

**MINUTES  
FOR THE CITY COUNCIL MEETING OF JUNE 13, 2024**

The regular meeting of the Mandeville City Council was called to order by the Council Chairman at 6:00 p.m. followed by roll call.

**ROLL CALL - present:** Jason Zuckerman, Jill McGuire, Skelly Kreller, Rebecca Bush

**Absent:** Rick Danielson (absent at roll call, arrived later)

**Also present:** Clay Madden, Mayor; Keith LaGrange, Public Works Director; David LeBreton, City Engineer; Kathleen Sides, Finance Director; Cara Bartholomew, Planning Director

**MINUTES:**

1. Adoption of the May 23, 2024, Regular Meeting Minutes. A motion was made by Ms. Bush, seconded by Ms. McGuire. \*At this point Mr. Danielson arrived\* With no comments the minutes were adopted unanimously.

**REPORTS & ANNOUNCEMENTS:**

Mr. Danielson recognized Kayden Hendrick, an incoming senior at Mandeville High, who qualified for the Olympic swimming trials and will be competing next Tuesday and Wednesday.

Mayor Madden said the Light up the Lake event will be held on Wednesday July 3<sup>rd</sup>. There will be music at 6:00pm and the fireworks will be at 8:30pm. There is the trailhead market every Saturday morning.

**UNFINISHED BUSINESS:**

1. Adoption of Ordinance No. 24-11; AN ORDINANCE FOR THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO AMEND ORDINANCE NUMBER 23-26, THE CAPITAL BUDGET OF THE CITY OF MANDEVILLE AND FOR OTHER MATTERS IN CONNECTION THEREWITH (Councilman Zuckerman, At-Large) A motion was made by Dr. Kreller and seconded by Ms. Bush. Mr. LeBreton said this will pull funds from the under-budget projects and move them to projects that were over budget. They will be pulling money from the upgrades for stations 3 and 39 and moving it to the Fontainebleau State Park force main and lift stations 13, 37, and 18. With no further comment a vote was called and the ordinance was adopted 5-0.

2. Adoption of Ordinance No. 24-12; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO AMEND SECTION 2-8 OF CHAPTER 2 OF THE MANDEVILLE CODE OF ORDINANCES RELATIVE TO THE COMPENSATION OF THE MAYOR OF THE CITY OF MANDEVILLE AND TO PROVIDE FOR OTHER MATTERS IN CONNECTION THEREWITH (Councilman Zuckerman, At-Large) A motion was made by Ms. Bush and seconded by Ms. McGuire. Mr. Zuckerman said this is the accompanying ordinance to implement the COLA for the Mayor for last year's budget. Mr. Danielson asked why this was coming up now, if this was for this fiscal year. Ms. Sides said it just had not been done yet. They were still implementing changes for other employees as well. Mayor Madden said it was brought to his attention that it had not been done yet when the scheduling for the June 5<sup>th</sup> civil service meeting was happening. Ms. Sides said it was the intent for this budget cycle to include this ordinance with everything else so the Mayor would be included with everyone else, and it was not done during budget time last year. Mr. Danielson said funding was approved for salaries which should include the Mayors compensation. Ms. Sides said that a separate ordinance is needed for the Mayors compensation and it was not done with the whole budget package. Mr. Danielson said this goes back to Ordinance 19-33 which froze the salary for the Mayor for the term which ends on June 30<sup>th</sup>, and while it has

been increased, the salary was frozen by law so he has a problem with it coming up 10 months after the budget was passed and more importantly coming up after the law that was passed in 2019. Ms. Sides said in the last two years there have been ordinances that revised the salary with the COLA of everyone else and did not have it in this budget year, so it is not a new situation. Mr. Danielson said it is not a new situation, but it does go against what Ordinance 19-33 says. Ms. Sides said it was her understanding that the last two ordinances after that that changed his salary with the two COLAs that were in place replaced that ordinance and now they are working on the new one with the new COLA. With no further comment a vote was taken and the ordinance was adopted by a vote of 3-2 with councilmembers Danielson and Kreller voting against.

#### **NEW BUSINESS:**

1. Adoption of Resolution No. 24-25; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AUTHORIZING THE MAYOR OF THE CITY OF MANDEVILLE TO NEGOTIATE THE PURCHASE OF LOT H-1C, MANDEVILLE LOUISIANA AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH. (Councilwoman McGuire) A motion was made by Ms. Bush and second by Ms. McGuire. Ms. Bartholomew said this property is all under the 5' contour line adjacent to Bayou Castine and south of other city owned property. As stated in the resiliency plan this property would be another piece of property that the City would control for drainage. There was an old culvert placed on the highway which was too high and damaging the wetlands. Mr. LaGrange said the natural vegetation was dying so they went in and removed the culvert, but this is a great piece of property given the City has other properties along the ravine. Ms. Bartholomew said this was part of a larger piece of property owned by Mr. Rathe so it would have to get a variance for the lot width which is why they were bringing it before the council first, so the commission would have some assurance that the City was buying it. Ms. McGuire said they have been hearing about this for years, and she is glad that this is moving forward. Dr. Kreller said it seems that the City tries to buy this type of property but was wondering why. Other than Mr. Rathe wanting to sell it he asked what the benefit would be. Ms. Bartholomew said it was adjacent to the watershed and is not suitable for development and should be taken out of commerce. The council budgeted \$3 million last budget year for property acquisition, so a budget adjustment is not needed, the City was just spending what was allocated. Dr. Kreller asked how much money was left. Ms. Sides said the current remaining amount is \$179,790.37. Mr. Danielson said there would be \$40,000 left after this. Ms. Sides said that is correct. She added that the City has been working on this for months. Mr. LaGrange said this was part of Little Bayou Castine and anything that the City can acquire and take out of commerce because they get into this position if a developer comes to the City they feel like they have to work with them. This cleans everything up and gives the City the piece they need specifically for drainage. Mr. Danielson said his concern is the next council should take this on as he does not know if there has been a plan devised for properties that would include this so he thinks the next council should take this on so they can determine, with the administration, what they are doing with this land. Ms. Bartholomew said that was part of the resiliency plan which is why they did that. Mr. Danielson said the resiliency plan spoke generally, and not with specifics to particular properties. Ms. Bartholomew said it speaks to acquiring properties in the watershed and this is in the watershed. Mr. Danielson said he understands but this specific lot was not included in the study. Ms. Bartholomew said no specific lot was included in the study, as they cannot target private property that is not for sale. Mr. Danielson thinks the next council should work with the administration to develop a strategic plan for this property and other properties, along with properties that may potentially become available at some point. Dr. Kreller agreed that there should be a plan to look at and categorize these properties. It seems to him that any property could be justified for the watershed in the City. He is just thinking about the money and the position of the City. Paul Branch, 531 Dorado Dr, said he is not for or against the acquisition of property but wanted to know the assessed value of the property.



Mr. Danielson said \$140,000. Mr. Branch said it seems this property is not being sold as commercial property and would caution the council and Mayor on how much is being paid for this. He is not in favor of paying full price for something they can get for less. He also feels uncomfortable doing this now and feels like the next council should review it. Ms. Bartholomew said it was state law that they cannot pay more or less than the assessed value. Mr. Branch understands that but was saying to take a look at how much they would pay as he is not in favor of paying full price. With no further comment a vote was taken and the resolution was adopted by a vote of 3-2 with councilmembers Danielson and Kreller voting against.

2. Adoption of Resolution No. 24-26; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AUTHORIZING THE MAYOR OF THE CITY OF MANDEVILLE TO EXECUTE AMENDMENT NO. 2 TO THE PAVEMENT MARKINGS, INC PROFESSIONAL SERVICES AGREEMENT TO EXTEND THE CONTRACT PERIOD FOR AN ADDITIONAL YEAR AND INCREASE THE MAXIMUM CONTRACT LIMIT FOR THE 2022 STRIPING MAINTENANCE PROJECT AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH (Councilman Zuckerman, At-Large) A motion was made by Ms. McGuire and seconded by Ms. Bush. Mr. Zuckerman said he understood that additional funding was not being sought, just that the original contract was being extended. Mr. LaGrange said that was correct. Mr. LeBreton said it was both. Mr. LaGrange said they cannot do the work until they get the money so this just establishes the contract to hold the prices. Mr. Danielson said this is not an increase to the budget. Mr. LaGrange said it was an increase to the contract, not the budget. Cythia Thompson, 17 Heron Lane, asked how often these were put out for RFP for other bids. Mr. LaGrange said typically they do a three-year contract in one-year terms. With no further comment a vote was taken and the resolution was adopted 5-0.

3. Adoption of Resolution No. 24-27; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AUTHORIZING THE MAYOR OF THE CITY OF MANDEVILLE TO EXECUTE AMENDMENT NO. 2 TO THE NEEL-SCHAFFER, INC PROFESSIONAL SERVICES AGREEMENT FOR WORK PERFORMED ABOVE AND BEYOND THE ORIGINAL SCOPE OF THE US 190 STREETScape & ACCESS MANAGEMENT PROJECT AT THE REQUEST OF LADOTD AND EXTENDING THE CONTRACT FOR ONE YEAR AND OTHER MATTERS CONNECTED THEREWITH. (Councilman Zuckerman, At-Large) A motion was made by Mr. Danielson and seconded by Dr. Kreller. Mr. LeBreton said this was an addition of time. Mr. Danielson asked if they would still be doing work a year from now. Mr. LeBreton said the DOTD process can drag out based on the types of reviews and what is requested in the modeling. He hopes not but it could be. Mr. Danielson asked if they review how traffic flows and if anything needs to be changed. Mr. LeBreton said this was the median project, so it is just studying the medians on Hwy 190. Barry Brupbacher, 980 Rue Chinon, said this has been going on for two years. He thinks they are close to finalizing this and as soon as it is done, they will be in touch with Mr. LeBreton to get a final schedule on how to complete the project. With no further comment a vote was taken and the resolution was adopted 5-0.

4. Adoption of Resolution No. 24-28; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE ACCEPTING THE BIDS FOR THE FONTAINEBLEAU STATE PARK FORCE MAIN PROJECT AND AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH THE APPARENT LOW BIDDER, LA CONTRACTING ENTERPRISE, LLC. AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH. (Councilman Zuckerman, At-Large) A motion was made by Ms. Bush and seconded by Ms. McGuire. Mr. LeBreton said this was a water sector project and ties to the budget adjustment that was previously passed. Mr. Danielson asked if the budget adjustment gives this a lot of cushion. Mr. LeBreton said

if bids go over there is the opportunity to adjust so this gets it up to the construction amount. Mr. LaGrange said the biggest unknown was if the state would require the removal of the old force main and what that would entail so there was some back and forth before accepting the bid. With no further comment a vote was taken and the resolution was adopted with a vote of 4-1 with councilmember Kreller voting against.

5. Adoption of Resolution No. 24-29; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE ACCEPTING THE BIDS FOR THE REHABILITATION OF LIFT STATIONS 13 (TREY YUEN), 18 (CORIN PARKWAY – GOLDEN GLEN), AND 37 (CARDINAL LN. -SANCTUARY) PROJECT AND AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH THE APPARENT LOW BIDDER, GOTTFRIED CONSTRUCTION, LLC. AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH. (Councilman Zuckerman, At-Large) A motion was made by Ms. Bush and seconded by Mr. Danielson. Mr. LeBretton said this also ties into the budget adjustment. With no further comment a vote was taken and the resolution was adopted 5-0.

6. Adoption of Resolution No. 24-30; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE HONORING LYNN RILEY MITCHELL FOR HIS ACTS AS CITIZEN AND ARCHITECT FOR HIS SERVICE TO THE CITY OF MANDEVILLE AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH AND TO RECOGNIZE THAT THE MANDEVILLE TRAILHEAD & CULTURAL INTERPRETIVE CENTER MUSEUM WILL HENCEFORTH BE NAMED THE LYNN MITCHELL MANDEVILLE TRAILHEAD & CULTURAL INTERPRETIVE CENTER MUSEUM. (Councilman Zuckerman, At-Large) A motion was made by Dr. Kreller and seconded by Ms. Bush. Mr. Zuckerman read the resolution in the entirety so everyone could understand the contributions made by Mr. Mitchell. Mr. Danielson said this was a huge deal and will be a bigger deal to have it permanently displayed at the trailhead. He realizes that there were a lot of people involved making the trailhead and trace what it is today and to have something on display over there that Lynn and the others involved would be a part of would be nice and a great way to recognize that history. Mr. Zuckerman said the trailhead is a wonderful centerpiece for Mandeville and he is proud to have Lynn's name on it. Mayor Madden said it was tough losing Lynn, and some of his best memories with him are talking to him at the back of the Dew Drop during concerts. He wanted to thank Elizabeth Sconzert and Alia Casborne as they were involved with this. They will work on where this will be located at the trailhead. Ms. McGuire said she was excited this was happening. With no further comment a vote was taken and the resolution was adopted 5-0.

7. Adoption of Resolution No. 24-31; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AUTHORIZING THE MAYOR OF THE CITY OF MANDEVILLE TO EXECUTE AMENDMENT NO. 1 TO THE RICHARD C. LAMBERT CONSULTANTS PROFESSIONAL SERVICES AGREEMENT TO PROVIDE ADDITIONAL SURVEY, DESIGN, PERMITTING, BID & AWARD, AND CONSTRUCTION ADMINISTRATION & CLOSEOUT SERVICES, IN ADDITION TO INSPECTION, REPORTING, & VERIFICATION SERVICES REGARDING THE OLD MANDEVILLE WATERLINES PROJECT AND PROVIDING FOR OTHER MATTERS CONNECTED THEREWITH. (Councilwoman McGuire) A motion was made by Dr. Kreller and seconded by Ms. Bush. Mr. LeBreton said this was an ongoing project and there was some surveying done, along with some preliminary designs so this reflects the amended fee to be incorporated to the project. With no further comment a vote was taken and the resolution was adopted 5-0.

8. Adoption of Resolution No. 24-32; A RESOLUTION OF THE CITY COUNCIL OF THE CITY



OF MANDEVILLE AUTHORIZING THE MAYOR OF THE CITY OF MANDEVILLE TO EXECUTE AMENDMENT NO. 2 TO THE RICHARD C. LAMBERT CONSULTANTS PROFESSIONAL SERVICES AGREEMENT TO ALLOW CONSULTANT TO CONTINUE TO PERFORM CONSTRUCTION AND ENGINEERING & INSPECTION SERVICES TO THE HWY 190/LA22 INTERCHANGE IMPROVEMENTS PROJECT AND CLOSE OUT THE PROJECT PER LADOTD STANDARD AND PROVIDING FOR OTHER MATTERS CONNECTED THEREWITH (Councilman Kreller) A motion was made by Dr. Kreller and seconded by Ms. Bush. Mr. LeBreton said this was the recently completed US 190/LA 22 improvements project. Construction was fully funded by DOTD, and the City was responsible for the engineering and inspection fees. The original timeline was supposed to be 4 months of assembly period and 4 months of actual construction time. It dragged out to 5 months of assembly and 10 months of construction time so the City was responsible for the additional fees. These fees allows Richard Lambert to do the DOTD close out properly. Mr. Danielson asked how the close out would work and what is still being delt with. Mr. LeBreton said from the perspective of the project the punch list is complete. Anything beyond that is maintenance or warranty. Mr. Danielson said some of the questions he gets asked are why some of the intersections have multiple lanes and some do not, and why it was designed that way. Mr. LeBreton said unfortunately that is in the hands of how DOTD models it. He said they are looking at a retiming project for the 22 and 190 corridor going west, and did not feel comfortable doing any tweaks until that has been completed. Dr. Kreller asked what the cost was for the construction. Mr. LeBreton said it was almost at \$11 million now. With no further comment a vote was taken and the resolution was adopted 5-0.

9. Adoption of Resolution No. 24-33; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AUTHORIZING THE MAYOR OF THE CITY OF MANDEVILLE TO EXECUTE AMENDMENT NO. 1 TO THE CURTIS ENVIRONMENTAL PROFESSIONAL SERVICES CONTRACT FOR THE CONTINUATION OF PERFORMANCE OF VARIOUS POTABLE AND WASTEWATER SYSTEM CONSULTING, OPERATION, TESTING, AND REPORTING SERVICES ON AS NEEDED BASIS AND PROVIDING FOR OTHER MATTERS CONNECTED THEREWITH (Councilman Zuckerman, At-Large) A motion was made by Ms. McGuire and seconded by Ms. Bush. Mr. LaGrange said this was the annual sewer wastewater treatment plant testing and this would add the two-year extension to the contract. They help deal with permitting for pipeline extensions and anything that happens in the ponds and wetlands. They are also doing some internal water sampling of the ravines to hand to EPA and DEQ. With no further comment a vote was taken and the resolution was adopted 5-0.

Mr. Zuckerman said the following four ordinances would be introduced at this meeting and discussed at the next meeting.

10. Introduction of Ordinance No. 24-13; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE CREATING THE POSITION OF PLANNER I - CFM TO REPLACE THE POSITION OF PLANNER I – SPECIAL PROJECTS WITHIN THE PLANNING DEPARTMENT AND ADOPTING AND AMENDING THE CLASSIFICATION, JOB DESCRIPTION, AND PAY SCALE, AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH (Councilman Zuckerman, At-Large) A motion was made by Ms. McGurie and seconded by Ms. Bush.

11. Introduction of Ordinance No. 24-14; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE CREATING THE POSITION OF PLANNER I - LANDSCAPE TO REPLACE THE POSITION OF INSPECTOR – LANDSCAPE & URBAN FORESTRY WITHIN THE PLANNING DEPARTMENT AND ADOPTING AND AMENDING THE CLASSIFICATION, JOB DESCRIPTION, AND PAY SCALE, AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH (Councilman Zuckerman, At-Large) A motion was

made by Ms. McGuire and seconded by Ms. Bush.

12. Introduction of Ordinance No. 24-15; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE CREATING THE POSITION OF PLANNING TECHNICIAN TO REPLACE THE POSITION OF PLANNING SECRETARY WITHIN THE PLANNING DEPARTMENT AND ADOPTING AND AMENDING THE CLASSIFICATION, JOB DESCRIPTION, AND PAY SCALE, AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH (Councilman Zuckerman, At-Large) A motion was made by Ms. McGuire and seconded by Ms. Bush.

13. Introduction of Ordinance No. 24-16 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AMENDING AND ADOPTING THE PERSONNEL POLICIES PART II – RULES OF APPEALS PROCEDURES FOR THE MUNICIPAL EMPLOYEES’ CIVIL SERVICE SYSTEM, AND ITS EMPLOYEE RULES AND REGULATIONS AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH. (Councilman Zuckerman, At-Large) A motion was made by Ms. McGuire and seconded by Ms. Bush.

**PUBLIC COMMENT:**

Mr. Danielson said that Wednesday is a city holiday for Juneteenth. Mayor Madden said that is correct. Janice Edgerson, 1434 Lotus Road, said she understood an ordinance was put in on May 23<sup>rd</sup> to have a street name changed to Rev. Leo P. Edgerson and supposed to be adopted tonight and was wondering if the council received it. Mayor Madden said they did not have any of that information and asked if Ms. Edgerson was sure it was in the city limits. Ms. Edgerson said Ms. Scherer said it would be adopted tonight. Ms. McGuire asked what street it was. Ms. Edgerson said that it was Avenue C. Ms. McGuire said that was her district and she did not know anything about it. Ms. Bartholomew said that Ms. Scherer is no longer the council clerk so with the change it might have been dropped and Mr. Weiner will give you a call. Morgan Lesang said he noticed people on bikes not stopping at intersections and cutting across the roads and would appreciate it being looked into and maybe some signs put up.

**PROJECTS IN PROGRESS REPORT:**

Mr. LaGrange said the first project for the Harbor Field upgrades are coming along nicely and are looking to be done at the end of August with no bad weather. Lift Stations 3 and 39 have a conditional notice to proceed to order materials and get on site. The panels are expected to come in mid-July, and then the contract notice to proceed is 180 days after that. They are putting anticipated dates of the panels but are hearing they are being extended so some of these projects might continue to creep along. Lift Stations 42 and 43 have been awarded and the estimated completion is March. Lift Station 4 was awarded and they are waiting on the approval from OCD as it is part of the water sector grant money that was received. Once that approval happens, they will schedule the preconstruction and issue that notice to proceed. The Golden Glen Water Main rehab is also waiting to be approved from OCD as well, office of community development, once it is approved, they will schedule the preconstruction and issue the notice to proceed. The Fontainebleau Force Main was approved tonight so they will work on the preconstruction and notice to proceed. This project has already been approved by OCD so it will not be held up by them. Lift Stations 13, 18, and 37 were approved tonight so the next step is to schedule the preconstruction meeting and issue the notice to proceed. The 2022 Roadway & Drainage Maintenance task orders are wrapping up. They are waiting to issue Task Order 7 with the remaining money from this year and then Task Order 8 will be with fiscal year 2025 money when



approved. 2021 Water & Sewer Maintenance was bid in 2021 and the three years have expired so the package will be re-bid in June. They are wrapping up Task Order 6, but this is just outstanding water leaks, sewer breaks, and other repairs that come along. 2022 Asphalt Maintenance Task Order 4 is being developed for the upcoming year. Task Order 3 is wrapping up with the punch order items. A list will be put together prior to the next presentation. 2022 Striping Maintenance extension was approved. There is only a little money remaining, so they are waiting for fiscal year 2025. One of the big items that will be done with 2025 money is Lakeshore Drive. It will be scoped out get new striping and share roads for bike lanes. Mr. Zuckerman clarified that nothing was changing on Lakeshore, it was just getting restriped. Mr. LaGrange said that is correct

**ADJOURNMENT**

Ms. Bush made a motion to adjourn the meeting, seconded by Ms. McGuire. The meeting was adjourned at 7:04 p.m.



Alex Weiner  
Interim Council Clerk



Jason Zuckerman  
Council Chairman