site and accordance with the subdivision regulations to submit a EIA according to the best available science at the time. This should cover his concerns as well as the citizens.

Mr. Pulaski added one of the residents went to Houston and discovered the following. The site is an industrial site where concrete was made for use at the causeway. Prior to the 1970's asbestos was used in cement mixtures for strengthening the resistance. The company which provided the cement mixtures had used asbestos in their mixtures. For this reason alone, this makes the EIA a little more important on the front end.

Finding #16: All non-single family detached residential uses within the Port Marigny Development should be conditional uses. In order to preserve and promote the health, safety, and welfare of Mandeville, all non-single family detached residential uses – cottage houses, neighborhood houses and large neighborhood houses- should be conditional uses, subject to review by the Planning Director, Planning and Zoning Commission, and City Council.

Mrs. Sica stated under our CLURO all uses in planned district are subject to conditional use approval unlike special use approval which only goes through the Planning Director and Zoning Commission, conditional use approval must also go before the City Council. The

purpose of this procedure is to provide for review and discretionary approval of uses or development sites typically having unusual site development features. Under the CLURO the conditional use procedure is intended to encourage broad public review and evaluation of site development features and operating characteristics, and to ensure adequate mitigation of potentially unfavorable impacts. Under the proposed Port Marigny ordinance all uses would be PCUD. As proposed by the ordinance, the broad public review and City Council review required for conditional use approval is removed from the process, which is contrary to the requirements of the PD process and contrary to the spirit of the CLURO and comprehensive plan. The purpose of the CLURO is to protect the health, safety, and welfare of Mandeville. A layer of this protection is removed by changing the mandatory conditional use to permitted and/or special uses, requiring no additional City Council review. The master plan is vague and incomplete in certain aspects that are relevant to and directly impact the health, safety and welfare of Mandeville, including, but not limited to the size and scale of structures and uses. Without these details, it is impossible to full review and assess the proposed development regarding any and all potential negative impacts. As the duty of the City Council is to promote and protect the health, safety and welfare of Mandeville, conditional use approval- which would require review by the City Council of uses as they are developed – should be required for all non-single family detached residential uses.

Mr. Madden announced they will vote on these finding at the next meeting. There will be public comment and discussion at this meeting. Mr. Madden opened the floor to public comment.

Mr. Muller will present his comments in writing. The mayor requested the findings be made available to the public.

Mrs. Claudia Siegleman commented findings #11 and #12 regarding the connection to Mariners Village. The causeway did not want to allow citizens the use of the U-turn and is concerned how the traffic will work coming off of Mariners Village. Mr. Keller stated the Copeland's were not willing to sell the land which is why it was taken out of the master plan.

Mr. Ray Baas commended the council on their findings and would recommend full approval of the findings, if not, then a denial of the ordinance.

Mr. Kirk Frosch was pleased with the council's work. He expressed the project is welcomed just not at the current density.

Ms. Debbie Saxe expressed her disapproval of the project and reminded the council of the issues similar projects have brought to their city.

Mrs. Greta Perry informed the council the petition is in progress and their numbers are strong. Aside from the Copeland property and the Green Fund, who refused to sign, they have met little opposition.

Mr. Pat Phillips wanted an explanation of the expropriation . Mr. Madden explained his proposal and how it would only be in effect for this council's term and another council could uphold or reverse the expropriation established from this council.

Mr. Madden made a motion to recess the meeting for 3 minutes; this was seconded by Mr. Pulaski.

NEW BUSINESS:

1. Approval of the special event application for Winter on the Water Street and Boat parade, December 10, 2016 4:00pm – 6:30 pm. Requesting waiver of the lakefront Food & Drink Ordinance, closure of Lakeshore Drive, and use of the public roadway for the “Winter on the Water Street Parade & Boat Parade”. Mandeville Police Department will be on duty to provide security. Mandeville Public Works Department will perform clean-up and haul away trash. (Introduced by Lauré Sica, Council-at-Large)
A motion was made by Mr. Keller and seconded by Mr. Ellis. Mrs. Sica commented this is a city function and encouraged all to attend. Without further comment or questions, the motion passed 5-0.

2. Adoption of Resolution No. 16-37; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE ADOPTING THE LOUISIANA COMPLIANCE QUESTIONNAIRE (Introduced by Lauré Sica, Council-at-Large)
A motion was made by Mr. Keller and seconded by Mr. Ellis. Mrs. Sica commented this is an annual compliance questionnaire. Mr. Oliveri stated there is a question regarding the council minutes. While they are all posted on the web site, they need to be published in the official journal within 10 days. The minutes are not published until they are adopted by the council which is 14 days later and therefore do not meet the 10 day requirement in addition to the Farmer only publishing once a week. Mr. Deano will look into how we can comply with the 10 day rule, possibly publish un-adopted minutes and if there are corrections needed, make an amendment. Mr. Keller made a motion to make a note on the questionnaire that it is our practice to publish adopted minutes; we historically adopt the minutes at the next council meeting which is 14 days after the meeting and then are then posted on the city’s web site, and add the official journal only publishes once a week. This was seconded by Mr. Ellis. The motion to add the disclaimer passed 5-0. Without further comment or questions, the amended resolution passed 5-0

3. Adoption of Resolution No. 16-38; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE DEFINING THE BENEFITS FOR THE COUNCIL CLERK FOR THE MANDEVILLE CITY COUNCIL; AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH (Introduced by Clay Madden, Council-at-Large)
A motion was made by Mr. Keller and seconded by Mr. Ellis. Mr. Madden explained the council clerk does not have a written definition of vacation benefits. She is not a civil service employee and the only other person like this is the mayor’s assistant. The council decided to mirror the benefits available to the Mayor’s secretary; this is just a housekeeping issue. Without further comment or questions, the motion passed 5-0.

4. Adoption of Resolution No. 16-39; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO ACCEPT THE ESTIMATES OF THE DIRECTOR OF FINANCE RELATIVE TO THE COSTS REQUIRED AND REVENUES ANTICIPATED OF THE CITY SEWER SYSTEM; TO INCREASE THE FACTOR USED TO COMPUTE THE MONTHLY SEWER CHARGES; AND TO PROVIDE FOR RELATED MATTERS (Introduced by Mike Pulaski, Council District II)
A motion was made by Mr. Keller and seconded by Mr. Pulaski. Mr. Pulaski commented this is the new factor for sewer rates. The average person’s bill will increase \$0.61 per month, commercial will see an increase of \$4.86 per month. Without further comment or questions, the motion passed 5-0.

5. Introduction of Ordinance No. 16-12; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE CREATING THE POSITION OF PERMIT COORDINATOR TO REPLACE THE POSITION OF PERMIT CLERK WITHIN PLANNING DEPARTMENT AND ADOPTING AND AMENDING THE CLASSIFICATION, JOB DESCRIPTION AND PAY SCALE AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH (Introduced by Mike Pulaski, Council District II)

Ordinance No. 16-12 was read by title by Mr. Madden. A motion was made by Mr. Keller and seconded by Mr. Ellis for its introduction. This will be discussed at the October 27th meeting.

6. Introduction of Ordinance No. 16-13; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE CREATING THE POSITION OF BUILDING OFFICIAL TO REPLACE THE POSITION OF BUILDING INSPECTOR WITHIN PLANNING DEPARTMENT AND ADOPTING AND AMENDING THE CLASSIFICATION, JOB DESCRIPTION AND PAY SCALE AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH (Introduced by Mike Pulaski, Council District II)

Ordinance No. 16-13 was read by title by Mr. Madden. A motion was made by Mr. Pulaski and seconded by Mr. Keller for its introduction. This will be discussed at the October 27th meeting.

7. Introduction of Ordinance No. 16-15; AN ORDINANCE OF THE CITY OF MANDEVILLE PERTAINING TO THE ZONING OF PROPERTY GENERALLY KNOWN AS THE "PRESTRESSED CONCRETE SITE" OR "PORT MARIGNY" LOCATED IN SECTIONS 46 & 47, T8S-R11E, CITY OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA, CONTAINING 76.648 ACRES, MORE OR LESS; AMENDING THE OFFICIAL ZONING MAP AND COMPREHENSIVE LAND USE REGULATION ORDINANCE (CLURO) OF THE CITY TO CLASSIFY THE PROPERTY AS A PLANNED COMBINED USE DISTRICT ("PCUD") AND TO ESTABLISH APPROVAL REQUIREMENTS FOR SPECIFIED USES; APPROVING THE MASTER PLAN AND GUIDING PRINCIPLES PREPARED BY ARCHITECTS SOUTHWEST, INC., AS AMENDED; APPROVING A CONCEPTUAL DEVELOPMENT PLAN; APPROVING A DEVELOPMENT AGREEMENT FOR THE PROPERTY; AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH. (Introduced by Mike Pulaski, Council District II)

Ordinance No. 16-15 was read by title by Mr. Madden. A motion was made by Mr. Pulaski and seconded by Mr. Ellis for its introduction. This will be discussed at the October 27th meeting.

8. Introduction of Ordinance No. 16-16; AN ORDINANCE OF THE CITY OF MANDEVILLE RELATED TO PROPERTY GENERALLY KNOWN AS THE "PRESTRESSED CONCRETE SITE" OR "PORT MARIGNY" RATIFYING THE REVOCATION OF KLEBER STREET; REVOKING CERTAIN CONSTRUCTION, DRAINAGE AND SEWERAGE SERVITUDE(S) AND GRANTING A SERVITUDE OF PASSAGE AND FOR UTILITIES; AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH.. (Introduced by Mike Pulaski, Council District II)

Ordinance No. 16-16 was read by title by Mr. Madden. A motion was made by Mr. Ellis and seconded by Mr. Keller for its introduction. This will be discussed at the October 27th meeting.

9. Introduction of Ordinance No. 16-17; AN ORDINANCE OF THE CITY OF MANDEVILLE RELATED TO PROPERTY GENERALLY KNOWN AS THE "PRESTRESSED CONCRETE SITE" OR "PORT MARIGNY" AUTHORIZING AMENDMENTS TO THE LEASE BETWEEN THE CITY OF MANDEVILLE AND THE STATE OF LOUISIANA (THROUGH THE DEPARTMENT OF NATURAL RESOURCES AND LATER THROUGH THE DIVISION OF

ADMINISTRATION) TO CHANGE THE PURPOSE OF THE LEASE FROM CONSTRUCTION OF A LAND FILL TO USE AS A PUBLIC PARK; TO MODIFY THE DESCRIPTION OF THE LEASED PREMISES TO CONFORM TO A 1998 BOUNDARY AGREEMENT BETWEEN THE STATE OF LOUISIANA AND PITTMAN ASSETS, LLC; TO AUTHORIZE A COOPERATIVE ENDEAVOR AGREEMENT, SUBJECT TO THE APPROVAL OF THE STATE, FOR DEVELOPING AND MAINTAINING THE PUBLIC PARK AREA; AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH. (Introduced by Mike Pulaski, Council District II)

Ordinance No. 16-17 was read by title by Mr. Madden. A motion was made by Mr. Pulaski and seconded by Mr. Keller for its introduction. This will be discussed at the October 27th meeting. Mr. Madden asked Mr. Franckiewicz to explain the reason behind these three new Port Marigny ordinances. Mr. Franckiewicz explained these findings will be incorporated into one of the three ordinances. These ordinances will replace the original ordinance (15-17) and are placeholders and will meet the public hearing requirements with the upcoming council schedule. They are divided into: general information, Kleber St and sewer, and the state lease.

10. Introduction of Ordinance No. 16-18; AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF MANDEVILLE BY AMENDING SECTIONS 17-14, 17-15 (c) (1) (2) (3) AND ESTABLISHING (c) (5) THERETO AND AMENDING SECTION 17-19 RELATIVE TO THE COLLECTION AND LEVYING OF SEWERAGE AND WATER SERVICE FEES AND TO PROVIDE FOR RELATED MATTERS CONNECTION THEREWITH (Introduced by Mike Pulaski, Council District II)

Ordinance No. 16-18 was read by title by Mr. Madden. A motion was made by Mr. Pulaski and seconded by Mr. Ellis for its introduction. This will be discussed at the October 27th meeting.

11. Introduction of Ordinance No. 16-19; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO AMEND SECTIONS 7.6.4.3(5)(c), 7.6.4.8 (14), 7.6.4.11(2), 7.6.4.12(1), 7.6.4.12(2), 7.6.4.13(1)(d) AND 7.6.4.13(4)(a) OF THE MANDEVILLE COMPREHENSIVE LAND USE REGULATION ORDINANCE RELATIVE TO MEETINGS OF THE HISTORIC PRESERVATION DISTRICT; DEFINITION OF NON-SUBSTANTIVE PROCEDURE FOR APPROVAL OF CERTIFICATES OF APPROPRIATENESS AND TO PROVIDE FOR RELATED MATTERS IN CONNECTION THEREWITH (Introduced by Mike Pulaski, Council District II)

Ordinance No. 16-19 was read by title by Mr. Madden. A motion was made by Mr. Ellis and seconded by Mr. Pulaski for its introduction. This will be discussed at the October 27th meeting.

PUBLIC COMMENT:

Mrs. Rebecca Rohrbough stated she is happy to hear about the historic district ordinance, many changes are needed.

Mr. Pulaski wanted to remind everyone of the night out against crime. This will take place at Tyler Park on October 18th from 5-8pm.

Mr. Madden announced there will be a Police Appreciation event at the Trailhead in conjunction with the Halloween festivities on October 29th.

Mr. Keller wanted to thank Chief for his assistance with the “garbage can “ issue in his district.

PROJECTS IN PROGRESS (STATUS REPORT):

2016 CAPITAL ROADWAY MAINTENANCE PROJECT
TASK ORDER 1

- Complete
 - Skipper Drive
 - Garden Avenue

- Clausel St & Livingston
- Maple Street
- Carondelet Street
- Lakeshore Drive Parking
- Hutchinson Street
- Villere Street.
- In progress
 - Carondelet Street. Mill and overlay.
 - Hutchinson Street. Mill and overlay.
 - Villere Street. Mill and overlay.
 - Lafayette Street. Mill and overlay.

WATER & SEWER MAINTENANCE

TASK ORDER 4

- Complete
 - Lafitte Street
 - Foy Street.
- In progress
 - Moores Road – Installation of new water main from W. Causeway Approach and Highway 22.

TASK ORDER 5

- Complete
 - Sanctuary Blvd & Cardinal
 - Cindy Lou Place
 - Esquinance Street
- In progress
 - New water services at various locations throughout Golden Glen Subdivision.
- Upcoming
 - Miscellaneous water and sewer repairs at various locations throughout the City.

LIFT STATION 29 REPLACEMENT

- Contractor has placed order for materials and equipment.
- Construction expected to begin this week.

MARINER'S VILLAGE WATERLINES

- Pre-con scheduled for 10-14-16

LIFT STATIONS 40 & F IMPROVEMENTS

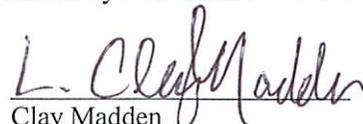
- Pre-construction meeting held 10-13-16
- Constructed expected to begin in early December.

Mr. Ellis inquired about the Florida Street extension, Dalwill Dr. and Cedarwood light issue. Mr. deGeneres said there is a precon next week to discuss the project on Florida St. The Dalwill crosswalk is a dead issue, and the mayor feels the lights are adequate on Cedarwood. If there is an issue with lights being out, residents should get the pole number and contact Cleco for replacement.

ADJOURNMENT:

Mr. Ellis made a motion to adjourn the meeting, seconded by Mr. Keller. Mr. Madden adjourned the meeting at 8:55p.m.


 Kristine Scherer
 Council Clerk


 Clay Madden
 Council Chairman