

Ordinance 25-01

**THE FOLLOWING ORDINANCE WAS SPONSORED BY COUNCIL MEMBER
MCGUIRE; MOVED BY COUNCIL MEMBER _____, SECONDED BY
COUNCIL MEMBER _____**

ORDINANCE NO. 25-01

**AN ORDINANCE FOR THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO
AMEND ORDINANCE NUMBER 24-22, THE OPERATING BUDGET OF THE CITY
OF MANDEVILLE AND FOR OTHER MATTERS IN CONNECTION THEREWITH**

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

WHEREAS, an amendment to the Operating Budget adopted for fiscal year 2024-2025, Ordinance Number 24-22, is required due to expenditures that will exceed the current authorized appropriated funds budgeted for 2024-2025 City of Mandeville Operating Budget; and

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Mandeville that the Operating Budget ordinance for fiscal year 2024-2025, Ordinance Number 24-22, is hereby amended to include the budget amendments as set forth on the attached Exhibit "A", Budget Amendment No.6 (Social Services) incorporated as a part hereof, and be adopted for the 2024-2025 Fiscal Year Operating Budget.

BE IT FURTHER ORDAINED, that in all other respects the 2024-2025 Operating Budget adopted shall remain in full force and effect.

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 _____, 2025.

Alicia Watts
Clerk of Council

Scott Discon
Council Chairman

FY 2025 Budget Amendment #6
 Exhibit A

		Current Budget	Proposed Change	Revised Budget
<u>General Fund</u>				
<i>Operating Expenditures</i>				
10100-45100	Social Services	\$ -	\$ 22,000	\$ 22,000
	Earmarking:			
	Children's Advocacy Center - Hope House		\$ 12,000	
	Northshore Community Foundation		10,000	
			<hr/>	
			\$ 22,000	

Ordinance 25-02

THE FOLLOWING ORDINANCE WAS SPONSORED BY COUNCIL MEMBER DISCON, MOVED BY COUNCIL MEMBER _____; SECONDED BY COUNCILMEMBER _____

ORDINANCE NO. 25-02

AN ORDINANCE OF THE CITY OF MANDEVILLE AMENDING THE PROVISIONS OF ARTICLE 8- SUPPLEMENTAL DEVELOPMENT AND USE REGULATIONS, SECTION 8.2.3.5 LODGING (TRANSIENT)- SHORT TERM RENTALS OF THE COMPREHENSIVE LAND USE REGULATIONS ORDINANCE OF THE CITY OF MANDEVILLE

WHEREAS, Appendix C of the Mandeville Code of Ordinances lists the current Whole House Rental fees for both initial applications and renewals; and

WHEREAS, the current CLURO (Comprehensive Land Use Regulations Ordinance) , Section 8.2.3.5.B,1,a states “the property has current, valid liability insurance of \$500,000.00 or more that covers use as a short-term rental property”; and

WHEREAS, the current CLURO Section 8.2.3.5.E. 1 states “the total number of short term rental permits for Whole House Rentals shall not exceed ten (10) at any time”; and

WHEREAS, the City Council when adopting Section 8.2.3.5 intentionally limited the number of permits to ten (10) in order to evaluate the impact of the Whole House Rental on the community as a whole; and

WHEREAS, the City currently has additional properties seeking to operate as a Whole House Rental; and

WHEREAS, the regulation of short-term rentals is necessary to promote public health, safety and welfare, provide minimum safety requirements and ensure extensive compliance; and

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

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mandeville, at its regular session convened, that the Appendix C of the City of Mandeville Code of Ordinances shall be amended to read as follows:

Type of Short Term Rental	Initial Application Fee	Renewal Fee
Whole House Rental	\$1000.00	\$500.00

NOW, THEREFORE, BE IT FURTHER ORDAINED that all other sections of Appendix C shall remain the same; and

NOW, THEREFORE, BE IT FURTHER ORDAINED by the City Council of the City of Mandeville, at its regular session convened, that the CLURO Section 8.2.3.5 shall be amended to read as follows:

Section 8.2.3.5

B. STANDARDS

1. Short-term rentals shall meet all applicable building, health, fire, and related safety codes at all times as well as:

- a. That the property has current, valid liability insurance of \$1,000,000.00 or more that covers use as a short-term rental property;

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;

NOW, THEREFORE, BE IT FURTHER ORDAINED that all other sections of Article 8, Section 8.2.3.5 shall remain the same; and

NOW, THEREFORE, BE IT FURTHER ORDAINED that the Clerk of this Council be and 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:

NAY:

ABSTENTIONS:

ABSENT:

And the ordinance was declared adopted this ___ day of _____, _____.

Alicia Watts
Clerk of Council

Scott Discon
Council Chairman

Special Events



INTEROFFICE MEMO

TO: Alicia Watts
Elizabeth Sconzert

FROM: Alia Casborné

DATE: December 21, 2024

SUBJECT: Special Events Application Recommendations

Please find below the Special Events Applications received and recommended for Council approval by the Mayor.

Juju's Journey

Applicant: Barb Whitman

Yellow Ribbon Week

Date/Time: Monday, September 1 – Saturday, September 6 2025

Rain Date: NA

Location: Lakeshore Drive Walking Path (See Map Attached)

Approval Requests:

- Request from Council to tie yellow ribbons on lakefront trees during the week of September 1-6, 2025

Contingencies:

- Council Approval

Yellow Ribbon Walk & Dedication

Date/Time: Saturday, September 6, 2025 – 8:00 a.m – 9:00 a.m.

Rain Date: NA

Location: Lakeshore Drive Walking Path (See Map Attached)

Approval Requests:

- MPD Map & Detail Approval

Contingencies:

- Certificate of Insurance (COI)
- MPD Map & Detail Approval
- Juju's will remove ribbons from trees after the walk

Attachments

Juju's Journey

City of Mandeville
675 Lafitte Street Mandeville,
LA 70448



www.cityofmandeville.com
Telephone: (985) 624-3127 or 624-3147
Fax: (985) 624-3128

Mayor Clay Madden

SPECIAL EVENT PERMIT APPLICATION

Name of Organization or Group Julia's Journey
Name of Authorized Representative Bob Whitman Non-Profit/Tax-Exempt # _____
Mailing Address 241 Waterford Drive
City Mandeville State LA Zip 70471
Applicant Phone # 717-239-9519 Alt. Phone # _____
E-Mail bobwhitman2019@gmail.com Application Fee Paid? YES NO
activity@gmail.com paid \$25.00

Name of Event: Julia's Journey
Date(s) of Event: Day 9-6-25 Date Saturday Time 8-9 walk Rain Dates(s) 9-7-25
Event Location: 9-1 to 9-5 yellow ribbon week
Type of Event: New Recurring
 Fundraiser Concert Race/Run/Walk Parade Wedding
 Festival, Carnival or Market Other: _____
Description/Purpose of Event Child hood cancer Estimated Attendance 100-150

EVENT DETAILS - Check all that apply:

1	Are patron admission, entry or participant fees charged?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
2	Is the event open to the public?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
3	Are Street Closures Requested? If yes, please contact Mandeville Police Dept.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
4	Will you require barricades for the event?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5	Are you requesting that Police be present during the event?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
6	If you answered YES, to number 5, how many officers are you requesting		
7	If you are requesting Police, will they need to direct traffic?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
8	Will alcohol be consumed, distributed, or sold at this event?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
9	Will food be distributed, prepared or sold at this event?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
10	Will there be canopies or tents? <u>information tent & check in</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
11	Will there be vendor booths? Merchandise or product sales?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
12	Are you planning to have inflatable attractions, games or rides?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
13	Will there be bleachers, stages, fencing or other structures?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

City of Mandeville
675 Lafitte Street
Mandeville, LA 70448



www.cityofmandeville.com
Telephone: (985) 624-3127 or 624-3147
Fax: (985) 624-3128

14	Do you plan to provide portable toilets? * See Guidelines*	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
15	Will there be security staff?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
16	Are you planning to have amplified sound?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
17	Will you need access to power or water? (please circle)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
18	Will there be any signs, banners, decorations, or special lighting?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

1. If "Yes" is checked for any of the Event Detail questions, please refer to the Special Events Guidelines for instructions.
2. If police presence is required, contact Mandeville Police Department at (985) 626-9711 to reserve a Police Detail.
3. If alcohol is being served, please complete the City Liquor License Application and Appendix A to include with the application. The City permit is required to apply for the State permit.
4. A Site Plan MUST be included with the application illustrating a detailed layout of the event, showing the precise location of stages, tents, power, food vendors, alcohol sales, portable toilets, etc. Run/Walk events also require a detailed map indicating the route to be taken, where safety personnel will be stationed, and the location of temporary traffic control personnel (if applicable).

INSURANCE/INDEMNITY

The City of Mandeville requires a minimum \$1,000,000 liability insurance certificate with an insurer that is acceptable to the City of Mandeville, with an AA-@ or better rating, authorized to do business in the State of Louisiana, and naming the City of Mandeville as an additional insured. A copy of the Insurance Certificate is to be included as an attachment to this application. The Insurance Certificate must be submitted to the City Clerk no later than 30-days prior to the event in order for the Special Events Permit to be issued.

The Mayor of Mandeville has the right to revoke any permit application or permit. The applicant shall comply with all permit directions and conditions, and with applicable laws and ordinances. The event organizer or other authorized representative heading such activity shall carry the permit upon his person during the conduction of the event.

The undersigned applicant, by signature below, shall hold harmless the City of Mandeville, its officers, agents, and employees and shall indemnify and, if requested, defend the City, its officers, agents, and employees for any claim or injury to property or persons that may arise as a result of any activity which may arise from operations under or in connection with the permit.

The undersigned has read and submitted the completed application, including all required attachments and documentation. The applicant or applicant's representative has read the Special Events Guidelines and agrees to comply with the terms and conditions as defined therein. Failure to comply with these terms and conditions is subject to fines and penalties as set forth by City Ordinance.

Signed By: 

Printed Name: Barb Whitman

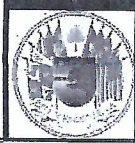
Organization Represented: Jujus Journey

Office Held Event Coordinator Date 12/19/24

Please email completed application to acasborne@cityofmandeville.com.

Thoroughly read the information outlined in the Special Events Guidelines and throughout this Application.

City of Mandeville
3090 E. Causeway Approach
Mandeville, LA 70448



www.cityofmandeville.com
Telephone: (985) 624-3127 or 624-3147
Fax: (985) 624-3128

SPECIAL EVENTS DEPARTMENT USE ONLY

Any expenses required of the event organizer must be paid in advance at least 30 days prior to event date.

_____ Fee received Date _____

Certificate of Insurance? YES _____ NO _____

	DEPARTMENTAL EXPENSES	INITIALS
Police Department	_____	_____
Fire District #4	_____	_____
Public Works	_____	_____
TOTAL COSTS	_____	

Recommendation of Special Events Committee:

Approved:

Mayor Clay Madden

Date

City Council Approval

Alcohol Permit:

_____ Yes _____ No Date Approved: _____

Waiver of Lakefront Food & Drink Ordinance:

_____ Yes _____ No Date Approved: _____

City of Mandeville
3101 East Causeway Approach
Mandeville, Louisiana 70448
985-626-3144 985-626-7929 Fax

SPECIAL EVENT
LIQUOR LICENSE APPLICATION

1. Liquor license to be issued to: _____
(Organization, Business or Individual)
2. Class A (on premises) Liquor _____ Wine _____ Beer _____
3. Name of Event _____
4. Location of event _____
Telephone (____) _____
5. Date of Event (limit of 3 consecutive days) _____ Rain Date _____
6. Time each day _____
7. Type of Event _____ Number Attending Event _____
8. Mailing address _____
9. Organization Chairman or Contact Person _____
Phone Number (____) _____ E-Mail Address: _____
Fax Number (____) _____ Web Address _____
10. List of Officers or Owners. The list of names below should each furnish a notarized Schedule "A".
 - A. Name _____ Title _____ SSN _____
Resident Address _____ City State Zip _____ Home Phone Number _____
 - B. Name _____ Title _____ SSN _____
Resident Address _____ City State Zip _____ Home Phone Number _____
 - C. Name _____ Title _____ SSN _____
Resident Address _____ City State Zip _____ Home Phone Number _____
11. Is premises owned by applicant? _____ If no, attach copy of lease or contract.
12. Does applicant hold State or City of Mandeville liquor license for current year at any other location? _____ If yes: Name _____ Location: _____
13. Has the applicant ever been denied a state or local liquor license? _____

I affirm that the information given on this application is true and correct.

Signature of Applicant _____ Title: _____

Signature of Preparer _____ Date _____

Ord 24-37

THE FOLLOWING RESOLUTION WAS INTRODUCED BY COUNCIL MEMBER ZUCKERMAN AND SECONDED FOR INTRODUCTION BY COUNCIL MEMBER MCGUIRE.

ORDINANCE NO. 24-37

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO AMEND ORDINANCE NO. 24-23, THE CAPITAL BUDGET OF THE CITY OF MANDEVILLE AND FOR OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, Article V, Section D Financial Procedures of the Home Rule Charter provides that amendments to the adopted budget may be made by ordinance; and,

WHEREAS, an amendment to the Capital Budget adopted for fiscal year 2024-2025, Ordinance Number 24-23, is required due to expenditures that will exceed the current authorized appropriated funds budgeted for 2024-2023 City of Mandeville Capital Budget; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mandeville that the Capital Budget ordinance for fiscal year 2024-2025, Ordinance Number 24-23, is hereby amended to include the budget amendments as set forth on the attached Exhibit A – FY 2025 Budget Amendment #2, incorporated as a part hereof, and be adopted for the 2024-2025 Fiscal Year Capital Budget.

BE IT FURTHER ORDAINED, that in all other respects the 2024-2025 Capital Budget adopted shall remain in full force and effect.

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

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

and the ordinance was declared adopted this _____ day of _____, 2025.

Alicia Watts
Clerk of Council

Scott Discon
Council Chairman

FY 2025 Budget Amendment #2
Exhibit A

		Current Budget	Proposed Change	Revised Budget	Project Name	Project Number
<u>General Fund</u>						
<i>Expenditures</i>						
10100-88000	Capital Outlay	8,375,000	2,860,000	11,235,000	New Park Design	100.25.001

Ord 24-40

**THE FOLLOWING ORDINANCE WAS MOVED FOR INTRODUCTION BY
COUNCIL MEMBER ZUCKERMAN; SECONDED FOR INTRODUCTION BY
COUNCIL MEMBER MCGUIRE**

ORDINANCE NO. 24-40

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF MANDEVILLE AMENDING
SECTIONS 17-15, 17-77 OF CHAPTER 17, AND DIVISIONS 17 AND 19 OF APPENDIX
C (FEES AND FINES) OF THE CITY OF MANDEVILLE CODE OF ORDINANCES
AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH**

WHEREAS, the City Council of Mandeville approved and codified Chapter 17 of the City of Mandeville Code of Ordinances for the use and regulation of authorized uses of City Water and Sewer;

WHEREAS, The Water Sector Commission approved a Grant from the Water Sector Fund for a City of Mandeville Water System Project to be administered by the Louisiana Division of Administration; and,

WHEREAS, A cooperative endeavor agreement between the City of Mandeville and the Louisiana Division of Administration was executed by the City of Mandeville, which obligated the Louisiana Division of Administration to perform a Water and Wastewater Utility Rate Study for the City of Mandeville before the grant funds would be released for the City of Mandeville Water System Project; and

WHEREAS, The Louisiana Division of Administration contracted Manchac Consulting Group to prepare the Water and Wastewater Utility Rate Study for the City of Mandeville; and

WHEREAS, Manchac Consulting Group completed the Water and Wastewater Utility Rate Study dated October 2023 for the Louisiana Division of Administration and presented to the City of Mandeville Staff and City Council for acceptance, which the City Council accepted on November 16, 2023;

WHEREAS, the City Council authorized the City to further engage the professional services of Manchac Consulting Group to provide rate model support to the City; specifically, for the purpose of examining the impacts of creating a water demand charge that is based on meter size, examining adding additional tiers to the water volume rate, and developing a wastewater volume rate based on planned changes in the way the City bills wastewater;

WHEREAS, the rate model proposed after the Water and Wastewater Utility Rate Study for the City identified numerous changes to Chapter 17 of the Code of Ordinances that are needed to support the City with a rate model structure that accurately reflects the usage of the municipal water and sewer system by each customer; and

WHEREAS, the City Council desires to amend Chapter 17 and Appendix C (fee schedule) of the Code of Ordinances to address the incorporate the recommendations of the Water and Wastewater Utility Rate Study, including but not limited to section 17-15, section 17-77 as amended, the changes to which are illustrated in Exhibit “A”;

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Mandeville, that Section 17-15 of City of Mandeville Code of Ordinances be amended to read:

Sec. 17-15- Monthly municipal water and sewer system charges; calculation and levy thereof; collection of overdue charges.

- (a) *Monthly water user charges.* The City of Mandeville shall levy, bill and collect from residential, commercial, irrigation and other customers a monthly water charge as set forth in division 17 of appendix C of the City of Mandeville Code of Ordinances. This charge shall be comprised of a monthly minimum charge, which shall include the first 3,000 gallons of use and be based on the meter size providing water service to the customer. This charge shall also be comprised of a volume component.
- (b) *Monthly sewer use charges.* The City of Mandeville shall levy, bill and collect from residential and commercial customers a monthly sewerage charge as set forth in division 17 of appendix C of the City of Mandeville Code of Ordinances. This charge shall be comprised of a monthly minimum charge, which shall include the first 3,000 gallons of use. This charge shall also be comprised of a volume component. The volume component will be calculated as the actual monthly water usage billed minus 3,000 gallons time the applicable volume rate shown in division 17 of appendix C of the City of Mandeville Code of Ordinances.
 - a. In the event that a customer does not receive water service from the City of Mandeville, the same methodology as outlined above will be used with residential customer be billed for 4,000 gallons of wastewater use and commercial customer being billed for 18,000 gallons of wastewater use.
- (c) *Overdue charges.* Any charges levied herein which remain unpaid for sixty (60) days past the due date shall be subject to collection through the Louisiana Municipal Advisory and Technical Services Bureau Corporation Offset Claims Program. Overdue charges will be offset from the individual income tax refund of the consumer. Should payment be collected through the Offset Claims Program, the fee as set forth in division 17 of appendix C of the City of Mandeville Code of Ordinances will be charged the consumer, in addition to all other charges, interest, and penalties collected. Pursuant to L.R.S. 33:361, the agreement with the Louisiana Municipal Advisory and Technical Services Bureau Corporation for participation in the Offset Claims Program in the form attached hereto is approved, and the mayor is authorized to execute it.

NOW, THEREFORE, BE IT FURTHER ORDAINED, by the City Council of the City of Mandeville, that Section 17-77 of City of Mandeville Code of Ordinances be amended to read:

Sec. 17-77. High Strength Wastewater User charges.

(a) Subcharge for excessive pollutant concentrations.

(1) *Determination of excessive pollutant concentrations.* The superintendent of sewers will be responsible for determining which users have sewage with excessive pollutant concentrations. Users who have effluent that exceeds normal loading are responsible for self-monitoring. The superintendent will determine the users who are liable for surcharges either by individual testing or by using industry standards. If a user disputes his surcharge the burden of proof will be upon the user to show that his effluent meets normal loading characteristics.

(2) *Conventional pollutants.* In the event that conventional pollutant concentrations from a user exceed the normal range of strength of normal wastewater, a surcharge shall be levied. The use of such a surcharge would be necessary if a user discharging a wastewater has a higher range of strength, is located within the city and desires to have wastewater treatment service. The surcharge would be by the following formula:

$$Cs = (Bc(b) + Sc(S)) \times Vu$$

Where Cs = Surcharge for sewage of excessive strength.

Bc = O and M cost for treatment of a unit of BOD.

b = Concentration of BOD from a user above a base level of 220 mg/l.

Sc = O and M cost for treatment of a unit of suspended solids (SS).

S = Concentration of SS from a user above a base level of 220 mg/l.

Vu = Volume concentration from a user per unit of time.

(3) *Nonconventional pollutants.* In the event that objectional pollutants or other nonconventional pollutants are discharged into the system and cause an increase in the cost of managing the effluent or sludge of the treatment works, the city shall take action to determine such cost and levy a surcharge to that user.

NOW, THEREFORE, BE IT FURTHER ORDAINED, by the City Council of the City of Mandeville, that Appendix C, Fees and Fines of City of Mandeville Code of Ordinances be amended to read:

DIVISION 17

WATER AND SEWERS

Sec. 17-12. Deposits for water meters prescribed.

The following deposits for water meters shall be paid before water service is furnished to a customer:

¾" meter	\$150.00	1" meter	\$200.00
1 ½" meter	\$500.00	2" meter	\$700.00
Greater than 2" meter	Actual cost from vendor		

Sec. 17-13. Charge for turning on water.

After the first turning on of the water to any consumer, a charge of fifty dollars (\$50.00) shall be paid in advance for any turning on of water thereafter, in addition to all charges, no matter from what cause cut off, except that no charge shall be made after cutting off for repairs or extensions.

Sec. 17-14. Monthly water service charges; collection of overdue charges.

Demand Charge

Meter Size	Monthly Charge
5/8" or 3/4"	\$10.40
1"	\$17.37
1 1/2"	\$34.63
2"	\$55.43
3"	\$104.00
4"	\$173.37
6"	\$346.63

8"	\$554.63
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Volume Charge

Gallons	Residential
First 3000 gallons	\$0.00 (Included in demand charge above)
3,001 to 10,000 gallons	\$1.14 per 1,000 gallons
10,001 to 25,000 gallons	\$1.71 per 1000 gallons
25,001 to 50,000 gallons	\$2.57 per 1000 gallons
All over 50,000 gallons	\$5.13 per 1000 gallons

Gallons	Commercial
First 3000 gallons	\$0.00 (Included in demand charge above)
All over 3,000 gallons	\$2.37 per 1,000 gallons

Gallons	Irrigation
First 3000 gallons	\$0.00 (Included in demand charge above)

All over 3,000 gallons	\$3.85 per 1,000 gallons
------------------------	--------------------------

A late fee of twenty-five dollars (\$25.00) will be charged to the customer, in addition to all other charges, interest, and penalties collected.

Sec. 17-15. Monthly municipal sewer system charges; calculation and levy thereof; collection of overdue charges.

Gallons	Residential	Commercial
First 3000 gallons	\$12.00	\$20.00
All over 3,000 gallons	\$3.25 per 1000 gallons	\$4.06 per 1000 gallons

A late fee of twenty-five dollars (\$25.00) will be charged the consumer, in addition to all other charges, interest, and penalties collected.

Sec. 17-29. Special fees for citizens sixty-five years of age or older.

Fee	Price
Water Fee	\$5.00/month
Garbage & Trash Collection Fee	\$6.00/month
Sewerage Fee	\$4.00/month
Any other designated special fee	50% of normally levied fee or \$1.00, whichever is greater

Customers who qualify for the special fees who are not connected to the municipal water system shall be levied and billed the aggregate total of other municipal services not to exceed eight dollars (\$8.00) per month.

DIVISION 19

PLANNING AND DEVELOPMNT (COMPREHENSIVE LAND USE REGULATION
ORDINANCE)

5.2.5.5 Water and Sewer Connection Fees

1. *Water Connection Fees:*

3/4" tap	\$600.00
1" tap	\$800.00
1/5" tap	\$1,000.00
2" tap	\$1200.00
Contractor's deposit	Same as meter deposit and based on required meter size
Water connection inspection fee	\$50.00

2. *Sewer Connection Fees:*

4" tap	\$1,000.00
6" tap	\$1,200.00
Sewer connection inspection fee	\$50.00

3. *Reduction of Fee:* The City may reduce the normal connection fee charged by the City from \$1,000 to \$500 for residences mention in section 17-29 of the City Code. Owner must bear the cost of extending the sewer line to connect to the City's clean-out at the property line.

BE IT FURTHER ORDAINED that this Ordinance shall take effect 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:

ABSTENTIONS:

ABSENT:

and the Ordinance was declared adopted this _____ day of _____, 2024.

Alicia Watts
Clerk of Council

Scott Discon
Council Chairman

-Sec. 17-15. Monthly municipal water and sewer system charges; calculation and levy thereof; collection of overdue charges.

- (a) ~~Analysis. Prior to the 30th day of September of each year the mayor, or his designate, shall present to the councilmen an analysis of the sewerage collection and treatment enterprise of municipal government which analysis shall include at a minimum, the following information:~~
- ~~(1) The total number of residential and nonresidential users connected to the system as of August 1 of the calendar year in question;~~
 - ~~(2) An estimate of all revenue which will be required during the next calendar year to retire on schedule all indebtedness of the city, bonded or otherwise, incurred in the construction, upkeep, repair or extension of the city's sewerage collection and treatment system;~~
 - ~~(3) An estimate of all revenue which will be required during the next calendar year for the routine maintenance and upkeep of the city's sewerage collection and treatment system;~~
 - ~~(4) An estimate of all revenue which will be required in the next calendar year for emergency or nonroutine maintenance and upkeep of the city's sewerage collection and treatment system;~~
 - ~~(5) An estimate of all revenue which will be required in the next calendar year for any additional labor or material costs, not otherwise expressed in any other cost estimate, for the maintenance and upkeep of the city's sewerage collection and treatment system;~~
 - ~~(6) An estimate of all revenues, other than sewer user charges, which will be received by the city during the next calendar year and which, on receipt, are legally dedicated to the defrayal of any or all of the expenses set forth in subsection (2), (3), (4) or (5), above;~~
 - ~~(7) The excess or deficit of estimated revenue from subsection (6) as compared to total estimated expenditures from subsections (2), (3), (4) and (5), above.~~

~~Within forty five (45) days of its receipt of the above report, the councilmen shall conduct a public hearing on the matters set forth in the report and shall, by resolution modify or accept the estimates set forth in the report.~~

~~Nothing shall prohibit the matters required herein from being conducted in conjunction with the city's annual budget adoption process.~~

- (a) Monthly water user charges. The City of Mandeville shall levy, bill and collect from residential, commercial, irrigation and other customers a monthly water charge as set forth in division 17 of appendix C of the City of Mandeville Code of Ordinances. This charge shall be comprised of a monthly minimum charge, which shall include the first 3,000 gallons of use and be based on the meter size providing water service to the customer. This charge shall also be comprised of a volume component.
- (b) Minimum Monthly sewer user charges. The City of Mandeville shall levy, bill and collect from residential and commercial customers a monthly sewerage charge as set forth in division 17 of appendix C of the City of Mandeville Code of Ordinances. This charge shall be comprised of a monthly minimum charge, which shall include the first 3,000 gallons of use. This charge shall also be comprised of a volume component. The volume component will be calculated as the actual monthly water usage billed minus 3,000 gallons time the applicable volume rate shown in division 17 of appendix C of the City of Mandeville Code of Ordinances.

In the event that a customer does not receive water service from the City of Mandeville, the same methodology as outlined above will be used with residential customer be billed for 4,000 gallons of wastewater use and commercial customer being billed for 18,000 gallons of wastewater use.

(c) ~~Additional monthly sewer user charges:~~

- ~~(1) *Residential water and sewer customers.* In addition to the minimum sewer user charge set forth in subsection (b) of this section, an additional monthly sewer user charge shall be levied, billed and collected in each calendar year from residential customers who are also customers of the municipal water system and who are occupying the same premises occupied by them during each of the months of November through April of the twelve-month period preceding such levy, which additional sewer user charge shall be based upon the mean average monthly water consumption at the premises as evidenced by the monthly water meter readings attributable to those premises made in the months of November through April of the twelve-month period preceding the levy less six thousand (6,000) gallons per month and upon the estimated expense of operating the municipal sewerage enterprise for the calendar year of the levy.~~
- ~~(2) *Nonresidential water and sewer customers.* In addition to the minimum sewer user charge set forth in subsection (b) of this section, an additional monthly sewer user charge shall be levied, billed and collected in each calendar year from nonresidential customers who are also customers of the municipal water system and who are occupying the same premises occupied by them during each of the months of November through April of the twelve-month period preceding such levy, which additional sewer user charge shall be based upon the mean average monthly water consumption at the premises as evidenced by the monthly water meter readings attributable to those premises made in the months of November through April of the twelve-month period preceding the levy less fifteen thousand (15,000) gallons per month and upon the estimated expense of operating the municipal sewerage enterprise for the calendar year of the levy.~~
- ~~(3) *Other residential sewer customers.* In addition to the minimum sewer user charges set forth in subsection (b) of this section, an additional monthly sewer user charge shall be levied, billed and collected in each calendar year from all residential customers who do not meet the criteria set forth in subsection (c)(1) of this section, which additional sewer user charge shall be based upon the mean average monthly water consumption from the entire municipal water system by residential customers as evidenced by meter readings made in the months of November through April of the twelve-month period preceding such levy, divided by the number of residential connections to the municipal water system existing on the first day of June of the year preceding the levy, all less six thousand (6,000) gallons per month, and the estimated expense of operating the municipal sewerage enterprise for the calendar year of the levy.~~
- ~~(4) *Other nonresidential sewer customers.* In addition to the minimum sewer user charges set forth in subsection (b) of this section, an additional monthly sewer user charge shall be levied, billed and collected in each calendar year from all nonresidential customers who do not meet the criteria set forth in subsection (c)(2) of this section, which additional sewer user charge shall be based upon the mean average monthly water consumption from the entire municipal water system by nonresidential customers as evidenced by meter readings made in the months of November through April of the twelve-month period preceding such levy, divided by the number of nonresidential connections to the municipal water system existing on the first day of June of the year preceding the levy, all less fifteen thousand (15,000) gallons, and upon the estimated expense of operating the municipal sewerage enterprise for the calendar year of the levy.~~
- ~~(5) *New residential or nonresidential sewer customers.* The City of Mandeville shall levy, bill and collect from residential customers a monthly sewerage charge as set forth in division 17 of appendix C of the City of Mandeville Code of Ordinances.
 - ~~a. *Residential water and sewer customers.* In addition to the minimum sewer user charge set forth in subsection (b) of this section, an additional monthly sewer user charge shall be levied, billed and collected in each calendar year from residential customers who are also customers of the municipal water system and who are occupying the same premises occupied by them during the~~~~

four-month period preceding such levy, which additional sewer user charge shall be based upon the mean average monthly water consumption at the premises as evidenced by the monthly water meter readings attributable to those premises made in the four-month period preceding the levy less six thousand (6,000) gallons per month and upon the estimated expense of operating the municipal sewerage enterprise for the calendar year of the levy.

b. — *Nonresidential water and sewer customers.* In addition to the minimum sewer user charge set forth in subsection (b) of this section, an additional monthly sewer user charge shall be levied, billed and collected in each calendar year from nonresidential customers who are also customers of the municipal water system and who are occupying the same premises occupied by them during the four-month period preceding such levy, which additional sewer user charge shall be based upon the mean average monthly water consumption at the premises as evidenced by the monthly water meter readings attributable to those premises made in the four-month period preceding the levy less fifteen thousand (15,000) gallons per month and upon the estimated expense of operating the municipal sewerage enterprise for the calendar year of the levy.

(d) — *Calculation of additional sewer charges.* For purposes of this subsection, the following terms and symbols shall have the meaning ascribed below, as follows:

W — The mean average amount of water, expressed in gallons, consumed monthly from the municipal water system as evidenced by water readings made during the months of November through April of any applicable twelve-month period.

Wr — The mean average amount of water, expressed in gallons, consumed monthly for residential purposes from the municipal water system as evidenced by water meter readings made during the months of November through April of any applicable twelve-month period, less six thousand (6,000) gallons of water.

Wc — The mean average amount of water, expressed in gallons, consumed monthly for nonresidential purposes from the municipal water system as evidenced by water meter readings made during the months of November through April of any applicable twelve-month period, less than fifteen thousand (15,000) gallons of water.

Ur — The mean average amount of water, expressed in gallons, consumed by each residential customer of the municipal water system as evidenced by water meter readings made at such customer's residential premises during the months of November through April of any applicable twelve-month period, less six thousand (6,000) gallons of water.

Uc — The mean average amount of water, expressed in gallons, consumed by each nonresidential customer of the municipal water system as evidenced by water meter readings made at such customer's nonresidential premises during the months of November through April of any applicable twelve-month period, less fifteen thousand (15,000) gallons of water.

Br — The total number of residential connections to the municipal water system existing on the first day of June of any applicable year multiplied by eight dollars (\$8.00).

Bc — The total number of nonresidential connections to the municipal water system existing on the first day of June of any applicable year multiplied by twenty dollars (\$20.00).

D — The deficit for any applicable year as expressed in accordance with subsection (a)(7) of this section.

(1) — *Residential water and sewer customers.* The amount of the additional monthly sewer user charge levied under the provisions of subsection (c)(1) of this section shall be computed in accordance with the following formula:

$$D = (Br \times \$8.00) + (Bc \times \$20.00)$$

~~U_r ×~~

~~W × (B_r + B_c)~~

~~(2) — Nonresidential water and sewer customers. The amount of the additional monthly sewer user charge levied under the provisions of subsection (c)(2) of this section shall be computed in accordance with the following formula:~~

~~D = (B_r × \$8.00) + (B_c × \$20.00)~~

~~U_c ×~~

~~W × (B_r + B_c)~~

~~(3) — Other residential customers. The amount of the additional monthly sewer user charge levied under the provisions of subsection (c)(3) of this section shall be computed in accordance with the following formula:~~

~~D = (B_r × \$8.00) + (B_c × \$20.00)~~

~~W_r ×~~

~~W × (B_r + B_c)~~

~~(4) — Other nonresidential customers. The amount of the additional monthly sewer user charge levied under the provisions of subsection (c)(4) of this section shall be computed in accordance with the following formula:~~

~~D = (B_r × \$8.00) + (B_c × \$20.00)~~

~~W_c ×~~

~~W × (B_r + B_c)~~

(c) *Overdue charges.* Any charges levied herein which remain unpaid for sixty (60) days past the due date shall be subject to collection through the Louisiana Municipal Advisory and Technical Services Bureau Corporation Offset Claims Program. Overdue charges will be offset from the individual income tax refund of the consumer. Should payment be collected through the Offset Claims Program, the fee as set forth in division 17 of appendix C of the City of Mandeville Code of Ordinances will be charged the consumer, in addition to all other charges, interest, and penalties collected. Pursuant to L.R.S. 33:361, the agreement with the Louisiana Municipal Advisory and Technical Services Bureau Corporation for participation in the Offset Claims Program in the form attached hereto is approved, and the mayor is authorized to execute it.

(Ord. No. 85-6, 1-24-85; Ord. No. 85-36, 11-14-85; Ord. No. 86-13, 6-12-86; Ord. No. 90-19, 8-23-90; Ord. No. 91-4, 3-14-91; Ord. No. 00-10, 4-27-00; Ord. No. 04-22, 6-10-04; Ord. No. 16-18, 10-27-16; Ord. No. 22-30, 12-15-22)

Sec. 17-18. Reconnection charge after disconnection for nonpayment.

The City of Mandeville shall impose a reconnection charge of twenty-five dollars (\$25.00) in the case of any services that are discontinued as provided in section 17-17, said reconnection charge to be imposed in addition to the delinquent charges provided for in section 17-17.

(Ord. No. 85-6, 1-24-85)

Sec. 17-24. Rights, powers and privileges of sewer district.

The sewer district created in section 17-23 shall have all the rights, powers and privileges granted and conferred by the Constitution and statutes of the state, including the right to incur debt and issue bonds, and to levy taxes for the payment hereof.

(Ord. No. 85-6, 1-24-85)

Sec. 17-77. High Strength Wastewater User charges.

~~(a) Customers with normal wastewater contributions. In cases where wastewater characteristics contributed by users are below or near the normal wastewater concentrations and do not contain any objectionable pollutants, the users' charges are to be based on their estimated volume contribution.~~

~~(1) User charge formula:~~

$$\text{User Charge (Cu)} = (\text{Contribution in gallons}) \times (\text{Sewer rate})$$

~~Assuming that the contribution during the winter months (Nov., Dec., Jan., Feb.) is equal to the water consumed, as reflected on the user's water meter, user charges shall be computed as follows:~~

~~a. $Cu = (\text{Water consumed in 1000 gallons}) \times (\text{Sewer rate}).$~~

~~b. In months other than the winter months, if the water metered exceeds the winter months' average, monthly charges shall be computed using the monthly average consumption for the winter months. In no way does this statement relieve any user from any applicable surcharge that he may be liable for as defined in paragraph (b).~~

~~c. This does not apply to the nonresidential customers. They shall be charged based on the actual water consumption all year around.~~

~~d. Any user who contributes more to the system that is reflected by his average winter water rate consumption will have a special average monthly consumption figure prepared for him by the superintendent of sewers.~~

~~e. Any user who can demonstrate that its wastewater effluent contribution is substantially less than its November [through] February water consumption rate (Vu) will be entitled to an adjustment. The amount and method of determining the adjustment will be up to the discretion of the superintendent of sewers.~~

~~f. All new users initiating service after March 1, of each year, will be charged on the basis of the water consumption of a typical user of the same or similar class and type of service until an average for the user is established for the following months of November [through] February.~~

~~(2) Calculation of sewer rate:~~

€

Sewer Rate (SR) =

V_t

Sewer Rate = Cost to user per each 1000 gallons contributed =

Cents

1000 gallons

C_t = Above average operation and maintenance (O and M) cost per month attributable to the City of Mandeville minus any O and M cost attributable to surcharge for excessive pollutant concentration.

V_t = Total volume contribution in thousands of gallons from all the City of Mandeville customers with normal wastewater concentration per average winter month.

Average winter month's wastewater contributions is the average of the water consumed as reflected on the user's water meter for the months of November, December, January and February.

(a) *Surcharge for excessive pollutant concentrations.*

- (1) *Determination of excessive pollutant concentrations.* The superintendent of sewers will be responsible for determining which users have sewage with excessive pollutant concentrations. Users who have effluent that exceeds normal loading are responsible for self monitoring. The superintendent will determine the users who are liable for surcharges either by individual testing or by using industry standards. If a user disputes his surcharge the burden of proof will be upon the user to show that his effluent meets normal loading characteristics.
- (2) *Conventional pollutants.* In the event that conventional pollutant concentrations from a user exceed the normal range of strength of normal wastewater, a surcharge shall be levied. The use of such a surcharge would be necessary if a user discharging a wastewater has a higher range of strength, is located within the city and desires to have wastewater treatment service. The surcharge would be by the following formula:

$$C_s = (B_c(b) + S_c(S)) \times V_u$$

Where C_s = Surcharge for sewage of excessive strength.

B_c = O and M cost for treatment of a unit of BOD.

b = Concentration of BOD from a user above a base level of 220 mg/l.

S_c = O and M cost for treatment of a unit of suspended solids (SS).

S = Concentration of SS from a user above a base level of 220 mg/l.

V_u = Volume concentration from a user per unit of time.

- (3) *Nonconventional pollutants.* In the event that objectional pollutants or other nonconventional pollutants are discharged into the system and cause an increase in the cost of managing the effluent or sludge of the treatment works, the city shall take action to determine such cost and levy a surcharge to that user.

(Ord. of 5-26-83, § 3)

APPENDIX C FEES AND FINES¹

DIVISION 17

WATERS AND SEWERS

Sec. 17-12. Deposits for water meters prescribed.

The following deposits for water meters shall be paid before water service is furnished to a customer:

Rate No. 1		Rate Nos. 2, 3 & 4	
By owner of a residence	\$50.00	Business operated by owner of structure	\$80.00
By tenant of a residence	\$75.00	Business operated by tenant of structure	\$125.00
<u>3/4" meter</u>	<u>\$150.00</u>	<u>1" Meter</u>	<u>\$200.00</u>
<u>1-1/2" Meter</u>	<u>\$500.00</u>	<u>2" Meter</u>	<u>\$700.00</u>
<u>Greater than 2"</u>	<u>Actual Cost from Vendor</u>		

Sec. 17-13. Charge for turning on water.

After the first turning on of the water to any consumer, a charge of ~~twenty five dollars (\$25.00)~~ Fifty Dollars(\$50.00) shall be paid in advance for any turning on of water thereafter, in addition to all charges, no matter from what cause cut off, except that no charge shall be made after cutting off for repairs or extensions.

Sec. 17-14. Monthly water service charges; collection of overdue charges.

Demand Charge (Applied to All Customers)

<u>Meter Size</u>	<u>Monthly Charge</u>
<u>5/8" or 3/4"</u>	<u>\$10.40</u>
<u>1"</u>	<u>\$17.37</u>
<u>1 1/2"</u>	<u>\$34.63</u>
<u>2"</u>	<u>\$55.43</u>
<u>3"</u>	<u>\$104.00</u>
<u>4"</u>	<u>\$173.37</u>
<u>6"</u>	<u>\$346.63</u>
<u>8"</u>	<u>\$554.63</u>

¹Printed herein is the fee schedule of the city, Ordinance No. 22-30 , as adopted by the city council on Dec. 15, 2022. Amendments to the ordinance are indicated by parenthetical history notes following amended provisions. The absence of a history note indicates that the provision remains unchanged from the original ordinance. Obvious misspellings and punctuation errors have been corrected without notation. Additions made for clarity are indicated by brackets.

Mandeville, Louisiana, Code of Ordinances
APPENDIX C FEES AND FINES

Above 8"	Determined and approved by City Council
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[Volume Charge](#)

Gallons	Residential
First 3000 gallons	\$10.00 (Included in demand charge above)
3,001 to 10,000 gallons	\$1.14 per 1,000 gallons
Next 16,000 gallons 10,001 to 25,000 gallons	\$1.71 per 1000 gallons
Next 30,000 gallons 25,001 to 50,000 gallons	\$2.57 per 1000 gallons
All over 50,000 gallons	\$5.13 per 1000 gallons

Gallons	Commercial
First 3000 gallons	\$0.00 (Included in demand charge above)
All over 3,000 gallons	\$2.37 per 1,000 gallons

Gallons	Irrigation
First 3000 gallons	\$0.00 (Included in demand charge above)
All over 3,000 gallons	\$3.85 per 1,000 gallons

A late fee of twenty-five dollars (\$25.00) will be charged the consumer, in addition to all other charges, interest, and penalties collected.

Sec. 17-15. Monthly municipal sewer system charges; calculation and levy thereof; collection of overdue charges.

Gallons	Residential	Commercial
First 3000 gallons	\$12.00	\$20.00
All over 3,000 gallons	\$3.25 per 1000 gallons	\$4.06 per 1000 gallons

[A late fee of twenty-five dollars \(\\$25.00\) will be charged the consumer, in addition to all other charges, interest, and penalties collected.](#)

	Existing Sewer Users	New Sewer Customers	Overdue Charges
Residential Customers	\$12.00	\$12.00	\$25.00
Nonresidential Customers	\$20.00	\$20.00	\$25.00

Sec. 17-29. Special fees for citizens sixty-five years of age or older.

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Fee	Price
Water Fee	\$5.00/month
Garbage & Trash Collection Fee	\$6.00/month
Sewerage Fee	\$4.00/month
Any other designated special fee	50% of normally levied fee or \$1.00, whichever is greater

Customers who qualify for the special fees who are not connected to the municipal water system shall be levied and billed the aggregate total of other municipal services not to exceed eight dollars (\$8.00) per month.

DIVISION 19

PLANNING AND DEVELOPMENT (COMPREHENSIVE LAND USE REGULATION ORDINANCE)

CLURO 1.9.5. Penalty

Penalty for any violation of CLURO: Any person violating any provision of these regulations shall be guilty of a misdemeanor, and deemed a public nuisance and upon conviction shall be punished for each separate offense by a fine not exceeding five hundred dollars (\$500.00) or imprisonment for a term not exceeding sixty (60) days, or by both such fine and imprisonment, or as provided in Section 1.9 of the Code of Ordinances of the City of Mandeville, whichever is greater. Each day any violation of any provision of these regulations shall continue shall constitute a separate offense.

4.3.1.4. Fees for Requests to Amend the Official Zoning Map.

Request	Amount
R-1, R-1X or R-2 Zoning	\$75.00 per acre or fraction thereof, up to a maximum of \$1,500.00
R-3, MH, O/R or B-3 Zoning	\$150.00 per acre or fraction thereof, up to a total maximum of \$2,100.00
B-1, B-2, B-4, PM-1, PM-2, Planned	\$250.00 initial processing fee, plus \$150.00 per District, M-1, M-2, or Industrial Zoning acre up to ten (10) acres. For each acre or fraction thereof over 10 acres, \$10.00 per acre shall be charged.

4.3.2.4. Application and Fee.

(j) *Application Fee for Special Use Permit:* Application fee of fifty (\$50.00) dollars per acre site or fraction thereof shall be submitted in conjunction with an application for a Special Use Permit.

4.3.4.2. Fees for Filing Appeals and Variance Requests.

Type of Fee	Cost
Appeal to the Zoning Commission Fee	\$25.00
Variance Request Fee	\$75.00

4.3.6. Procedure and Fees for Issuance of a Home Occupation Permit.

Type of Fee	Cost
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Mandeville, Louisiana, Code of Ordinances
APPENDIX C FEES AND FINES

Application Fee	\$15.00
Renewal Fee	\$10.00

5.1.9. Penalty for Failure to Obtain a Permit or Required Inspections and Reinspection of Failed Systems. (2)

Failure to Obtain an Approved Inspection Prior to Pouring of Slab/Footing

Number of Penalties	Penalty
1 st Offense	\$500 and letter from LA Licensed Civil Engineer
2 nd Offense	\$1,000 fine and letter from LA Licensed Civil Engineer
3 rd Offense	\$1,000 fine and removal of the structural slab or footing

Reinspection Fees

Number of Reinspection	Fee/Penalty
1 st Reinspection	\$40.00
2 nd Reinspection	\$80.00
3 rd Reinspection	\$120.00
4 th Reinspection	\$240.00
5 th Reinspection	Citation and "stop work" order issued

5.2.5.4. Sewer and Water Impact Fees.

Impact Type	Sewer Fee	Water Fee
Residential Impact Fee	\$900.00 per residential unit	\$1100.00 per residential unit
Non-Residential Impact Fee	\$.02 per square foot of lot or parcel of property affected including all areas for setbacks, green space, parking lots	\$.02 per square foot of lot or parcel of property affected including all areas for setbacks, green space, parking lots

5.2.5.5. Water and Sewer Connections Fees.

1. *Water Connection Fees:*

¾" tap	\$315.00 <u>\$600.00</u>
1" tap	\$420.00 <u>\$800.00</u>
1.5" tap	\$520.00 <u>\$1,000.00</u>
2" tap	\$650.00 <u>\$1,200.00</u>
Contractors deposit	\$100.00 (Maximum \$90.00 refundable based on use) <u>Same as meter deposit and based on required meter size.</u>
Water connection inspection fee	\$25.00 <u>\$50.00</u>

2. *Sewer Connection Fees:*

4" tap	\$300.00 <u>\$1,000.00</u>
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Mandeville, Louisiana, Code of Ordinances
APPENDIX C FEES AND FINES

6" tap	\$400.00 <u>\$1,200.00</u>
Sewer connection inspection fee	\$25.00 <u>\$50.00</u>

3. Reduction of Fee: The City may reduce the normal connection fee charged by the City from ~~\$300.00~~ \$1,000 to ~~\$125.00~~ \$500 for residences mentioned in section 17-29(a) of the City Code. Owner must bear the cost of extending the sewer line to connect to the City's clean-out at the property line.

5.5. FEES FOR BUILDING PERMIT APPLICATIONS.

5.5.1 General Structure of Fees for Development Permits for Buildings	
If estimated construction cost is less than \$5,000.00	\$40.00 for each required inspection
Plan Review Fee for all Building Permits	10% of the building permit fee
5.5.2. Fees for Development Permits.	
Minimum Permit Fee	\$40.00
Single, 2-family, and townhome dwellings	multiply the under-beam square footage of the construction by thirty (\$0.30) cents
Commercial, multi-family, and combined use structures	multiply the under-beam square footage of the construction by thirty-five (\$0.35) cents
Demolition	\$100 plus \$500 streets bond
Moving Building	\$100 plus \$500 streets bond
5.5.3. Required Building Permit Fees for Minor Remodeling and Renovation.	
Minor Remodel/Renovation requiring electrical wiring, plumbing or structural change	\$40.00 per required inspection
5.5.5. Required Fees for Tree and Shrub Removal Permits for Other Than R-1, R-1X and R-2 Districts.	
Landscape installations and tree and shrub removal	\$40.00
Minimum Permit Fee	\$40.00
5.5.6. Required Fee for Clearing Permit.	
Clearing permit	\$50.00
Inspection of site clearing work	\$50.00
5.5.7 Required Fees for Single- and Two-Family Residential Accessory Use Permits.	
Accessory structure for single and two family residential use	\$40.00
Accessory structures such as, but not limited to, pools, fences, or masonry walls; storage buildings and detached structures; fixed or movable marquees and awnings	\$40.00 per required inspection
5.5.8. Required Fees for Electrical, Mechanical, Plumbing, and Fuel Gas Permits and Inspections.	
Electrical, mechanical, plumbing, and fuel gas permits	\$40 for inspection plus \$2.00 for each fixture, circuit, combustion producing device, device utilizing a chimney or duct, or any other separate fixture, fitting, or system requiring inspection.
5.5.9. Fees for Public Improvement Permits.	

Mandeville, Louisiana, Code of Ordinances
APPENDIX C FEES AND FINES

Public Improvement Permit	\$40 for each required inspection plus a non-refundable plan review fee of ten percent of the total value of construction
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5.8.1.5. Fees and Renewal.

Contractor	Initial Fee	Renewal Fee
General	\$250.00	\$50.00
Sign Erector	150.00	50.00
Electrical	50.00	20.00
Mechanical	50.00	20.00
Plumbing	50.00	20.00
Roofing	50.00	20.00
Landscaping/Tree Removal	50.00	20.00
Other Trade Subcontractor	50.00	20.00
Self Contractor	50.00	20.00

8.2.3.5. Lodging (Transient)—Short-Term Rentals.

(8) Short-Term Rental Permit Fees

Type of Short-Term Rental	Initial Application Fee	Renewal Fee
Bed and Breakfast Residence	\$250.00	\$125.00
Bed and Breakfast Inn	\$450.00	\$225.00
Whole House Rental	\$700.00	\$350.00

9.2.5.16. Violations.

Prohibited Act	Penalty
Removal of tree without or in violation of a permit.	\$500.00 per tree

9.3.3. Optional Parking Mitigation Fee; Use of Funds.

Number of Parking Spaces	\$1,200 per space
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12.4.1. [Subdivision application and associated fees.]

1. Low-Density Residential Subdivision (One- and Two-Family Homes).

Subdivision over 5 acres	\$5,000.00 + \$100.00 per lot.
Subdivisions less than 5 acres	\$250.00 per lot.
If construction period exceeded	Additional fees for City's field representatives at a rate of \$20.00 per hour

2. High-Density Residential and Non-Residential Subdivisions.

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Subdivisions/Resubdivisions	\$0.05 per square foot of area.
Non-Residential Subdivisions/Resubdivisions	\$5,000.00 plus \$1,000.00 per acres or fraction thereof for every acre over 2.5 acres

3. Fees for Application of High-Density Residential and Non-Residential Subdivisions.

Application for tentative approval	20%
Application for preliminary approval	60%
Application for final approval	20%
If construction period exceeded	Additional fees for City's field representatives at a rate of \$20.00 per hour

4. Minor Subdivisions/Resubdivisions (No Utilities).

Application Fee	\$300.00
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Shawn Potter- Parks and Parkways

Karen McGuinness and Bill
Barry

Vaughan Sollberger and Leah
Quinn

Substantial Completion-FSP

SECTION 00625
Certificate of Substantial Completion

Project: Fontainebleau State Park Force Main

Owner: City of Mandeville

Owner's Contract No.: 212.23.009

Contractor: LA Contracting Enterprise, LLC

Engineer's Project No.: 2101A17

This [tentative] [definitive] Certificate of Substantial Completion applies to:

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

December 9, 2024

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 [tentative] [~~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.

Executed by Engineer

Date

Accepted by Contractor

Date

Accepted by Owner

Date

Project Punchlist – Fontainebleau State Park Force Main

Project Name: Fontainebleau State Park Force Main (Project No. 212.23.009)

Contractor: LA Contracting Enterprises, LLC

Engineer: Digital Engineering / City of Mandeville

Punchlist Items:

- As-Built plans (including, but not limited to, actual in-place installation of all piping and appurtenances installed with reference dimensions and elevations; details about any changes made during construction compared to the original or amended design plans, such as altered locations, dimensions, materials, and other modifications; notations on unexpected obstructions; northing / easting information for pipe tie-in locations, alignment changes, and pipe size & type transitions; etc.) - **\$750**
- Pre- & Post-construction photographic documentation, including a photograph key that shows location and direction of each photograph and that clearly shows all vegetated wetlands occurring within the project area. The post-construction photos should be taken at the same location and in the same direction as the pre-construction photos. - **\$500**
- HDD bore log(s) - **\$500**
- Backfill adjacent to concrete pavement - \$0 (addressed on site)

Res 25-01

**THE FOLLOWING RESOLUTION SPONSORED BY COUNCIL MEMBER MCGUIRE;
MOVED FOR ADOPTION BY COUNCIL MEMBER _____, AND SECONDED FOR
ADOPTION BY COUNCIL MEMBER _____**

RESOLUTION NO. 25-01

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MANDEVILLE ESTABLISHING PROCEDURES FOR THE APPROPRIATION OF FUNDS TO
NONPROFIT ORGANIZATIONS SERVING THE CITY OF MANDEVILLE AND PROVIDING
FOR OTHER MATTERS IN CONNECTION THEREWITH**

WHEREAS, Section 2-06 (c) of the Mandeville Home Rule Charter states the City Council shall determine by Resolution its own rules and order of business, and

WHEREAS, the City Council desires to provide proper notice and transparency in the introduction, discussion and adoption of resolutions and ordinances that come before the Council, and

WHEREAS, the City Council desires to clarify and formalize the process for appropriation of public funding to support nonprofit organizations serving the City of Mandeville;

WHEREAS, the City Council desires to have a better understanding of the services provided by the nonprofit organization to its residents and more control over how the nonprofit organization utilizes the funding made available to it by the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mandeville that the following rules are established:

1. Prior to appropriation of funding, the requesting nonprofit organization shall make a presentation to the City Council advising of the services and benefits that it provides to the citizens of Mandeville and explaining the proposed use of the funds requested. The nonprofit organization should present the goal of the program that it seeks to fund, provide a description of the need for services and the expected outcomes as a result of the services, and offer an explanation of how the requested funds will be spent and provide an evaluation process to measure the success of the services.
2. As a condition to the appropriation of funding, the requesting nonprofit organization must enter into Cooperative Endeavor Agreement with the City, providing information that includes but is not limited to, clear and objective deliverables to the City, the public purpose to be achieved through the expenditure of City monies, detailed description of the intended use of the funding, and documentation of the nonprofit organization's articles of incorporation, certificate of good standing with the Secretary of State, letter demonstrating 501(c)(3) status of the Federal Tax Code, list of the organization's board of directors, budget for the specific services that the City is being requested to fund, annual budget adopted by the Board of Directors, financial statement for agencies with annual budgets of \$25,000, bylaws of the agency, and a signed statement certifying that all information is correct.
3. The nonprofit shall not use appropriated funds to reduce its deficit, pay administration costs that are more than 15% of the organization's request to the City or pay costs

- incurred before the term of its Cooperative Endeavor Agreement with the City, or satisfy legal fees or judgments against it.
4. During the months May through July of the year of the appropriations, the nonprofit organization shall submit a report to the City providing a summary of the services it provided using the funding, the impact of those services, and an evaluation of the program as it impacted the citizens of Mandeville.

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

AYES:

NAY:

ABSTENTIONS:

ABSENT:

and the resolution was declared adopted this _____ day of _____, 2025.

Alicia Watts
Council Clerk

Scott Discon
Council Chairman

Ord 24-41

THE FOLLOWING RESOLUTION WAS SPONSORED BY COUNCIL MEMBER ZUCKERMAN; MOVED BY COUNCIL MEMBER _____ AND SECONDED BY COUNCIL MEMBER _____.

ORDINANCE NO. 24-41

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO AMEND ORDINANCE NO. 24-23, THE CAPITAL BUDGET OF THE CITY OF MANDEVILLE AND FOR OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, Article V, Section D Financial Procedures of the Home Rule Charter provides that amendments to the adopted budget may be made by ordinance; and,

WHEREAS, an amendment to the Capital Budget adopted for fiscal year 2024-2025, Ordinance Number 24-23, is required due to expenditures that will exceed the current authorized appropriated funds budgeted for 2024-2023 City of Mandeville Capital Budget; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mandeville that the Capital Budget ordinance for fiscal year 2024-2025, Ordinance Number 24-23, is hereby amended to include the budget amendments as set forth on the attached Exhibit A – FY 2025 Budget Amendment #5, incorporated as a part hereof, and be adopted for the 2024-2025 Fiscal Year Capital Budget.

BE IT FURTHER ORDAINED, that in all other respects the 2024-2025 Capital Budget adopted shall remain in full force and effect.

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

- AYES:
- NAYS:
- ABSTENTIONS:
- ABSENT:

and the ordinance was declared adopted this ____ day of _____, 2024.

Alicia Watts
Clerk of Council

Scott Discon
Council Chairman

FY 2025 Budget Amendment #5
 Exhibit A

		Project Number	Project Name	Current Year Budget	Proposed Change	Revised Current Year Budget	Prior Year Appropriations	Total Project Budget Appropriations	Funding Source
<u>Capital Streets Expenditures</u>									
70000-49000	Construction - Streets	700.21.004	Highway 22 Drainage	-	3,000,000	3,000,000	12,000,000	15,000,000	District 3 Sales Tax Fund

Ord 24-44

THE FOLLOWING ORDINANCE WAS SPONSORED BY _____; MOVED BY
COUNCIL MEMBER _____; SECONDED BY COUNCIL MEMBER

ORDINANCE NO. 24-44

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE
REGULATING THE OPERATION OF MOTOR VEHICLES OR BOATS ON FLOODED
PUBLIC STREETS, ROADS, OR HIGHWAYS WITHIN THE CITY OF MANDEVILLE
AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH**

WHEREAS, City of Mandeville resident safety is a priority, particularly during severe weather events;

WHEREAS, flooding on public roadways and highways within the City of Mandeville can create hazardous driving conditions, vehicle loss of control, roadway damage, threat to life and private property;

WHEREAS, the operation of vehicles and boats on flooded streets can interfere with emergency response efforts, obstruct critical infrastructure, and exacerbate flooding conditions by displacing water into neighboring areas;

WHEREAS, it is the intent of the City of Mandeville to reduce these situations by regulating the operation of vehicles and boats on flooded streets; and

WHEREAS, the City recognizes the need for clear, enforceable guidelines for the public to follow in case of flooding.

NOW, THEREFORE, BE IT ORDAINED that the City Council of the City of Mandeville hereby amends Section 10 of the City of Mandeville Code of Ordinances to add “Section 10- xx Operation of Motor Vehicles or Boats on Public Streets, Roads, or Highways that are Flooded” to read as follows:

Section 10-XX Operation of Motor Vehicles or Boats on Streets, Public Roads, or Highways

(a) No person shall operate a motor vehicle or boat on a public street, road, or highway or any portion thereof that is flooded as defined in subsection (b) except as may be allowed by subsection (c), (d) or (e) herein.

(b) A street shall be considered to be flooded when covered by water from the crown or centerline of the street to the top of the curb or edge of the street; or at any time when water covering the surface or any part of the surface of the street also extends into the front yard area of properties adjacent to the street. For purposes of this section, "street" shall be construed to include all public streets, roads, highways and bridges within the City of Mandeville.

(c) Notwithstanding any provision of this section to the contrary, persons residing in homes or apartments or having places of business accessible only by a flooded street may only operate vehicles or boats on said street if: 1) there is no barricade placed by proper authorities across said street or the portion thereof to be driven upon; and 2) persons operating said vehicles maintain the lowest possible speed required to keep the vehicle moving while on the flooded area and do not create a wake which may cause damage or may aggravate damages to properties adjacent to the street.

(d) No person shall in any way tamper with, move, damage or destroy any barricades, signs or signals placed upon any street within the City by any department of the City, the Mandeville Police Department, or any authorized governmental agency in connection with any such street being flooded; nor shall any person disobey the instructions, signals, warnings or markings of any warning sign, signal or barricade in place on any such street which is flooded, unless at the time otherwise directed by a Mandeville police officer.

(e) The provisions of subsection (a) or (d) herein shall not apply to authorized vehicles or boats operated by City departments, emergency services, or law enforcement personnel for the preservation and protection of life or property.

(f) Whoever shall violate this section shall be fined under the penalty provisions under Section 1-9 for each violation.

BE IT ORDAINED that this ordinance shall be effective following the Mayor's signature;
and

NOW, THEREFORE, BE IT FURTHER ORDAINED that the Clerk of this Council be and 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:

NAY:

ABSTENTIONS:

ABSENT:

And the ordinance was declared adopted this ____ day of _____, _____.

Alicia Watts
Clerk of Council

Scott Discon
Council Chairman

Ord 24-45

**THE FOLLOWING ORDINANCE WAS SPONSORED BY COUNCIL MEMBER
DISCON; MOVED BY COUNCIL MEMBER _____; SECONDED BY COUNCIL
MEMBER _____**

ORDINANCE NO. 24-45

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF MANDEVILLE AMENDING
DIVISIONS 11 OF APPENDIX C (FEES AND FINES) OF THE CITY OF
MANDEVILLE CODE OF ORDINANCES AND PROVIDING FOR OTHER MATTERS
IN CONNECTION THEREWITH**

WHEREAS, the City Council of Mandeville approved and codified Section 11-22 of the City of Mandeville Code of Ordinances, which allows the City to charge reasonable fees incurred as a result of any public records request and said fees are set forth in Division 11 of Appendix C of the City of Mandeville Code of Ordinances;

WHEREAS, the City Council desires to amend Division 11 of Appendix C (fee schedule) of the Code of Ordinances to proposed fee schedule changes to better reflect the costs incurred as a result of the requests for said records;

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Mandeville, that Division 11 of Appendix C of the City of Mandeville Code of Ordinances be amended to read:

NOW, THEREFORE, BE IT FURTHER ORDAINED, by the City Council of the City of Mandeville, that Appendix C, Fees and Fines of City of Mandeville Code of Ordinances be amended to read:

DIVISION 11

OFFENSES AND MISCELLANEOUS PROVISIONS

Sec. 11-22. Public records request fee schedule

(1)	Copies- black and white	\$.50	per page
(2)	Copies- color	\$1.00	per page
(3)	Maps	\$5.00	8.5 x 11
		\$7.00	8.5 x 14
		\$10.00	11 x 17
		\$35.00	30 x 40
		\$25.00	map on flash drive
(4)	CD/DVD reproduction	\$15.00	0-1 hour
		\$20.00	1-2 hours

		\$25.00	2-3 hours
		\$30.00	3-5 hours
		\$35.00	5-6 hours
(5)	Police incident reports, one to ten pages in length	\$25.00	Per report
	Police incident reports, more than ten pages in length	\$1.00	Per additional page
(6)	Accident report	\$20.00	Per report
(7)	Witness statements	\$1.00	Per page
(8)	Axon Body Cam/ in-car videos (email only)	\$30.00	Per video
(9)	Police investigation photographs	\$1.00	Each photograph
(10)	Letter of good conduct for visa or other purposes	\$25.00	Per letter
(11)	Fingerprint card	\$25.00	Per card
	Additional fingerprint card	\$15.00	Per additional card
(12)	911 Calls and radio traffic	\$50.00	Per incident number
(13)	Document transcription (at the then prevailing customary report rate; plus any additional funds needed)	\$250.00	Deposit plus final invoice
(14)	After-hours review and copying: if the amount of documents or records requested is too vast to reasonably & timely review, count and copy during normal working hours, the party making the request must contact the legal department to schedule a time and place for such after-hour review. There shall be a maximum three-hour after-work-hours appointment at the cost of two hundred fifty dollars (\$250.00) per appointment in order for the party to view the requested documents at city hall. Each after hour review shall be deemed separate for the purpose of payment. During such review(s), the party may designate a list of documents to be copied, and the city will prepare the documents and provide the requested documents as per law.		
(15)	It is specifically determined by the City that any document or material transferred to any media (i.e., such as more than one map transferred to digital CD/DVD media or flash drive), then each document transferred shall be considered as separate items. For example, three (3) one-page documents transferred to a CD shall be considered as three (3) pages at fifty cents (\$.050) plus the cost of media. The requesting party shall be responsible to pay the cost of each document transferred and		

	the hereinabove scheduled cost of the applicable media used.		
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BE IT FURTHER ORDAINED that this Ordinance shall take effect 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:

ABSTENTIONS:

ABSENT:

and the Ordinance was declared adopted this _____ day of _____, 2024.

Alicia Watts
Clerk of Council

Scott Discon
Council Chairman

Ord 24-46

THE FOLLOWING ORDINANCE WAS SPONSORED BY COUNCIL MEMBER VOGELTANZ; MOVED BY COUNCIL MEMBER _____, AND SECONDED BY COUNCIL MEMBER _____

ORDINANCE NO. 24-46

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AUTHORIZING THE MAYOR TO EXECUTE ALL NECESSARY DOCUMENTS FOR THE ESTABLISHMENT AND PURCHASE OF A DRAINAGE AND ACCESS SERVITUDE ON LOTS 1 & 2, LEWISBURG SUBDIVISION, CITY OF MANDEVILLE AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Mandeville City Council authorized the Mayor to conduct a drainage study in Old Golden Shores and to retain High Tide Consultants, LLC to improve the primary outfall channel in Old Golden Shores Subdivision that runs from Elm Street to Lake Pontchartrain;

WHEREAS, it is the recommendation of the Department of Works to obtain a drainage and access servitude on Lots 1 and 2 of the Lewisburg Subdivision to improve that portion of the Old Golden Shores drainage which crosses the property bound by Esquinance Street on the north and Lake Pontchartrain on the south;

WHEREAS, the City obtained an appraisal from Murphy Appraisal Services for a 29,558 square foot servitude, and the appraisal dated November 22, 2024 estimated the fair market value of the servitude to be \$307,403.00. Total costs of the appraisal was \$1,600.00, and it is attached hereto as Exhibit A; and

WHEREAS, the City of Mandeville is desirous of obtaining the drainage and access servitude on said property as described above for the purpose of improving drainage for the surrounding areas; and

WHEREAS, the Owner of that certain real property, Live Oak Development, LLC, is desirous of granting a servitude to the City of Mandeville for a price of \$307,403.00; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mandeville that the Mayor of the City of Mandeville be authorized and empowered to execute all necessary documents on behalf of the City of Mandeville with the Owner in order to purchase the servitude identified in the property description included in Exhibit B for an amount up to but not to exceed \$307,403.00, plus reasonable closing costs, if any, associated with said transaction, and said conveyance from Seller shall be free and clear of any encumbrances.

BE IT FURTHER ORDAINED, that this Ordinance shall take effect immediately upon the signature of the Mayor of the City of Mandeville; and

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:

NAY:

ABSTENTIONS:

ABSENT:

and the Ordinance was declared adopted this ____th day of _____, 2024

Alicia Watts
Clerk of Council

Scott Discon
Council Chairman

NAME OF PROJECT: Old Golden Shores Drainage
PARISH: St. Tammany Parish
OWNER: Live Oak Development, LLC
LDOTD REPORT TYPE: Form "A"
USPAP REPORT TYPE: Appraisal Report

APPRAISAL REPORT OF CAPTIONED PROPERTY FOR:

Ms. Elizabeth S. Sconzert
Blue Williams, LLC
1060 West Causeway Approach
Mandeville, Louisiana 70471

REPORT DATED
November 22, 2024

BY:



Neal Scott Meyer, R/W-AC
Murphy Appraisal Services, L.L.C.
400 Poydras, Suite 1160
New Orleans, Louisiana 70130
Phone: (504) 274-2682
Fax: (504) 274-2683



November 22, 2024

Ms. Elizabeth S. Sconzert
Blue Williams, LLC
1060 West Causeway Approach
Mandeville, Louisiana 70471

Ms. Sconzert:

As per your request, the undersigned appraiser has inspected and analyzed the property identified by the captioned parcel number and ownership. The purpose of the effort is to estimate Real Estate Related Compensation to the owner for property which is to be acquired for the referenced project. **Real Estate Related Compensation consists of the combination of the value of property which is to be acquired, damages to any remaining property, and the effects of other real estate related quantifiable economic changes on the ownership.** This acquisition type valued in this analysis is a partial acquisition, therefore a remainder does exist. It has been determined that damages or a loss to the remainder of the owner's property could have resulted from this partial acquisition; therefore, a "before" the acquisition appraisal and "after" the acquisition appraisal is required in the body of this Appraisal Report.

Purpose of the Appraisal:

The purpose of this appraisal is to develop an opinion of compensation for property rights required from this ownership for construction of the referenced project (*Old Golden Shores Drainage*).

Definition of Market Value:

The Louisiana Supreme Court definition:

"Fair market value is 'defined as the price a buyer is willing to pay after considering all of the uses that the property may be put to where such uses are not speculative, remote or contrary to law.' Exxon Pipeline Co. v. Hill, 2000-2535 (La. 5/15/01, 8), 788 So.2d 1154, 1160; St. Bernard Port, Harbor & Terminal Dist. v. Violet Dock Port, Inc., LLC, 2017-0434 (La. 1/30/18, 13), 239 So.3d 243, 253, cert. denied, 139 S.Ct. 375 (2018)."

Ms. Sconzert
Page 2
November 22, 2024

Intended Use of the Appraisal:

The intended use of this appraisal is to provide a basis for compensating Live Oak Development, LLC for the required property rights (drainage servitude).

Intended Users of the Appraisal:

The intended users of this appraisal are The City of Mandeville and Blue Williams, LLC.

Type of Appraisal Performed:

An appraisal has been accomplished adhering to USPAP standards and my findings are reported to the client in this Appraisal Report.

Appraisal Guidelines:

This appraisal report follows the guidelines of the Louisiana Department of Transportation and the guidelines of the Uniform Standards of Professional Appraisal Practice of the Appraisal Standards Board of the Appraisal Foundation. Pursuant to current Louisiana jurisprudence, the Assignment Condition pertains to the USPAP Standard 1-4(f). Louisiana Revised Statute 48:453 (A) requires the appraiser to develop opinions of value before the acquisition without considering any change in value caused by the proposed roadway improvement. Additionally, the appraiser adheres to the ethics and guidelines of the Appraisal Institute.

The appraisal report is not limited to the information found herein. The reader may consult with the Appraiser's project files to find more comprehensive definitions; broad area analysis; comparable factual data; and additional assumptions and limiting conditions. This appraiser considers such additional information a part of this analysis and is available upon request.

The measure of compensation to the owner as of November 6, 2024, is estimated as follows:

Compensation for property rights (drainage servitude):	\$307,403
Compensation for real property (improvements):	\$0
Diminution in Value of Remaining Real Estate:	\$0
Additional Compensation:	<u>\$0</u>
Total compensation for property required:	\$307,403*

Respectfully submitted,



Neal Scott Meyer, R/W-AC
Louisiana State Certified
General Real Estate Appraiser #G1589

* This value is based on the Extraordinary Assumptions made in this analysis.

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DATA SOURCES

In the appraisal of the larger parcel, the appraiser obtained data from the following sources:

Right of Way Maps (High Tide Consultants, LLC)

Louisiana DOTD Operations Manual, Revised December 13, 2018

Uniform Standards of Professional Appraisal Practice, 2024

Onsite inspection of the larger parcel and real estate market area

Gathering and investigating real estate market data and parish government:

Public records, real estate agents, real estate appraisers, sellers and purchasers

FEMA Flood Zone Data

Analysis of land use trends

Analysis of local area demographic data

MLXchange, CoStar, Loopnet, Narrative1

Marshall Valuation Service Swift Estimator

Marshall Valuation Service, Residential Cost Estimator

SUMMARY OF SALIENT FACTS & CONCLUSIONS:

Property Address: No municipal address noted on the south side of Esquinance Street, Mandeville, Louisiana 70448

Owner: Live Oak Development, LLC

Owner's Address: 1115 North Causeway Boulevard, Suite 200, Mandeville, Louisiana 70471

Legal Description: Lots 1 and 2, Lewisburg Subdivision, City of Mandeville, St. Tammany Parish, State of Louisiana

Property Rights Appraised: Full Ownership - Less Mineral Rights (to establish the underlying land value)
Partial Interest – Perpetual Drainage Servitude

LDOTD Report Type: Form “A”

Compensation Estimate:

Compensation for property rights (drainage servitude): \$307,403

Compensation for real property (improvements): \$0

Diminution in Value of Remaining Real Estate: \$0

Additional Compensation: \$0

Total compensation for property required: \$307,403*

* This value is based on the Extraordinary Assumptions made in this analysis.

Date of Value Estimate: September 10, 2023 (original inspection)
November 6, 2024 (current inspection)

Date of Appraisal Report: November 22, 2024

Right of Way Map Dated: April 2, 2024

Right of Way Map Last Revision: 4/12/2024, 4/22/2024, 8/22/2024

Date of Notification Letter: August 31, 2023 (for original appraisal)

TITLE/OWNERSHIP SUMMARY/TAXES

Owner:

Live Oak Development, LLC

Five Year Sales History:

A review of the title data provided indicates no transactions have occurred on the larger parcel within the past five years, known at this time.

Real Estate Taxes:

Property Information	
Parish Mills	122.93
City Mills	8.21
Parish Taxes	\$5,865
City Taxes	\$394.08
Total Taxes	\$6,259.08
Fair Market Value Improvement	\$0
Fair Market Value Land	\$480,000
Total Fair Market Value	\$480,000
Assessed Value Land	\$48,000
Assessed Value Improvements	\$0
Total Assessed Value	\$48,000
Homestead Value	\$0
Other Exemptions Value	\$0
Taxable Value	\$48,000
Freeze Type	None (default)
Exemption Type	None

BASIS FOR SUMMARY OF FAIR MARKET VALUE

SITE AREAS:

	Whole Property	Required Area	Remainder Area	Interest Required
SF	216,491	29,558	29,558 Encumbered 186,933 Unencumbered 216,491 Total	Partial – Perpetual Drainage Servitude

IMPROVEMENTS:

1. The following items are considered **real property** located within the required area:
 - a. Drives, gates and existing drainage pipe - see extraordinary assumption
2. The following items are considered as **personal property** located within the right of way:
 - a. None noted at this time
3. The following items are considered **real property** located outside the required area:
 - a. None noted at this time
4. The following items are in the **ownership of others** and are located within the required area:
 - a. None noted at this time

REMARKS:

N/A

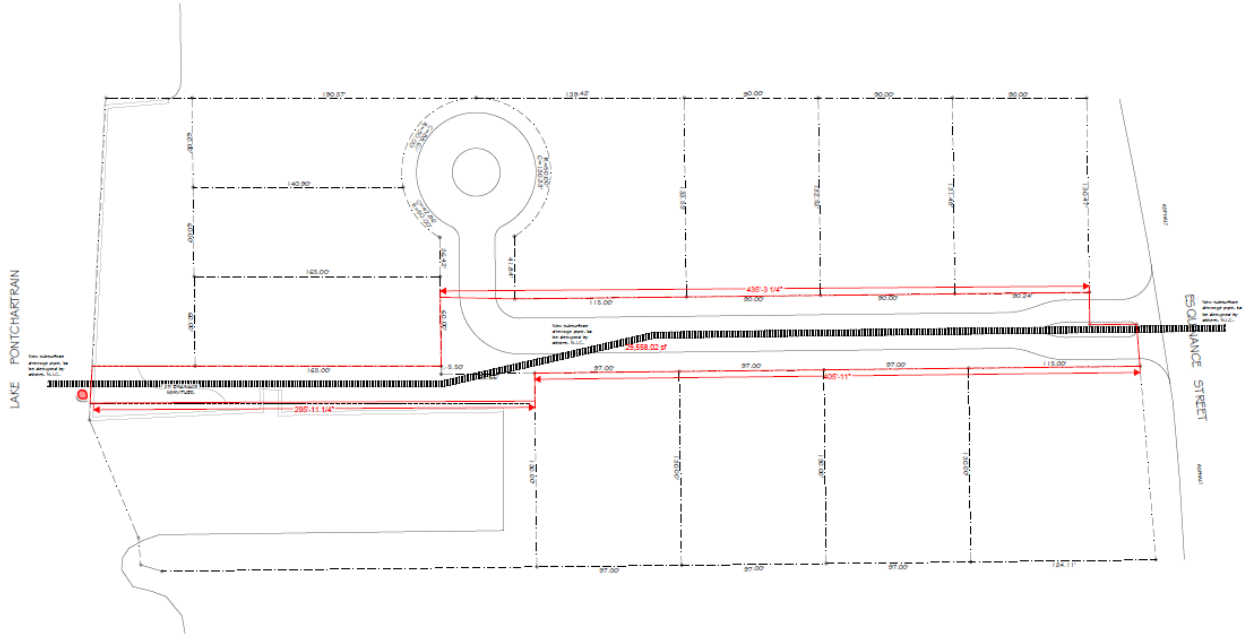
DISCUSSION OF THE APPRAISAL PROBLEM (SCOPE OF WORK)

Description of Larger Parcel:

The larger parcel is a 4.97-acre residential zoned waterfront site that is bulk-headed, mostly cleared and level and undeveloped.

Appraisal/Project Scope:

The City of Mandeville would like to acquire a drainage servitude within the larger parcel. This drainage servitude will run from Esquinance Street to Lake Pontchartrain as shown below:



The servitude varies in width and totals 29,558 SF. The servitude has been designed to run in unison with a proposed subdivision plat of the entire larger parcel. An existing drainage line runs along parts of the proposed servitude, but no existing servitude agreement exists. The client has requested that I estimate compensation to the property owner to acquire these servitude rights and determine if any damages exist based on the plat shown above.

Type of acquisition:

Partial acquisition (drainage servitude).

Purpose of the Appraisal:

The purpose of this appraisal is to develop an opinion of compensation for property rights required from this ownership for construction of the referenced project (*Old Golden Shores Drainage*).

Definition of Severance Damages:

"In a partial acquisition a decline in the market value of the remainder that arises as a result of the acquisition and or the construction of the proposed improvement."

Definition of Just Compensation:

"Just Compensation" is defined by the Dictionary of Real Estate Appraisal, Seventh Edition as,

“In condemnation, the amount of loss for which a property owner is compensated when property is taken. Just Compensation should put the owner in as good a position pecuniarily as he or she would have been if the property had not been taken”

Definition of Market Value:

The Louisiana Supreme Court definition:

"Fair market value is 'defined as the price a buyer is willing to pay after considering all of the uses that the property may be put to where such uses are not speculative, remote or contrary to law.' Exxon Pipeline Co. v. Hill, 2000-2535 (La. 5/15/01, 8), 788 So.2d 1154, 1160; St. Bernard Port, Harbor & Terminal Dist. v. Violet Dock Port, Inc., LLC, 2017-0434 (La. 1/30/18, 13), 239 So.3d 243, 253, cert. denied, 139 S.Ct. 375 (2018)."

LADOTD Format of Appraisal Procedure:

In accordance with my appraisal assignment, the appraisal is based on the Department's Form "A" Land Only Appraisal Format. The fee for this assignment is \$1,600 This format will:

1. Estimate the market value, as defined in the letter of transmittal, of the property (land only) "before" the acquisition.
2. Estimate the market value, as defined in the letter of transmittal, of the property (land only) within the required property rights.
3. Estimate the market value, as defined in the letter of transmittal, of the property (land only) "after" the acquisition plus estimate additional compensation, if any.

In the final analysis, the total value estimate of the required area, severance damages and any additional compensation will result in the estimate of just compensation.

Intended use of the Appraisal:

The intended use of this appraisal is to provide a basis for compensating Live Oak Development, LLC for the required property rights (drainage servitude).

Intended Users of the Appraisal:

The intended users of this appraisal are The City of Mandeville and Blue Williams, LLC.

Effective Date of the Appraisal:

The effective date of this appraisal or the date on which this value estimate applies is November 6, 2024.

Property Rights Appraised:

As previously set forth, the property rights appraised herein are "full ownership interests, less minerals," to establish the underlying land value and "partial interest" to estimate compensation for the drainage servitude.

Definition of Fee Simple Interest:

Fee simple ownership is defined in the Dictionary of Real Estate Appraisal, Seventh Edition, published by the Appraisal Institute, as "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Type of Appraisal Performed:

An appraisal has been accomplished adhering to USPAP standards and my findings are reported to the client in this Appraisal Report. This analysis has employed the Sales Comparison Approach to estimate the land value and a Cost Approach to estimate the value of all site improvements. The Income Approach is not applicable given the owner-occupied nature of the improvements and the land of rental market surrounding the subject.

Analysis of the Appraisal Problem:

The larger parcel includes the valuation of land and improvements located within the required right of way. This estimate will include the depreciated value of any site improvements and the value of the land to be acquired.

This analysis is based upon the right of way maps and ownership information provided by the client. I reserve the right to revisit this analysis if any discrepancies are found at a later date.

Assignment Conditions:

Revised Statute 48:453(A) requires the appraiser to develop opinions of value before the acquisition without considering any changes in value caused by the proposed project. As the purpose of the appraisal is to estimate real estate related just compensation for the proposed parcel, the Scope of Work for this assignment assumes the anticipated public project will not be recognized. A jurisdictional exception was not required for this item.

USPAP Standard 1-2 (c) requires the market value be linked to a specific exposure time. Exposure time is not a component of the definition of market value used in the appraisal. As such, a jurisdictional exception was not utilized.

Hypothetical Condition:

The after analysis is written under a Hypothetical Condition that the servitude has been acquired. Making this condition could alter assignment results.

Extraordinary Assumptions:

This appraisal is written under the Extraordinary Assumption that the City of Mandeville will repair or replace any improvements it damages within the right of way. Given such, any improvements located within the required area will not be valued. Making an Extraordinary Assumption within an appraisal could alter assignment results.

Competency Statement:

I, Neal Meyer disclose that I have completed appraisals on similar right-of-way projects. The complexity of analyze and valuation techniques completed on these past assignments are similar to the identified property. My experience from past appraisal assignments are adaptable to this valuation.

PHOTOGRAPHS*



Date Taken: November 6, 2024

View of larger parcel looking south towards Lake Pontchartrain. Above taken through trellis fence, below taken from the roadway.



*** Neal Meyer took all photographs in this appraisal.**

PHOTOGRAPHS



Date Taken: September 10, 2023

View of larger parcel looking south towards Lake Pontchartrain

PHOTOGRAPHS



Date Taken: September 10, 2023

View of property entrance looking south

PHOTOGRAPHS



Date Taken: September 10, 2023

View of bulkheaded boat inlet on larger parcel

PHOTOGRAPHS



Date Taken: September 10, 2023

View of infrastructure related to existing drainage ditch

PHOTOGRAPHS



Date Taken: September 10, 2023

View of Lake Pontchartrain frontage and
owners pier

AREA, CITY AND NEIGHBORHOOD DATA

The term “neighborhood” is defined as “a group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises.” The four forces which create, modify, and destroy the value of real estate are: social trends, economic circumstances, government controls and regulations, and environmental conditions. The boundaries of a neighborhood can be identified by determining the area within which the four forces affect all properties in the same manner. A clear distinction can be drawn between a neighborhood and a district. A district is a type of neighborhood that is characterized by homogeneous land use. A residential neighborhood, for example, may contain single-family homes and commercial properties that provide services for local residents. Districts are commonly composed of apartments, commercial, or industrial properties.

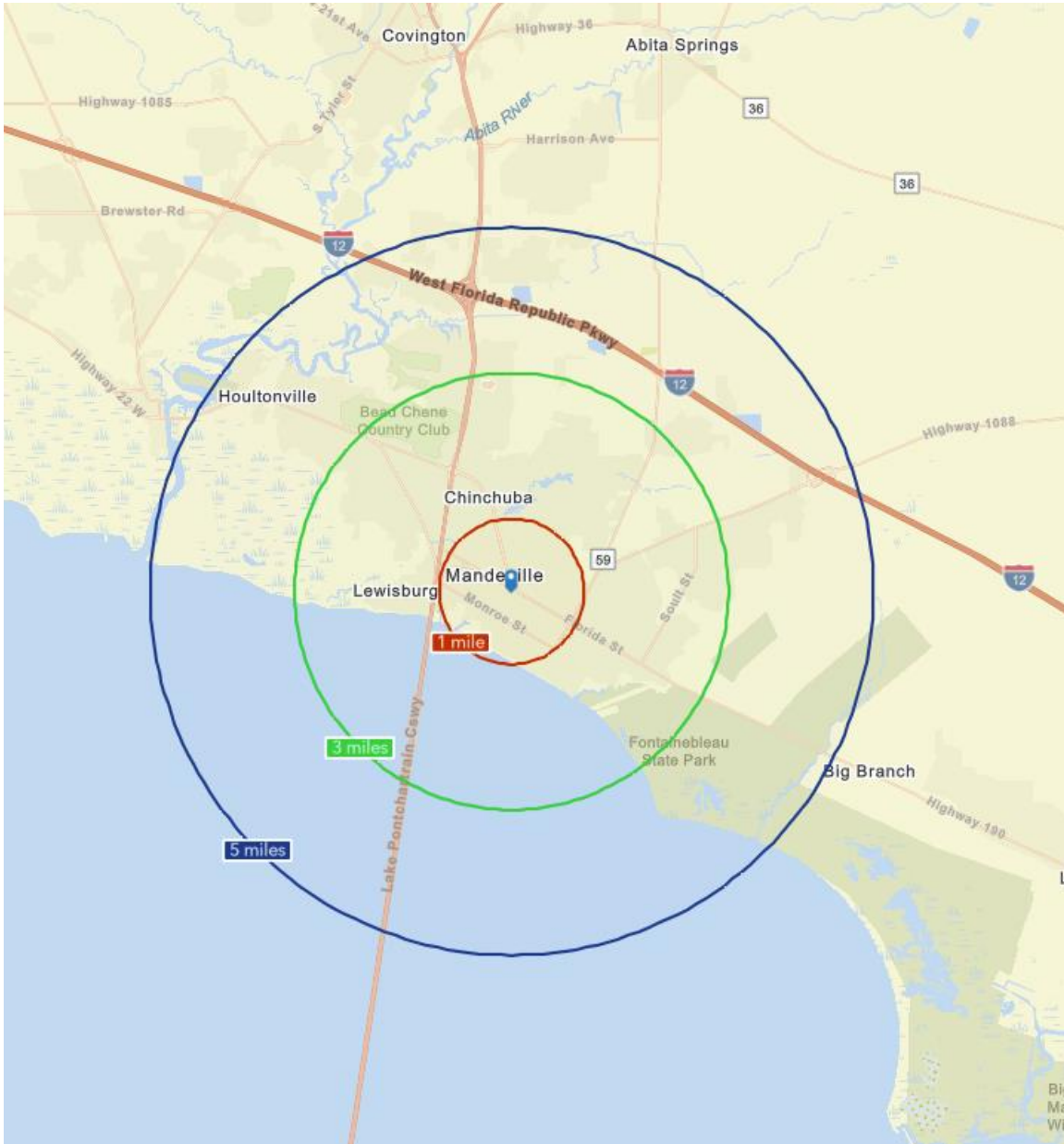
Location and Neighborhood Boundaries:

The subject property is located in a historic waterfront residential pocket located on west of the Causeway in Mandeville, Louisiana. Florida Street (US Highway 190) serves as the northern boundary of the City of Mandeville and the southern boundary of unincorporated St. Tammany Parish. Florida Street is a four-lane asphalt surfaced thoroughfare and is an “off-shoot” of US Highway 190 (Highway 22). This has historically been the major east west interconnecting traffic artery for the southern portion of St. Tammany Parish running parallel to Lake Pontchartrain connecting with US Highway 90 to the east (Slidell) and Highway 190 West (Hammond and Baton Rouge). This commercial corridor is geographically identified as a commercial and residential corridor lying between the intersections of US 190 North, North Causeway Boulevard and Louisiana Highway 22 on its western extremity and Fontainebleau State Park as the eastern geographical anchoring feature. This strip is a three-mile long neighborhood of mixed land uses with a heavy emphasis on commercial activity at the western end and a gradual movement to mixed use and rural containments at its eastern end. The bounding features of this corridor extend to a depth of several blocks on either side of the corridor.

East Causeway Boulevard is a four-lane asphalt surfaced thoroughfare that provides easier access to the Causeway leading to New Orleans. This roadway is a highly traveled roadway by local residents, commuters, and people drawn to Mandeville for shopping and service needs. Mandeville is best defined by the historic uses as a summer resort location given its proximity to Lake Pontchartrain, and the recent development of the Mandeville area a primary bed room community to the City of New Orleans. The explosive growth in the population of Mandeville in the past thirty years has caused many changes in its land use patterns placing strains on its accessibility, the neighborhood land uses, the adequacy and condition of the streets and utility infrastructure. In addition, Mandeville and its surrounding environments are becoming an employment center providing necessary services and jobs to the growing population.

Demographic Data:

On the following pages, tables are displayed as excerpted from a report generated by the appraisers using the ESRI database. The tables and charts show population and demographic data from the three radiuses surrounding the subject property.





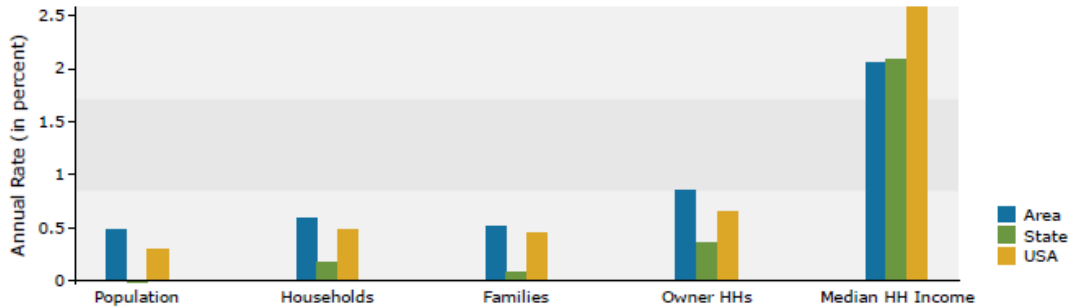
Demographic and Income Profile

2814 E Causeway Approach, Mandeville, Louisiana, 70448
 Ring: 1 mile radius

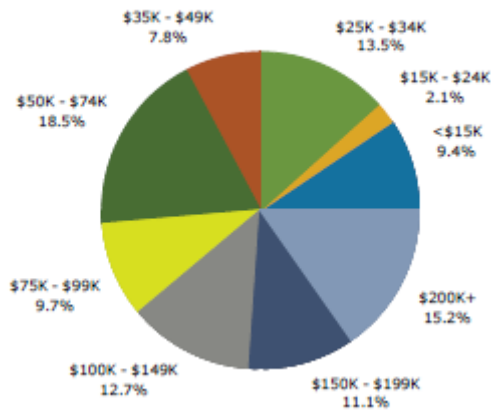
Prepared by Esri
 Latitude: 30.36973
 Longitude: -90.07505

Summary	Census 2010	Census 2020	2023	2028	
Population	7,894	7,988	8,076	8,272	
Households	3,132	3,304	3,373	3,474	
Families	2,208	-	2,292	2,351	
Average Household Size	2.52	2.42	2.39	2.38	
Owner Occupied Housing Units	2,257	-	2,466	2,573	
Renter Occupied Housing Units	875	-	907	901	
Median Age	40.8	-	43.2	43.6	
Trends: 2023-2028 Annual Rate		Area	State	National	
Population		0.48%	-0.02%	0.30%	
Households		0.59%	0.18%	0.49%	
Families		0.51%	0.08%	0.44%	
Owner HHs		0.85%	0.36%	0.66%	
Median Household Income		2.05%	2.08%	2.57%	
Households by Income		2023		2028	
		Number	Percent	Number	Percent
<\$15,000		318	9.4%	296	8.5%
\$15,000 - \$24,999		72	2.1%	59	1.7%
\$25,000 - \$34,999		456	13.5%	416	12.0%
\$35,000 - \$49,999		263	7.8%	257	7.4%
\$50,000 - \$74,999		625	18.5%	627	18.0%
\$75,000 - \$99,999		327	9.7%	333	9.6%
\$100,000 - \$149,999		427	12.7%	434	12.5%
\$150,000 - \$199,999		373	11.1%	465	13.4%
\$200,000+		512	15.2%	587	16.9%
Median Household Income		\$72,358		\$80,087	
Average Household Income		\$119,172		\$132,788	
Per Capita Income		\$49,147		\$55,064	

Trends 2023-2028



2023 Household Income





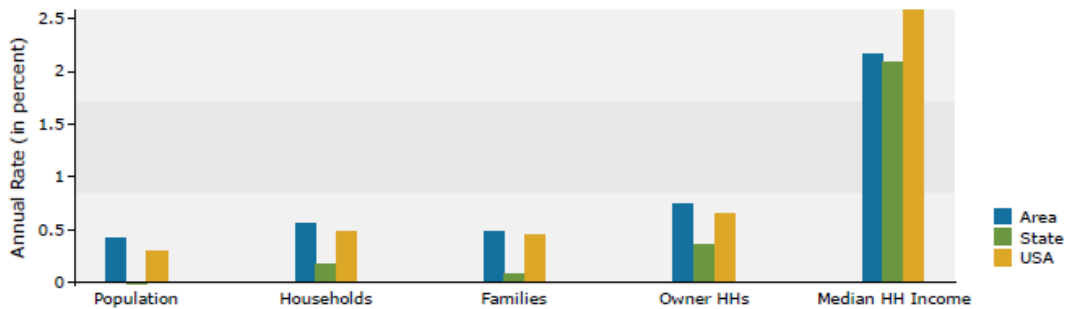
Demographic and Income Profile

2814 E Causeway Approach, Mandeville, Louisiana, 70448
 Ring: 3 mile radius

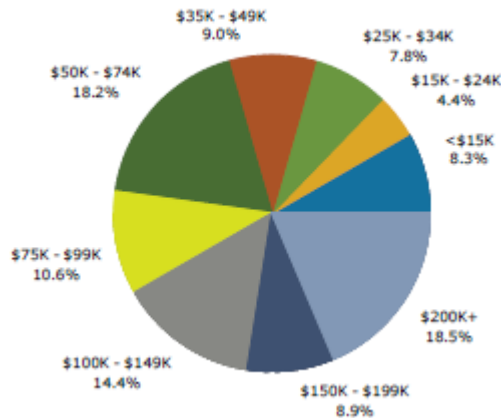
Prepared by Esri
 Latitude: 30.36973
 Longitude: -90.07505

Summary	Census 2010	Census 2020	2023	2028
Population	34,860	36,661	37,281	38,084
Households	12,935	13,996	14,291	14,699
Families	9,355	-	9,995	10,235
Average Household Size	2.68	2.58	2.57	2.56
Owner Occupied Housing Units	9,838	-	10,870	11,279
Renter Occupied Housing Units	3,097	-	3,421	3,419
Median Age	40.1	-	42.6	43.3
Trends: 2023-2028 Annual Rate		Area	State	National
Population		0.43%	-0.02%	0.30%
Households		0.56%	0.18%	0.49%
Families		0.48%	0.08%	0.44%
Owner HHs		0.74%	0.36%	0.66%
Median Household Income		2.16%	2.08%	2.57%
Households by Income		2023	2028	
		Number	Percent	Number
<\$15,000		1,181	8.3%	1,128
\$15,000 - \$24,999		629	4.4%	536
\$25,000 - \$34,999		1,116	7.8%	992
\$35,000 - \$49,999		1,285	9.0%	1,209
\$50,000 - \$74,999		2,598	18.2%	2,553
\$75,000 - \$99,999		1,511	10.6%	1,548
\$100,000 - \$149,999		2,057	14.4%	2,097
\$150,000 - \$199,999		1,271	8.9%	1,561
\$200,000+		2,644	18.5%	3,074
Median Household Income		\$79,540		\$88,525
Average Household Income		\$130,179		\$145,630
Per Capita Income		\$50,590		\$56,986

Trends 2023-2028



2023 Household Income





Demographic and Income Profile

2814 E Causeway Approach, Mandeville, Louisiana, 70448
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 30.36973
 Longitude: -90.07505

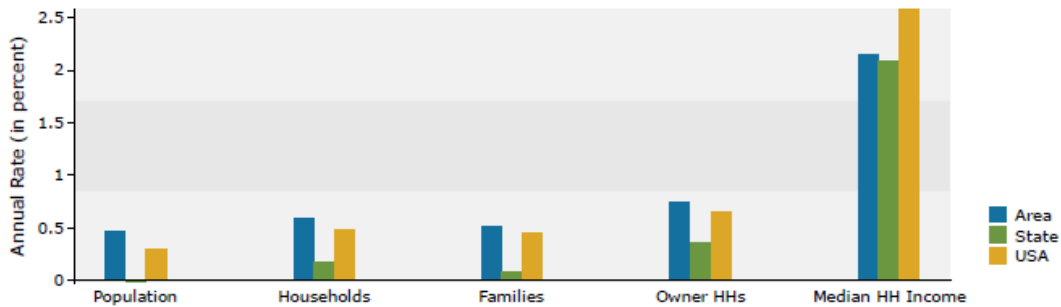
Summary	Census 2010	Census 2020	2023	2028
Population	52,828	57,272	58,544	59,904
Households	19,614	22,064	22,656	23,337
Families	14,448	-	16,125	16,542
Average Household Size	2.67	2.56	2.55	2.54
Owner Occupied Housing Units	15,287	-	17,560	18,232
Renter Occupied Housing Units	4,328	-	5,096	5,105
Median Age	40.0	-	42.3	42.9

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.46%	-0.02%	0.30%
Households	0.59%	0.18%	0.49%
Families	0.51%	0.08%	0.44%
Owner HHs	0.75%	0.36%	0.66%
Median Household Income	2.14%	2.08%	2.57%

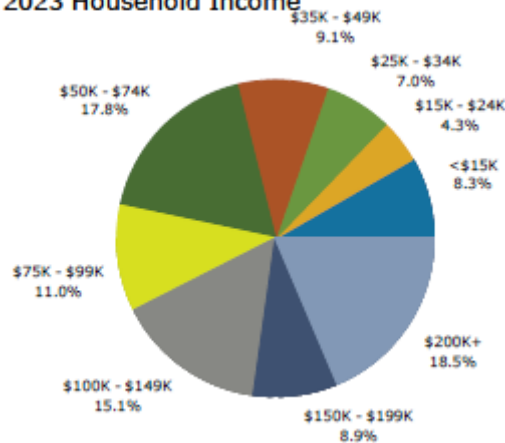
Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	1,881	8.3%	1,796	7.7%
\$15,000 - \$24,999	983	4.3%	831	3.6%
\$25,000 - \$34,999	1,586	7.0%	1,406	6.0%
\$35,000 - \$49,999	2,064	9.1%	1,938	8.3%
\$50,000 - \$74,999	4,033	17.8%	3,967	17.0%
\$75,000 - \$99,999	2,500	11.0%	2,545	10.9%
\$100,000 - \$149,999	3,414	15.1%	3,506	15.0%
\$150,000 - \$199,999	2,007	8.9%	2,459	10.5%
\$200,000+	4,189	18.5%	4,890	21.0%

Median Household Income	\$81,490	\$90,596
Average Household Income	\$130,928	\$146,539
Per Capita Income	\$50,776	\$57,235

Trends 2023-2028



2023 Household Income



Accessibility:

From the site, East Causeway Approach provides access to the major north/south thoroughfare of North Causeway Boulevard and Highway 190 (Ronald Reagan Hwy). East Causeway Approach is separated by a raised median.

Neighborhood Land Uses:

Prior to the adoption of a comprehensive land use plan and zoning ordinance by both the city and the parish, Mandeville grew along the traditional natural and artificial boundaries of the north shore of Lake Pontchartrain, US Highway 190 and other minor transportation arteries. This type of development shaped the central core of Mandeville as a village with current appealing scales of historic character and a closeness that is inviting. As growth mushroomed and the need for a comprehensive land use plan became apparent, a comprehensive zoning ordinance was developed and implemented by both the city and the parish.

The land use of the subject neighborhood is residential off the main streets with commercial uses along the main corridors and in Downtown Mandeville. Public use of land within the neighborhood is not limited to the present transportation infrastructure. Much has been done to enhance and expand the public recreational areas that include the Lakefront that is approximately one mile to the south of the Florida/US 190 Neighborhood, The Tammany Trace, Fontainebleau State Park and the Jackson Street Bike and Walking Trail.

The Trace, a biking and walking trail, is the resurrection of an abandoned railway right of way that runs from Slidell in the east to Abita Springs to the north. This development of public land has anchored the subject neighborhood as it transverses Mandeville and Florida Street along its route. The location of this intersection of the Trace and Highway 190 is just west of the subject and marked by an underground tunnel which eliminates the need for pedestrians and cyclists to cross the busy Highway. A major terminal has been constructed at the corner of Gerard and General Pershing Streets two blocks to the south of Florida Street with eminent plans to expand the facilities parking. The Jackson Street Walking and Biking trail runs from the Lake Front at the yacht harbor to Florida Street. It interconnects with The Trace and provides pedestrian and biking traffic access from The Trace directly to the Lake Front.

Fontainebleau State Park and Bayou Castine form the eastern boundary of the subject neighborhood. This major state owned and operated facility houses Pelican Park and The Castine Center, a multi-functional recreational and events center as well as Southeast Louisiana State hospital. The park, which is best known for its old growth pine forests, swamps and marsh areas is a favorite camping, boating, and recreational area for the entire southeastern part of the state.

Bayou Castine provides a scenic setting for numerous water front developments including marinas and boat yards. Though the land use patterns have changed from land held as suburban or for timber production and older commercial and residential structures, the development patterns of the land have followed closely the traditional and historic transportation routes with US Highway 190 serving as the commercial hub and off highway tracts developing into residential uses.

Distance to Employment Centers:

The subject neighborhood is located in an area of numerous businesses, banks, professional and general offices, franchises as well as local restaurant establishments, and service oriented commercial uses. These commercial businesses support the surrounding residential subdivisions, as well as offering services to those who find the location to be a suitable stop and go spot when traveling the Causeway over Lake Pontchartrain.

Of primary importance is the proximity of the subject neighborhood to the Lake Pontchartrain Causeway, due to the large number of commuters who work on the south shore of the lake. This has been the single greatest contributing factor to the growth of the subject neighborhood and the North shore area in general.

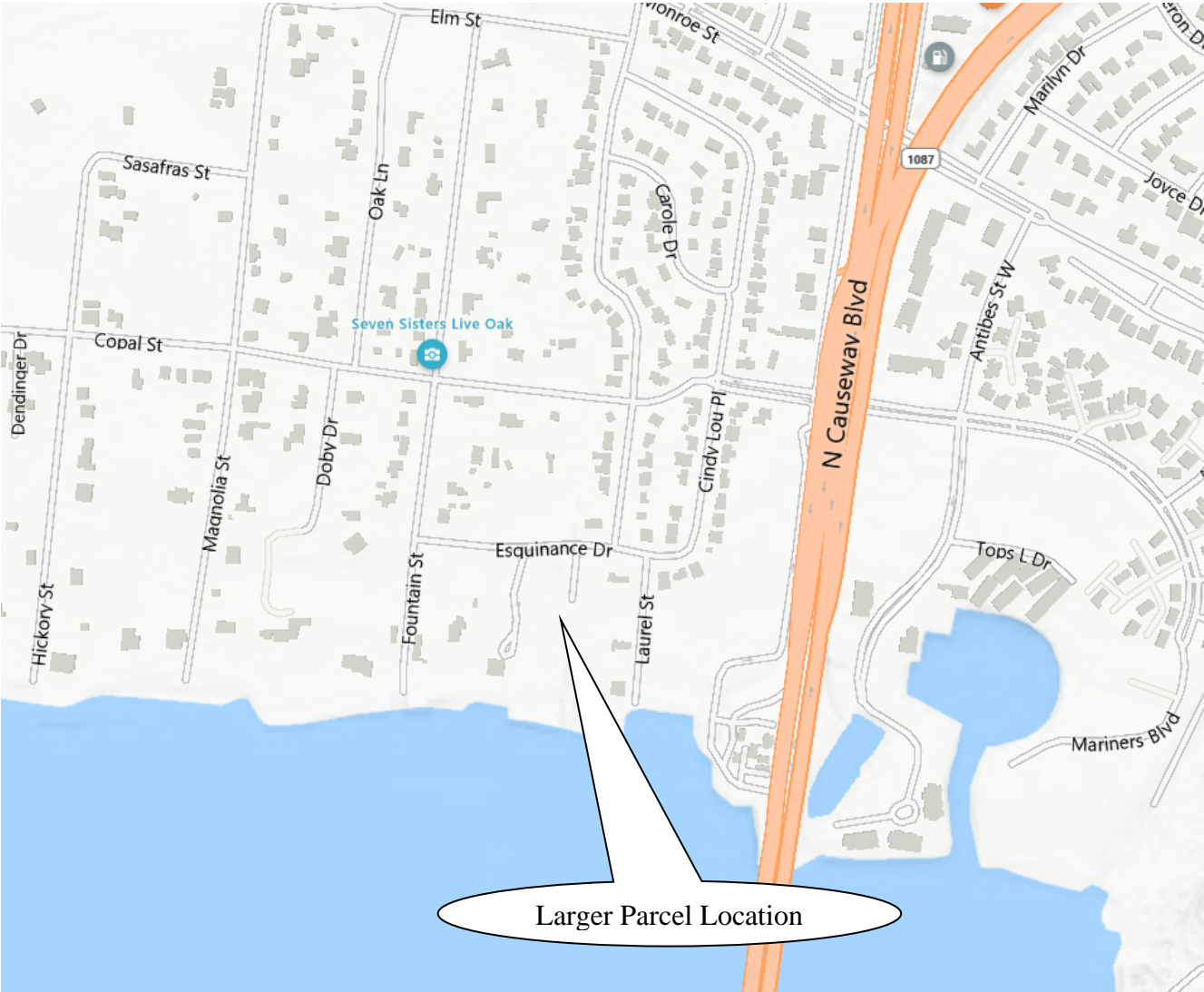
Conclusion and Future Outlook of the Neighborhood:

Social trends, economic circumstances, governmental regulations and environmental conditions have all played a major role in the history of the development of the subject neighborhood. The out migration from the urban center of the area, New Orleans, has caused an explosion of growth to occur. This social phenomenon is the result of deteriorating inner city qualities of life and the national trend of the return to a more rural lifestyle.

The economies of south Louisiana, although changing from port related and oil and gas dependency to an economy of tourism and service sector orientation, still favors modest growth to continue within the subject neighborhood and the area in general. Governmental regulations and environmental conditions as well as concerns favor a more restrictive development pace but also a more managed development of the area.

The four primary forces or factors that create, modify and destroy the value of real estate are all present and active in the neighborhood and for the foreseeable future should contribute to a more orderly and harmonious growth pattern. There will be the creation of more public areas and attendant commercial support for the existing residential community. Some destruction is inevitable and will probably result in land use changes of forested areas as well as older non-functional structures. Modifications will result from the compromised efforts of the regulatory and environmental elements and the private sector. The vagaries and whims of the economy are certainly going to play a leading role in any future changes that occur. These forces should bode well for the subject neighborhood and a cautiously optimistic outlook can be expected.

PROJECT LOCATION MAP



**VALUE ESTIMATE OF LARGER PARCEL
(BEFORE ANALYSIS)**

SITE DESCRIPTION - BEFORE

	Whole Property	Required Area	Remainder Area	Interest Required
SF	216,491	29,558	29,558 Encumbered 186,933 Unencumbered 216,491 Total	Partial – Perpetual Drainage Servitude
Shape and dimensions:	Two abutting lots of irregular dimensions but creating an overall rectangular shaped tract with dimensions of 151.82’ x 31.39’ x 159.01’ x 666.56’ 14.8’ x 18.22’ x 85.55’ x 216.45’ x 658.42’			
Topography:	Mostly level sloping slightly towards the rear (Lake Pontchartrain)			
Drainage:	Open ditch			
Utilities:	Water, sewerage, gas, phone, cable, internet, and electricity available via public and private sources. All utilities currently extended to or offered to the region			
Position:	South side of Esquinance Street, north bank of Lake Pontchartrain, west of Causeway Boulevard, east of Fountain Street			
Easements/Encroachments:	Sub-surface concrete drainage ditch with box culverts (no recorded easement is noted) hence this drainage ditch is not binding and assumed can be removed at owners’ discretion at any time.			
Surrounding Land Use:	Single family residential development			
Zoning:	R-1, Residential – City of Mandeville			
Access/ Frontages:	South side of Esquinance Street as well as Lake Pontchartrain			
Flood Zone:	AE			
Landscaping:	Typical for this market			
Current Use:	Undeveloped residential land			
Environmental Concerns:	<u>This analysis assumes no environmental issues with the subject site however reserves the right to revisit this analysis if a study is provided at a later date.</u>			

HIGHEST AND BEST USE - BEFORE

The most recent interpretation of this concept which defines value in use in real estate defines the highest and best use of a property according to the Dictionary of Real Estate Appraisal, Seventh Edition as "The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

The level of analysis under the Highest and Best Use for the subject site is a Level "A" Inferred Analysis.

In analyzing the highest and best use, five channels will be analyzed:

- market in which the larger parcel is located
- marketability of the proposed development
- highest and best use as vacant
- highest and best use as improved
- most likely market participants and the estimated exposure time

Market Analysis:

The subject market is Western St. Tammany Parish, notably the Mandeville market.

Marketability Analysis:

Typically, three important factors are taken into consideration when attempting to market real estate:

- health and vibrancy of the market
- catering to a market that will absorb the property
- selling a product that will compete

The subject market is growing rapidly and there is high demand for residential use property.

As Vacant:

When determining the highest and best use of the larger parcel, four factors must be tested, they are as follows:

- *Legal Permissibility:* the first consideration relative to the determination of the highest and best use "as vacant" is to determine whether or not a proposed use would be allowed under the zoning designation in which the larger parcel is situated.
- *Physical Possibility:* the next consideration relative to determination of the highest and best use "as vacant" is determine whether or not a proposed use would be physically possible relative to the shape and size of the subject site.
- *Financial Feasibility:* this consideration is integral in determining the proposed use of a vacant site. This test determines whether or not construction costs and land acquisition are justified by the anticipated cash flows associated with a proposed larger parcel.

- *Maximum Productivity*: this test determines the land use that would attribute the highest value to the site.

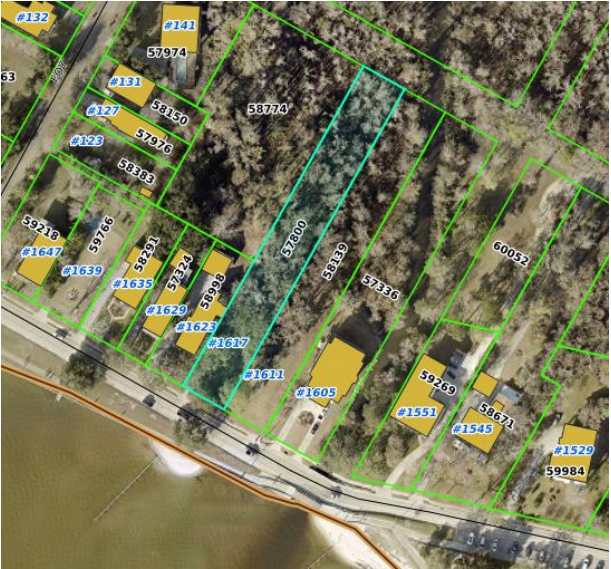
The subject is zoned residential, and the predominant surrounding land use is residential hence the highest and best use is considered to be residential use such as waterfront single-family development. The owner does plan to develop the subject into a waterfront residential subdivision which could be a long term prospective, the highest and best use.

Conclusion:


The market participants most likely to purchase the larger parcel would be single family residential owner occupants or developers looking for a speculative development.

LAND / SITE VALUATION - BEFORE


In instances where sufficient market data is available, the Sales Comparison Approach is preferred and is the most common approach employed in my industry. It is the most direct method, and the easiest to apply and understand. Foremost in consideration, however, is the fact that this method reflects the actions of buyers and sellers in the market for similar properties. Employing this method, the subject site is compared with sales of similar vacant sites. These sales are investigated and adjustments are made for the differences between the sites sold and the site being appraised. In this case, the appraiser was able to find several sales of vacant sites with similar utility in the subject's competitive market. These sales are detailed in the Land Sales Section of the Project Manual for the referenced project as well as throughout this report.

COMPARABLE LAND SALE 1		
Property and Sale Data		
Address	1617 Lakeshore Drive, Mandeville, LA	
Sale Price	\$360,000	
Site Size	32,906 sf	
Unit Price	\$10.94	
Date	September 23, 2022	
Vendor	Kyle H. Bone	
Vendee	Allison B. Froeba wife of/and Brian M. Froeba	
Recordation	2347073	
Terms	Cash	
Verification	St. Tammany Parish Clerk of Court	
Confirmation	Listing agent Tiffani Bernheisel representing Robin Realty	
Highest & Best Use	Waterfront residential	
Site Data		
Site Size	32,906 sf / 0.755 acres	This is the sale of a long and narrow waterfront residential site that has frontage along Lakeshore Drive and views of Lake Pontchartrain. The site was developed for single family residential development. The property was on the market for 20 days with an original list price of \$395,000.
Zoning	R-1, Single Family Residential District	
Site Dimensions	Rectangular tract fronting 65' on Lakeshore Drive by a depth of 506.25'	
Flood Zone	AE	
Legal Description	Lot 5, Town of Mandeville, St. Tammany Parish, LA	

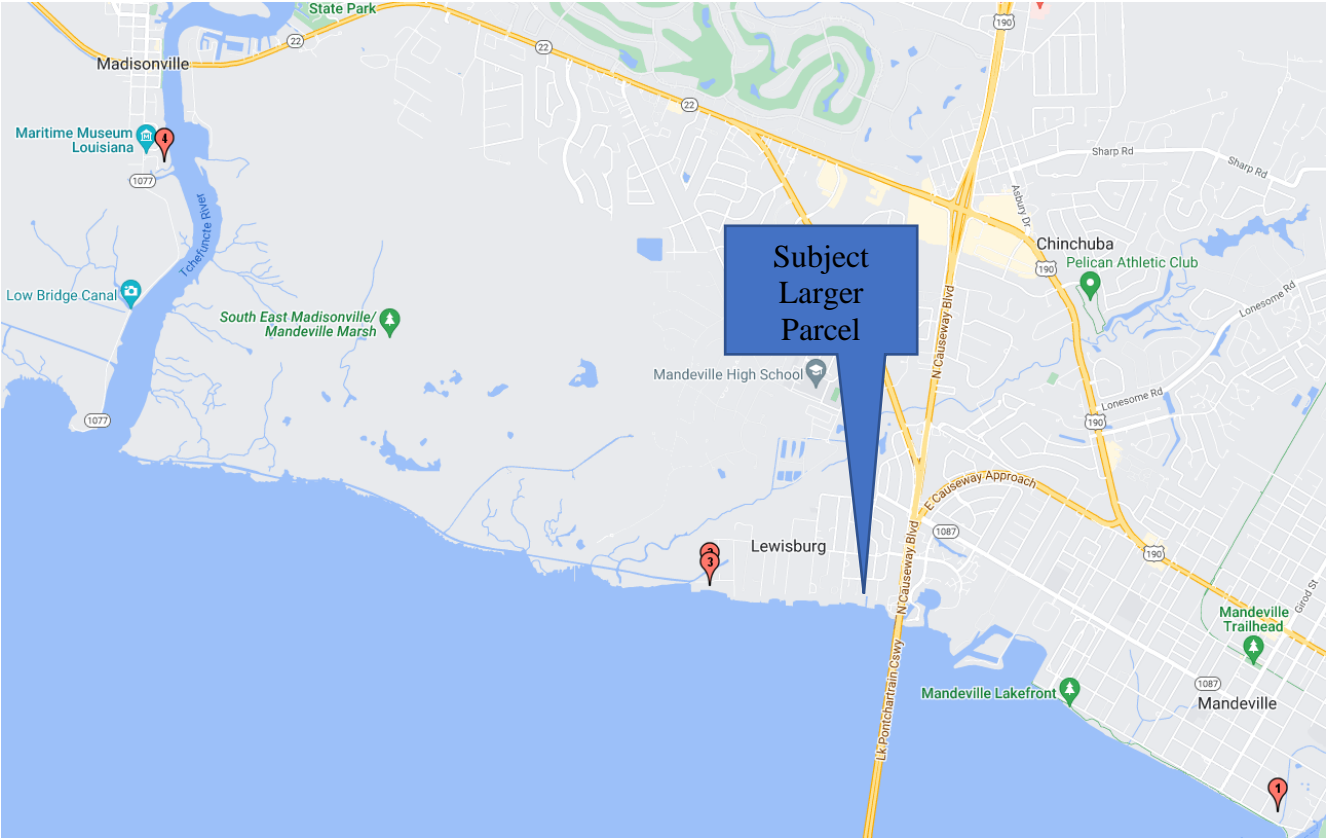
COMPARABLE LAND SALE 2

Property and Sale Data	
Address	106 Northlake Drive, Mandeville, LA
Sale Price	\$195,000
Site Size	19,851 sf
Unit Price	\$9.82
Date	June 4, 2021
Vendor	Richards Enterprises, LLC
Vendee	Matthew P. Rosenboom and Rebecca R. Rosenboom
Recordation	2273690
Terms	Cash
Verification	St. Tammany Parish Clerk of Court
Confirmation	Lovelle Blicht representing RE/MAX Northlake Associates
Highest & Best Use	Waterfront view residential
Site Data	
Site Size	19,851 sf / 0.456 acres
Zoning	A-2, Suburban District
Site Dimensions	Irregular tract fronting 100' on Northlake Drive
Flood Zone	V15
Legal Description	Lot 3, Square 2, Lewisburg Estates, St. Tammany Parish, LA
	
Comments	
<p>This is the sale of an irregular shaped residential lot that has lake views over Northlake Drive and then water access in the rear via a channel directly to Lake Pontchartrain. The site was acquired for single family development. The property was listed on the open market for 200 days and was originally listed for \$220,000.</p>	

COMPARABLE LAND SALE 3		
Property and Sale Data		
Address	111 Northlake Drive, Mandeville, LA	
Sale Price	\$447,000.00	
Site Size	23,419 sf	
Unit Price	\$19.09	
Date	December 11, 2020	
Vendor	Robert J. Comeaux, Jr. and wife, Billie R. Comeaux	
Vendee	Edward J. Vicknair, Jr. and Tracy W. Vicknair	
Recordation	2241898	
Terms	Cash	
Verification	St. Tammany Parish Clerk of Court	
Confirmation	Debbie Relle representing RE/MAX Select	
Highest & Best Use	Waterfront residential	
Site Data		Comments
Site Size	23,419 sf / 0.538 acres	This is the sale of a cleared, filled and bulkheaded waterfront property on Lake Pontchartrain. The lot was acquired for residential development. The site was on the market for only 6 days with an original list price of \$475,000.
Zoning	A-2, Suburban District	
Site Dimensions	Roughly rectangular tract fronting 64.86' on Northlake Drive, rear of 98.03' along Lake Pontchartrain by depths of 230' and 240'	
Flood Zone	V15	
Legal Description	Lot 5-A, Square 5, Lewisburg Estates, Addition No. 1, St. Tammany Parish, LA	

COMPARABLE LAND SALE 4		
Property and Sale Data		
Address	163 River Lane, Madisonville, LA	
Sale Price	\$715,000	
Site Size	43,124 sf	
Unit Price	\$16.58	
Date	July 27, 2020	
Vendor	Spartan Construction, LLC	
Vendee	Thomas A. Ragan	
Recordation	2217348	
Terms	Cash	
Verification	St. Tammany Parish Clerk of Court	
Confirmation	Kyle Gurievsky representing Berkshire Hathaway	
Highest & Best Use	Waterfront residential	
Site Data		
Site Size	43,124 sf / 0.990 acres	This is the sale of a cleared, filled and bulkheaded residential lot located on the Tchefuncte River which provides Lake Pontchartrain access. The lot has a wood pier and steel bulkheading. The lot was on the market for 688 days with an original list price of \$829,000.
Zoning	C, Neighborhood Business District	
Site Dimensions	Trapezoid shaped tract fronting 138' on River Lane, rear of 140.6' by depths of 297.69' and 330.43'	
Flood Zone	A13	
Legal Description	Lot 12, Madison Harbour Subdivision, St. Tammany Parish, LA	

COMPARABLE LAND SALES MAP



PERTINENT DATA & ANALYSIS

Sale #	Subject	Sale 1	Sale 2	Sale 3	Sale 4
Date		9/23/2022	6/4/2021	12/11/2020	7/27/2020
Address	Esquinanse Street	1617 Lakeshore Drive	106 Northlake Drive	111 Northlake Drive	163 River Lane
Sale Price		\$360,000	\$195,000	\$447,000	\$715,000
Land SF	216,491	32,906	19,851	23,419	43,124
Zoning	R-1	R-1, Single Family Residential District	A-2, Suburban District	A-2, Suburban District	A-2, Suburban District
Unit Price-Land SF		\$10.94	\$9.82	\$19.09	\$16.58
Conditions of Sale		0.00%	0.00%	0.00%	0.00%
Adjusted Unit Price		\$10.94	\$9.82	\$19.09	\$16.58
Market Conditions		0.00%	0.00%	0.00%	0.00%
Adjusted Unit Price		\$10.94	\$9.82	\$19.09	\$16.58
Size		-20.00%	-20.00%	-20.00%	-20.00%
Zoning		0.00%	0.00%	0.00%	0.00%
Location/Amenities		35.00%	35.00%	0.00%	0.00%
Composite Adjustment		15.00%	15.00%	-20.00%	-20.00%
Adjusted Unit Price		\$12.58	\$11.30	\$15.27	\$13.26
<u>Unit Price-Land SF</u>	<u>Unadjusted</u>	<u>Adjusted</u>			
Low	\$9.82	\$11.30			
High	\$19.09	\$15.27			
Mean	\$14.11	\$13.10			
Median	\$13.76	\$12.92			
St. Dev	\$4.45	\$1.66			
Coeff Var	31.51%	12.66%			

Summary of Comparable Sales:

The comparable land sales included above represent the most recent sales of similar parcels of vacant land as compared to the subject property. They indicated an unadjusted range from \$9.82 per square foot to \$19.09 per square foot, with a mean of \$14.11 per square foot, a median of \$13.76 per square foot, and a standard deviation of \$4.45 per square foot.

Typically, adjustments can be made to compensate for conditions of sale, market conditions, size and location or any key considerations of differences that may be applicable. Below is an explanation of the adjustments applied in the above grid.

The subject larger parcel is a unique piece of property given its size and lake-front location. I am unaware of any comparable land sales as large as the subject and the sales utilized in this analysis are the best sales I could find.

Conditions of Sale – All sales were purchased within arm’s length and no adjustments are necessary for conditions of sale.

Market Conditions – Market condition adjustments were considered but determined to be unnecessary.

Size – Considerations for disparity in size have been accounted for based on the concept of *economies of scale*, which suggests that the smaller sites hold a higher unit value, and the larger sites hold a smaller unit value. The sales have been adjusted accordingly.

Zoning – No zoning adjustments were necessary.

Location/Amenities – Adjustments were applied to account for relative differences in location between the subject and the comparables. In this case, Sales 1 and 2 do not have direct water frontage or access but rather there is a roadway between the Lake and the site. Sales 3 and 4 have direct frontage on their respective bodies of water, a superior attribute, like the subject. Sales 1 and 2 have been adjusted upward.

Following the application of these adjustments, the adjusted unit indicators present a range from \$11.30 per square foot to \$15.27 per square foot, with a mean of \$13.10 per square foot, a median of \$12.92 per square foot, and a standard deviation of \$1.66 per square foot.

Reconciliation of Land Site Valuation

Based on the data utilized within this analysis, this Land/Site Valuation indicates a unit value for the subject site of \$13.00 per square foot, based on the adjusted mean. When this unit value is applied to the 216,491 square feet of the subject site, this analysis indicates an overall site value of \$2,814,383.

VALUE INDICATED BY LAND/SITE VALUATION - \$2,814,383

OPINION OF LARGER PARCEL LAND/SITE UNIT VALUE: \$13.00 per SF

CORRELATION OF VALUE ESTIMATE - BEFORE

COST APPROACH: N/A
SALES COMPARISON APPROACH: \$2,814,383 (Land only)
INCOME APPROACH: N/A

CORRELATION DISCUSSION:

The value estimate in the after status is estimated by the Sales Comparison Approach (land only).

Final value allocation:

Land value:	<u>\$2,814,383</u>
Total:	\$2,814,383

VALUATION OF REQUIRED RIGHT OF WAY

Land Rights:

29,558 SF @ \$13.00 per SF = \$384,254

\$384,254 @ 80%* = \$307,403

Estimated value of land required, rounded: **\$307,403**

Site Improvements:**

N/A \$0

Estimated value of improvements required, rounded: **\$0**

The Total Estimated Value of the "Required Right of Way": **\$307,403**

* I have determined this drainage servitude accounts for 80% of the owners’ bundle of rights. This percentage is considered reasonable and has been discussed with my peers. The drainage servitude will be sub-surface and the owner will retain the right to traverse the servitude, however, no above ground improvements will be allowed to be constructed over the servitude area. See valuation matrix below which has assisted me in this determination:

Percentage of Fee	Comments	Potential Types of Easements
70% - 100%	<ul style="list-style-type: none"> • Severe impact on surface use • Conveyance of future uses 	Overhead electric, flowage easements, railroad right of way, irrigation canals, exclusive access easements
75% - 89%	<ul style="list-style-type: none"> • Major impact on surface use • Conveyance of future uses 	Overhead electric, pipelines, drainage easements, railroad right of way, flowage easements
51% - 74%	<ul style="list-style-type: none"> • Some impact on surface use • Conveyance of ingress/egress rights 	Pipelines, scenic easements
50%	<ul style="list-style-type: none"> • Balanced use by both owner and easement holder 	Water or sewer lines, cable lines, telecommunications
26% - 49%	<ul style="list-style-type: none"> • Location along a property line • Location across non-usable land area 	Water or sewer line, cable lines
11% - 25%	<ul style="list-style-type: none"> • Subsurface or air rights with minimal effect on use and utility • Location with a setback 	Air rights, water or sewer line
0% - 10%	<ul style="list-style-type: none"> • Nominal effect on use and utility 	Small subsurface easement

**VALUE ESTIMATE OF LARGER PARCEL
(AFTER ANALYSIS)**

SITE DESCRIPTION - AFTER

	Remainder Area	Interest Required
SF	29,558 Encumbered 186,933 Unencumbered 216,491 Total	Partial – Perpetual Drainage Servitude

- Shape and dimensions: Two abutting lots of irregular dimensions but creating an overall rectangular shaped tract with dimensions of 151.82’ x 31.39’ x 159.01’ x 666.56’ 14.8’ x 18.22’ x 85.55’ x 216.45’ x 658.42’
- Topography: Mostly level sloping slightly towards the rear (Lake Pontchartrain)
- Drainage: Open ditch
- Utilities: Water, sewerage, gas, phone, cable, internet, and electricity available via public and private sources. All utilities currently extended to or offered to the region
- Position: South side of Esquinance Street, north bank of Lake Pontchartrain, west of Causeway Boulevard, east of Fountain Street
- Easements/Encroachments: Drainage servitude designed to coincide with the subdivision plat below and no severance damages are believed to exist with this layout.
- Surrounding Land Use: Single family residential development
- Zoning: R-1, Residential – City of Mandeville
- Access/ Frontages: South side of Esquinance Street as well as Lake Pontchartrain
- Flood Zone: AE
- Landscaping: Typical for this market
- Current Use: Undeveloped residential land
- Environmental Concerns: I would like to note that the property owner has expressed concern about the current location of the outfall of the existing drainage ditch. All of the above will drain into the boat inlet which is assumed private property and could result in pollutants and silt entering into the owner’s boat slip. I am not an environmental engineer and can-not comment on such; this analysis assumes no environment issues with the subject site however reserves the right to revisit this analysis if a study is provided at a later date.

HIGHEST AND BEST USE - AFTER

The most recent interpretation of this concept which defines value in use in real estate defines the highest and best use of a property according to the Dictionary of Real Estate Appraisal, Seventh Edition as "The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

The level of analysis under the Highest and Best Use for the subject site is a Level "A" Inferred Analysis.

In analyzing the highest and best use, five channels will be analyzed:

- market in which the larger parcel is located
- marketability of the proposed development
- highest and best use as vacant
- highest and best use as improved
- most likely market participants and the estimated exposure time

Market Analysis:

The subject market is Western St. Tammany Parish, notably the Mandeville market.

Marketability Analysis:

Typically, three important factors are taken into consideration when attempting to market real estate:

- health and vibrancy of the market
- catering to a market that will absorb the property
- selling a product that will compete

The subject market is growing rapidly and there is high demand for residential use property.

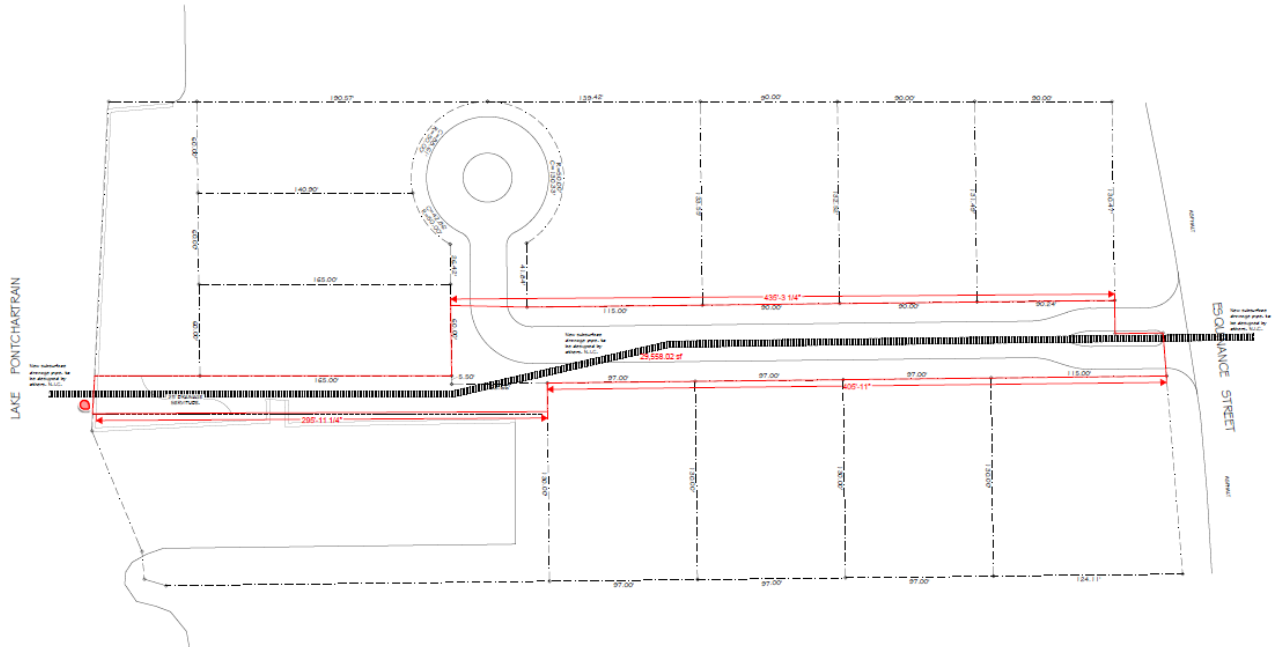
As Vacant:

When determining the highest and best use of the larger parcel, four factors must be tested, they are as follows:

- *Legal Permissibility:* the first consideration relative to the determination of the highest and best use "as vacant" is to determine whether or not a proposed use would be allowed under the zoning designation in which the larger parcel is situated.
- *Physical Possibility:* the next consideration relative to determination of the highest and best use "as vacant" is determine whether or not a proposed use would be physically possible relative to the shape and size of the subject site.
- *Financial Feasibility:* this consideration is integral in determining the proposed use of a vacant site. This test determines whether or not construction costs and land acquisition are justified by the anticipated cash flows associated with a proposed larger parcel.

- *Maximum Productivity:* this test determines the land use that would attribute the highest value to the site.

The subject is zoned residential, and the predominant surrounding land use is residential hence the highest and best use is considered to be residential use such as waterfront single-family development. The owner does plan to develop the subject into a waterfront residential subdivision which could be a long term prospective highest and best use. The property is now encumbered with a sub-surface drainage servitude that runs down the center of the property. It was designed to coincide with the subdivision plat below and no severance damages are believed to exist:



Conclusion:

The market participants most likely to purchase the larger parcel would be single family residential owner occupants or developers looking for a speculative development.


LAND / SITE VALUATION - AFTER

In instances where sufficient market data is available, the Sales Comparison Approach is preferred and is the most common approach employed in my industry. It is the most direct method, and the easiest to apply and understand. Foremost in consideration, however, is the fact that this method reflects the actions of buyers and sellers in the market for similar properties. Employing this method, the subject site is compared with sales of similar vacant sites. These sales are investigated and adjustments are made for the differences between the sites sold and the site being appraised. In this case, the appraiser was able to find several sales of vacant sites with similar utility in the subject's competitive market. These sales are detailed in the Land Sales Section of the Project Manual for the referenced project as well as throughout this report.

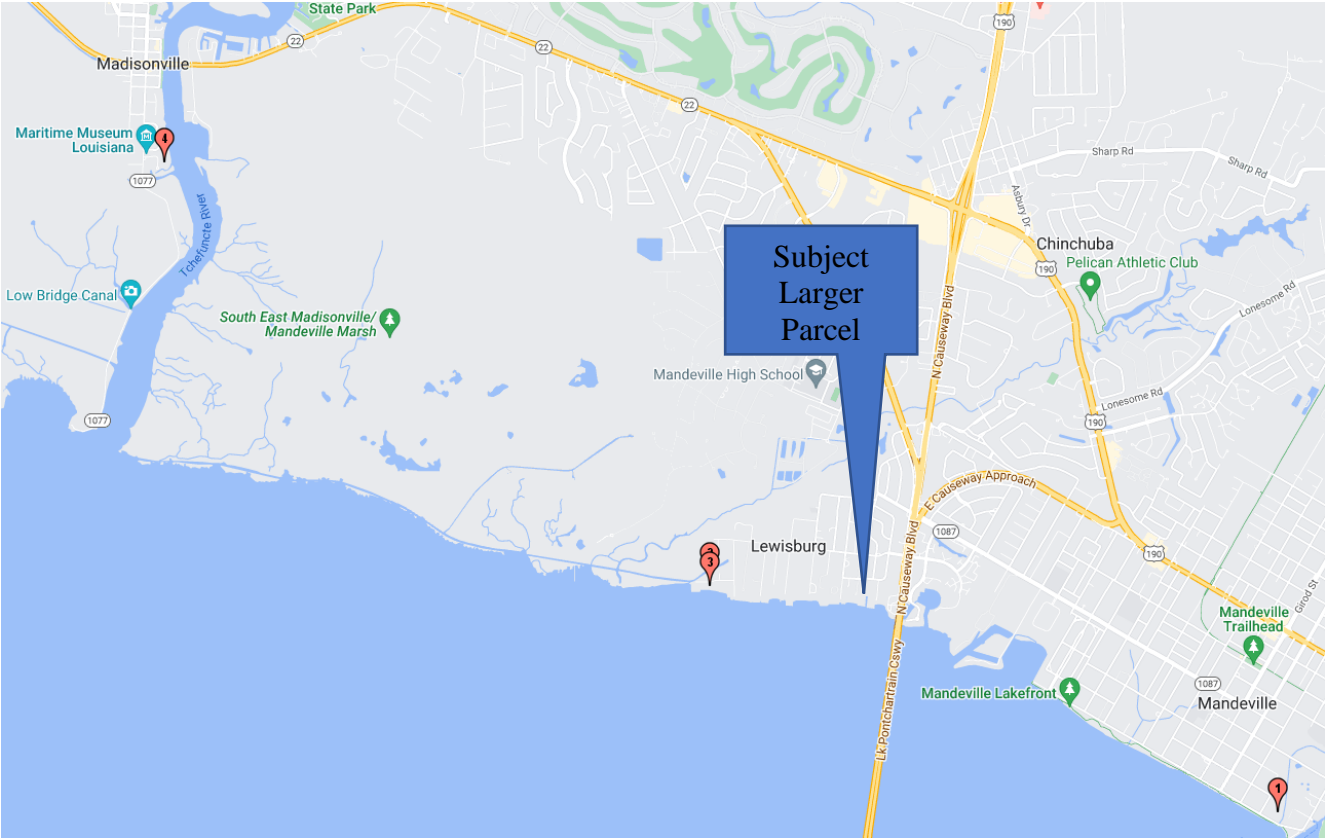
COMPARABLE LAND SALE 1		
Property and Sale Data		
Address	1617 Lakeshore Drive, Mandeville, LA	
Sale Price	\$360,000	
Site Size	32,906 sf	
Unit Price	\$10.94	
Date	September 23, 2022	
Vendor	Kyle H. Bone	
Vendee	Allison B. Froeba wife of/and Brian M. Froeba	
Recordation	2347073	
Terms	Cash	
Verification	St. Tammany Parish Clerk of Court	
Confirmation	Listing agent Tiffani Bernheisel representing Robin Realty	
Highest & Best Use	Waterfront residential	
Site Data		Comments
Site Size	32,906 sf / 0.755 acres	This is the sale of a long and narrow waterfront residential site that has frontage along Lakeshore Drive and views of Lake Pontchartrain. The site was developed for single family residential development. The property was on the market for 20 days with an original list price of \$395,000.
Zoning	R-1, Single Family Residential District	
Site Dimensions	Rectangular tract fronting 65' on Lakeshore Drive by a depth of 506.25'	
Flood Zone	AE	
Legal Description	Lot 5, Town of Mandeville, St. Tammany Parish, LA	

COMPARABLE LAND SALE 2		
Property and Sale Data		
Address	106 Northlake Drive, Mandeville, LA	
Sale Price	\$195,000	
Site Size	19,851 sf	
Unit Price	\$9.82	
Date	June 4, 2021	
Vendor	Richards Enterprises, LLC	
Vendee	Matthew P. Rosenboom and Rebecca R. Rosenboom	
Recordation	2273690	
Terms	Cash	
Verification	St. Tammany Parish Clerk of Court	
Confirmation	Lovelle Blicht representing RE/MAX Northlake Associates	
Highest & Best Use	Waterfront view residential	
Site Data		
Site Size	19,851 sf / 0.456 acres	This is the sale of an irregular shaped residential lot that has lake views over Northlake Drive and then water access in the rear via a channel directly to Lake Pontchartrain. The site was acquired for single family development. The property was listed on the open market for 200 days and was originally listed for \$220,000.
Zoning	A-2, Suburban District	
Site Dimensions	Irregular tract fronting 100' on Northlake Drive	
Flood Zone	V15	
Legal Description	Lot 3, Square 2, Lewisburg Estates, St. Tammany Parish, LA	

COMPARABLE LAND SALE 3		
Property and Sale Data		
Address	111 Northlake Drive, Mandeville, LA	
Sale Price	\$447,000.00	
Site Size	23,419 sf	
Unit Price	\$19.09	
Date	December 11, 2020	
Vendor	Robert J. Comeaux, Jr. and wife, Billie R. Comeaux	
Vendee	Edward J. Vicknair, Jr. and Tracy W. Vicknair	
Recordation	2241898	
Terms	Cash	
Verification	St. Tammany Parish Clerk of Court	
Confirmation	Debbie Relle representing RE/MAX Select	
Highest & Best Use	Waterfront residential	
Site Data		Comments
Site Size	23,419 sf / 0.538 acres	This is the sale of a cleared, filled and bulkheaded waterfront property on Lake Pontchartrain. The lot was acquired for residential development. The site was on the market for only 6 days with an original list price of \$475,000.
Zoning	A-2, Suburban District	
Site Dimensions	Roughly rectangular tract fronting 64.86' on Northlake Drive, rear of 98.03' along Lake Pontchartrain by depths of 230' and 240'	
Flood Zone	V15	
Legal Description	Lot 5-A, Square 5, Lewisburg Estates, Addition No. 1, St. Tammany Parish, LA	

COMPARABLE LAND SALE 4		
Property and Sale Data		
Address	163 River Lane, Madisonville, LA	
Sale Price	\$715,000	
Site Size	43,124 sf	
Unit Price	\$16.58	
Date	July 27, 2020	
Vendor	Spartan Construction, LLC	
Vendee	Thomas A. Ragan	
Recordation	2217348	
Terms	Cash	
Verification	St. Tammany Parish Clerk of Court	
Confirmation	Kyle Gurievsky representing Berkshire Hathaway	
Highest & Best Use	Waterfront residential	
Site Data		Comments
Site Size	43,124 sf / 0.990 acres	This is the sale of a cleared, filled and bulkheaded residential lot located on the Tchefuncte River which provides Lake Pontchartrain access. The lot has a wood pier and steel bulkheading. The lot was on the market for 688 days with an original list price of \$829,000.
Zoning	C, Neighborhood Business District	
Site Dimensions	Trapezoid shaped tract fronting 138' on River Lane, rear of 140.6' by depths of 297.69' and 330.43'	
Flood Zone	A13	
Legal Description	Lot 12, Madison Harbour Subdivision, St. Tammany Parish, LA	

COMPARABLE LAND SALES MAP



PERTINENT DATA & ANALYSIS

Sale #	Subject	Sale 1	Sale 2	Sale 3	Sale 4
Date		9/23/2022	6/4/2021	12/11/2020	7/27/2020
Address	Esquinanse Street	1617 Lakeshore Drive	106 Northlake Drive	111 Northlake Drive	163 River Lane
Sale Price		\$360,000	\$195,000	\$447,000	\$715,000
Land SF	216,491	32,906	19,851	23,419	43,124
Zoning	R-1	R-1, Single Family Residential District	A-2, Suburban District	A-2, Suburban District	A-2, Suburban District
Unit Price-Land SF		\$10.94	\$9.82	\$19.09	\$16.58
Conditions of Sale		0.00%	0.00%	0.00%	0.00%
Adjusted Unit Price		\$10.94	\$9.82	\$19.09	\$16.58
Market Conditions		0.00%	0.00%	0.00%	0.00%
Adjusted Unit Price		\$10.94	\$9.82	\$19.09	\$16.58
Size		-20.00%	-20.00%	-20.00%	-20.00%
Zoning		0.00%	0.00%	0.00%	0.00%
Location/Amenities		35.00%	35.00%	0.00%	0.00%
Composite Adjustment		15.00%	15.00%	-20.00%	-20.00%
Adjusted Unit Price		\$12.58	\$11.30	\$15.27	\$13.26
<u>Unit Price-Land SF</u>	<u>Unadjusted</u>	<u>Adjusted</u>			
Low	\$9.82	\$11.30			
High	\$19.09	\$15.27			
Mean	\$14.11	\$13.10			
Median	\$13.76	\$12.92			
St. Dev	\$4.45	\$1.66			
Coeff Var	31.51%	12.66%			

Summary of Comparable Sales:

The comparable land sales included above represent the most recent sales of similar parcels of vacant land as compared to the subject property. They indicated an unadjusted range from \$9.82 per square foot to \$19.09 per square foot, with a mean of \$14.11 per square foot, a median of \$13.76 per square foot, and a standard deviation of \$4.45 per square foot.

Typically, adjustments can be made to compensate for conditions of sale, market conditions, size and location or any key considerations of differences that may be applicable. Below is an explanation of the adjustments applied in the above grid.

The subject larger parcel is a unique piece of property given its size and lake-front location. I am unaware of any comparable land sales as large as the subject and the sales utilized in this analysis are the best sales I could find.

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Market Conditions – Market condition adjustments were considered but determined to be unnecessary.

Size – Considerations for disparity in size have been accounted for based on the concept of *economies of scale*, which suggests that the smaller sites hold a higher unit value, and the larger sites hold a smaller unit value. The sales have been adjusted accordingly.

Zoning – No zoning adjustments were necessary.

Location/Amenities – Adjustments were applied to account for relative differences in location between the subject and the comparables. In this case, Sales 1 and 2 do not have direct water frontage or access but rather there is a roadway between the Lake and the site. Sales 3 and 4 have direct frontage on their respective bodies of water, a superior attribute, like the subject. Sales 1 and 2 have been adjusted upward.

Following the application of these adjustments, the adjusted unit indicators present a range from \$11.30 per square foot to \$15.27 per square foot, with a mean of \$13.10 per square foot, a median of \$12.92 per square foot, and a standard deviation of \$1.66 per square foot.

Reconciliation of Land Site Valuation

Based on the data utilized within this analysis, this Land/Site Valuation indicates a unit value for the subject site of \$13.00 per square foot, based on the adjusted mean. When this unit value is applied to the unencumbered portion of 186,933 SF it equates to an unencumbered portion value of \$2,430,129.

Plus owners residual interest of land within the drainage servitude:

29,558 SF @ \$13.00 per SF = \$384,254

\$384,254 @ 20%* = \$76,851

\$2,430,129 add \$76,851 = \$2,506,980

VALUE INDICATED BY LAND/SITE VALUATION - \$2,506,980

CORRELATION OF VALUE ESTIMATE - AFTER

COST APPROACH: N/A
SALES COMPARISON APPROACH: \$2,506,980 (Land only)
INCOME APPROACH: N/A

CORRELATION DISCUSSION:

The value estimate in the after status is estimated by the Sales Comparison Approach (land only).

Final value allocation:

Land value:	\$2,430,129
Plus residual interest within drainage servitude:	<u>\$76,851</u>
Total:	\$2,506,980

ANALYSIS OF ADDITIONAL COMPENSATION

In addition to estimating just compensation for real property required from this ownership for construction of the referenced project (*Old Golden Shores Drainage*) consideration must be given to any additional compensation warranted by the owner's loss. This measure is often referred to as "just compensation" which is defined as, "The amount of money required to place the owner of an affected property in the same pecuniary position after the acquisition equal to the pecuniary position that existed in the property before the acquisition.

The total recommended compensation for real property losses amounts to \$307,403. This reflects the difference between the owners' pecuniary position before and after the acquisition. This amount awarded to the property owner will place him/her in the same before pecuniary position.

With respect to losses beyond real property, the subject does not operate as an owner-occupied business facility, and no consideration of business loss is required.

Therefore, it is my opinion that the payment of the amount estimated in this report would place the owner in the same pecuniary position as before the acquisition took place.

FINAL ESTIMATE OF VALUE

Value Estimate Before:	\$2,814,383
Value Estimate of Part Required:	
Land Rights	\$307,403
Improvements	<u>\$0</u>
Total Part Required:	\$307,403
Indicated Remaining (Before) Value:	\$2,506,980
Estimated Remaining (After) Value:	\$2,506,980
Diminution in Value of Remaining Real Estate:	\$0
Construction Servitude Compensation (4-year rent payment):	N/A
Cost to Cure:	N/A
Other economic gains:	N/A
Total:	\$307,403

CERTIFICATE OF THE APPRAISER

ST. TAMMANY PROJECT NUMBER: 20-078
PARCEL NO.: Option A

I hereby certify:

That I have personally inspected the property herein appraised and I have afforded the property owner or his designated representative the opportunity to accompany me at the time of the inspection. I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were as represented by the photographs contained in said appraisal and no other person provided significant professional assistance unless noted.

The reporting option in this assignment as noted under Standard 2-2 in USPAP is an "Appraisal Report" utilizing the LA. DOTD Form A

That to the best of my knowledge and belief the statements contained in the appraisal herein set forth are true, and the information upon which the opinions are based and expressed therein is correct, subject to the limiting conditions therein set forth.

That I understand that such appraisal may be used in connection with the acquisition of property or property rights required for a project proposed by the Parish of Ascension, with the assistance of Federal-aid highway funds, or other Federal funds.

That such appraisal has been made in conformity with the appropriate State and Federal laws, regulations, USPAP standards, and policies and procedures applicable to appraisal of property or property rights for such purposes; that any increase or decrease in the before value caused by the proposed improvement has been disregarded in determining compensation for the property. To the best of my knowledge no portion of the value assigned to such property consists of items that are non-compensable under the established law of this State.

That neither my employment nor my compensation for making this appraisal and report are in any way contingent upon the values reported herein.

That I have no direct or indirect, present or contemplated, future personal interest in such property or in any benefit from the acquisition of such property appraised.

That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of St. Tammany Parish or officials of the Federal Highway Administration, and I will not do so until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

I have provided real estate services on this property in the three years prior to accepting this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.

The date of inspection of the subject property was November 6, 2024.

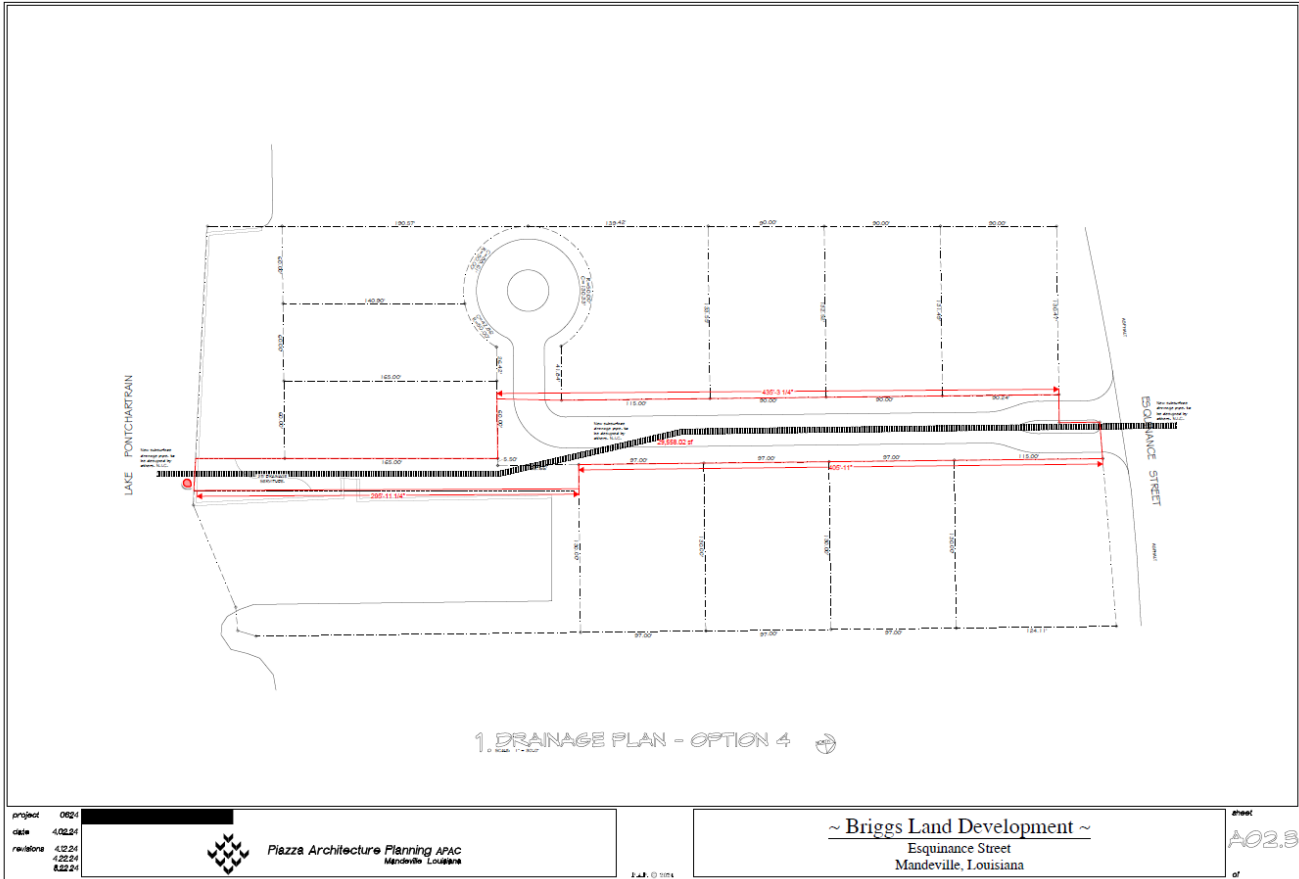
As of the date of this report, I, Neal S. Meyer, have completed the Standards and Ethics Education Requirements for Practicing Affiliate of the Appraisal Institute.

As of the date of this report, I, Neal S. Meyer, have completed the continuing education program for Practicing Affiliates of the Appraisal Institute.

That my opinion of compensation, as of November 6, 2024, based upon my independent appraisal and the exercise of my professional judgment, is \$307,403.

Neal Scott Meyer, R/W-AC
Louisiana State Certified
General Real Estate Appraiser #G1589

PROJECT MAP



ZONING MAP



COPY OF NOTIFICATION LETTER



August 31, 2023

Mr. Paul Mayronne
Jones Fussell
1001 Highway 190 East Services Rd. Suite 103
Covington, LA 70433

RE: Drainage Servitude Acquisition - Lots 1, 2 of Lewisburg – Old Golden Shores Drainage Project

Mr. Mayronne,

The City of Mandeville is planning construction of the above-referenced project, which will impact your client’s property. I have been retained to provide real estate appraisal services to assist in their right of way acquisitions. It is our policy to notify you, as the property owner or representative of the same, in advance of an on-site inspection and an appraisal of the property. We would like to obtain your permission to enter the property to take photographs and measurements of any notable improvements.

If you wish to accompany us on our site inspection of the property -or- if you do not wish to meet but would like to discuss the matter, please contact me at 504-274-2682 or via email at nealm@murphyappraisal.com. This offer is a courtesy to you, it is not mandatory that you accompany us on our site inspection.

It should be understood that we would not be in a position to discuss the value of the property or to tell you when an offer for the property will be made. If we have not heard from you within ten (10) days of receipt of this letter, we will conclude that you choose not to accompany us on the site inspection and that you are granting us access to the property.

We look forward to working with you.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be "Neal M.", is located below the "Respectfully submitted," text.

PROPERTY INSPECTION REPORT

State Project No.: N/A
Highway: Old Golden Shores Drainage
Parish: St. Tammany Parish
Parcel No.: Option A

I mailed out 10-day notification letters on August 31, 2023 and inspected the property on September 10, 2023.

No one accompanied me on the November 6 inspection – I inspected the property from the exterior fence.

CURRICULUM VITAE NEAL SCOTT MEYER, R/W-AC

Primary Real Estate Business Experience:

- Owner/Managing Director/Appraiser: Murphy Appraisal Services, LLC (2003 – Present)
- Partner, 10/12 Properties, (2010 – Present)

Practical Real Estate Experience:

- Condemnation/Expropriation Appraisal:
 - DOTD Consultant
 - Federal Projects (Yellow Book):
 - OCPR Conservation Project: Blind River, Multiple Parishes
 - OCPR Conservation Easement Project: Bayou Sale', St. Mary Parish
 - Reach B-2 Federal Levee Expansion Project, Plaquemines Parish
 - LPV-ARM-09 System Armoring (LPV-111.0, New Orleans East Back Levee, CSX Railroad to Michoud Canal), Orleans Parish
 - BA-203 Barataria Basin Ridge and Marsh Creation (Spanish Pass Project), Plaquemines Parish
 - LCA BUDMAT - Tiger Pass Jack and Bore Casing Design, Plaquemines Parish
 - LCA BUDMAT – Hopper Dredge Project, Plaquemines Parish
 - Isle de Jean Charles (IDJC) Resettlement, Terrebonne Parish
 - Runway 13-31 Safety Area and RPZ Improvements, St. Tammany Parish
 - OCPR, Mid Barataria Phase 1 & 2 Outfall Parcels, Plaquemines Parish
 - OCPR, Lafitte Tidal Protection Rosethorne Basin Phase I, Jefferson Parish
 - State Projects:
 - LA State Project # 014-04-0028 – Highway 165 Oberlin to Oakdale North
 - LA State Project # 014-04-0033 – Highway 165 Oberlin to Oakdale South
 - LA State Project # 014-03-0022 – Highway 165 Kinder to Oberlin
 - LA State Project # 023-06-0044 – Highway 171 Quitman to Lincoln
 - LA State Project # 014-04-0032 – Highway 165 Oakdale to Glenmora
 - LA State Project # 014-02-0020 – Highway 165 Interstate 10 to Fenton
 - LA State Project # 014-02-0023 – Highway 165 Fenton
 - LA State Project # 025-02-0030 – Highway 171 Florien to Many
 - LA State Project # 006-01-0021 – Huey P. Long Bridge
 - LA State Project # 064-01-0040 – Highway 1, Caminada Bay Bridge
 - LA State Project # 852-26-0021 – Military @ Cleo Road
 - LA State Project # 018-30-0025 – LA 433/Albert Street/Voters Road
 - LA State Project # 742-52-0012 – SW Frontage Road
 - St. Tammany Parish Airport Road Acquisition Project
 - LA State Project # 19-610-06B-04, Part 1 & 2 - Louisiana State University and Veterans Affairs Academic Medical Center Development, New Orleans, Louisiana
 - St. Tammany Parish Wide Drainage Improvement Projects
 - St. Tammany Parish I-10 Fishing Pier Project
 - Entergy Project # 21041.0 - Ironman – Tezcuco
 - Washington – St. Tammany Electric Project Lacombe to Hickory
 - LA State Project # 260-01-0028 – Highway 42, St. Tammany Parish
 - LA State Project # H.001340 - LA 21 Widening (Bootlegger – 11th Street), Covington
 - LA State Project # H.003790 – HWY 930, St. Tammany Parish
 - Plaquemines Parish Wide Drainage Projects
 - Club Deluxe Road Widening, Hammond, Louisiana
 - LA 44 and LA 941 Roundabout, St. Tammany Parish
 - Move Ascension – Parish Wide Projects, St. Tammany Parish
 - Highway 1088 Connector, St. Tammany Parish

- Institutional Lending/Private Client Appraisal:
 - Shopping and Retail Centers, Medical and Office Buildings
 - Industrial Warehouses, Office Warehouses, Warehouse Condominiums
 - Land-Bulk Acreage and Subdivision Analyses
 - Special Purpose Properties: Churches, Restaurants, Banquet Halls
 - Condominium conversions and developments
 - Multi-family Properties ranging from 4 units to 200 + units
- Qualified and Testified as expert witness:
 - 22nd Judicial Court, St. Tammany Parish, Judge William J. Crain, Inverse Condemnation case relating to FEMA imposed tree loss on private property. Represented St. Tammany Parish
 - 40th Judicial Court, St. John the Baptist Parish, Judge J. Sterling Swoody, Expropriation Compensation Trial. Made two appearances on the stand to defend compensation amounts for a proposed overhead electrical servitude. Represented Entergy.
 - 25th Judicial Court, Plaquemines Parish, Judge Clement, Expropriation Case Venture Global Gator Express LLC v. McClintock. Represented Venture Global.
 - 25th Judicial Court, Plaquemines Parish, Judge Connors, Expropriation Case Venture Global Gator Express LLC v. Perez. Represented Venture Global.
 - 5th District, United States District Court, Eastern District of Louisiana, Judge Barbier, Venture Global Gator Express LLC v. Captain Zach and ESP. Represented Venture Global.

Memberships, Licenses, Etcetera:

- State of Louisiana Certified General Real Estate Appraiser #G-1589
- State of Mississippi Certified General Real Estate Appraiser #GA-961
- State of Alabama Certified General Real Estate Appraiser #G-00954
- R/W-AC Designation by the International Right of Way Association
- General Associate Membership in the Appraisal Institute #452159
- Associate Membership in the International Right of Way Association #7889787
- Board Member of Chapter 43, International Right of Way Association
- Treasurer, Chapter 43, Bayou Chapter, International Right of Way Association
- General Member and candidate, Certified Commercial Investment Member
- General Membership in NOMAR, New Orleans Metro Association of Realtors
- Approved on the DOTD Consultant Appraisal Panel

Primary Education:

Rhodes College – Memphis, Tennessee

- College of Arts and Sciences, Bachelor of Arts Degree
(August 1998 – May 2002)
- Major: International Studies
- Real Estate Related Courses: Economics 101 – 204

Real Estate Related Education:

Appraisal Institute

- MAI Candidate
- Course 110: Appraisal Principles
- Course 120: Appraisal Procedures
- Course 310: Income Capitalization
- Course 405G: General Appraiser Report Writing
- Course 410: National USPAP Course
- Course 510: Advanced Income Capitalization
- Course 520: Highest and Best Use and Market Analysis
- Advanced Concepts and Case Studies
- National USPAP Update Course
- Business Practice and Ethics, Scope of Work

International Right of Way Association

- *R/W-AC* Designated
- Course 400: Principles and Procedures
- Course 401: Appraisal of Partial Acquisitions
- Course 421: Valuation of Partial Acquisitions
- Course 409: Integrating Appraisal Standards
- Course 421: Partial Acquisitions - Advanced
- Course 501: Residential Relocation Assistance
- Course 502: Business Relocation
- Course 505: Advanced Relocation Assistance (Residential)
- Course 804: Skills of Expert Testimony
- Course 804: Easement Valuation

NBI - National Business Institute

- Property Taking Through Eminent Domain in Louisiana (Seminar)

Donaldson School of Real Estate

- 90 Hour Salesperson licensing course



ASSUMPTIONS AND LIMITING CONDITIONS

This report is subject to the following conditions and to such specifications and limiting conditions that also might be set forth in this report. These conditions affect the analyses; opinions, and value conclusions contained in this report.

1. It is assumed that the property is owned in Fee Simple Title. Fee Simple Title implies that the property is owned free and clear, unencumbered and unless otherwise specified. There are to be no leases, liens, easements, encroachments or other encumbrances on the larger parcel that have not been specified in this report.
2. No responsibility is assumed for matters of a legal nature affecting the appraised property or title. This appraisal assumes that the larger parcel is presented with a good and marketable title unless otherwise specified. The appraiser has not rendered an opinion as to the title and does not have the expertise to do so. Data on ownership and legal descriptions were obtained from sources generally considered reliable.
3. The property is appraised assuming it is to be under responsible ownership and competent management. Unless otherwise specified, the property is assumed to be available for its highest and best use.
4. Any survey contained in this report is assumed to be true and correct, and it is also assumed that there are no hidden encroachments upon the property appraised except as noted. Any sketch prepared by the appraiser and included in this report may show approximate dimensions and is included to assist the reader in visualizing the property only. The appraiser has not made a survey of the property and does not warrant any surveys or other presented plans or sketches.
5. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or other structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or for engineering which might be required to discover these factors. This includes the presence of unusual/extraordinary mineral deposits or subsurface rights not typically transferred with normal comparable data (i.e. valuable mineral rights associated with oil/gas production, etc., are not part of this assignment).
6. Any distributions of the valuation of the report between land and improvements apply only under the existing program of utilization. The separate valuation for land and building must not be used in conjunction with any other appraisal and are invalid if used in conjunction with any other appraisal.
7. No responsibility is assumed for changes in matters that are legal, political, social, or economic which could affect real estate values that take place after the effective date of this evaluation.
8. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for the accuracy of such information furnished to the appraiser during the appraisal process is warranted by the appraiser. The appraiser assumes no responsibility for the accuracy of such information as measurements, survey, title information, and other information furnished by comparable sales data found in courthouse records and information obtained from Realtors and other parties during any type of comparable survey.
9. This report is predicated upon the assumption that the property has reached a stabilized occupancy as of the date of valuation, unless otherwise noted.
10. On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner and in accord with the referred to plans and specifications.

11. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless required to do so by a court.

12. Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute.

13. Neither all nor any part of the contents of this report, especially any conclusions as to value, identity of the appraiser or the firm with which he (they) is connected or any reference to the Appraisal Institute shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without prior consent of the undersigned.

14. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials or gases may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired. This report further assumes that there are no under/above ground storage tanks of any kind on the property (unless otherwise noted). Possible leakage problems have not been addressed. The site history of the larger parcel has not been explored, nor has the historical land use patterns of surrounding properties been investigated. Again, the appraiser has not addressed any environmental issues that might affect value. This report assumes that no such issues of any kind are present or affecting the Fee Simple Value in any manner (unless otherwise noted). The appraiser urges the client to retain an outside environmental expert to determine the larger parcel's status from this perspective.

15. The appraiser has personally inspected the property and finds no obvious evidence of structural deficiencies except as stated in the report. However, no responsibility for hidden or unnoticed defects is assumed. No responsibility for conformity to specific governmental requirements (such as fire, building and safety, earthquake, or occupancy codes) can be assumed without provisions of specific professional or governmental inspections.

16. The appraiser has personally inspected the larger parcel and found no evidence of termite damage or infestation (unless otherwise noted). No termite inspection report was made available to the appraiser; the appraiser is not responsible for damages resulting from any type of insect infestation whatsoever. This is beyond the scope of the appraisal assignment.

17. I have agreed to enter into this assignment requested by the client named in the report for the use specified by the client which is stated in the report, which calls for things that are different from the work that would otherwise be required by the specific guidelines of USPAP. The client agreed that the performance of this limited appraisal service is appropriate for their intended use.

ACCEPTANCE OF AND USE OF THIS APPRAISAL REPORT CONSTITUTES
ACCEPTANCE OF ABOVE

Historic District Appeal

VINCENT F. WYNNE, JR.*
JEREMY D. GOUX*
SHANNON K. LOWRY*
JAMES C. ARCENEUX, IV*
ANN CRAIGHEAD
R. GARY HIGGINS, JR.**
*Limited Liability Company
**Professional Law Corporation

WYNNE & GOUX
ATTORNEYS AT LAW, LLC

410 N. JEFFERSON AVENUE
COVINGTON, LOUISIANA 70433
(985) 898-0504
FAX (985) 898-0840

December 16, 2024

Via Email *awatts@cityofmandeville.com*
lbrinkman@cityofmandeville.com
esconzert@bluewilliams.com

City of Mandeville
City Council
3101 East Causeway Approach
Mandeville, LA 70448

Re: Appeal of HC24-12-35, HC24-12-36 & HC24-12-37

City Council Members,

On behalf of Ms. Lisa Kirk, homeowner of 2028 Monroe Street, please be advised that she is requesting an appeal of the Historic Preservation Commissions denials of her Certificate of Appropriateness in the following matters HC24-12-35, HC24-12-36 & HC24-12-37.

Ms. Kirk contends that the Historic Preservation Commission has exceeded their intended Purpose and Scope as outlined by the CLURO.

Ms. Kirk's requests fall under CLURO section 7.6.4.13. The COA and the renovations allowed turns on whether or not the home is in a state of "restoration" or "replacement". Replacement allows Interpretation under the Federal Historic Preservation Standards which standards were updated on March 1, 2024.

achp.gov/sites/default/files/2024-03/StandardsReportWithAppendices.pdf

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact our office.

Sincerely,


Whitney H. Germany

WHG/hd
Enclosure
cc: Ms. Lisa Kirk



James Hardie Building Products | May 9, 2023



COMPANY OVERVIEW – WHO IS JAMES HARDIE?

- **Leading manufacturer of fiber cement building products** for residential homes, multifamily dwellings and commercial buildings
- **Founded in 1888** in Australia, NA manufacturing operations began 1989 and has expanded to 11 operating facilities in the US
- We are **committed to excellence** and have earned endorsements and partnerships that reflect our focus on quality and design leadership.



MAGNOLIA HOME



Featured on
HGTV's
Urban Oasis 2022



Green Builder Magazine
Readers' Choice,
"Most Sustainable Product" 2020



Southern Living Custom Builder
Program & Idea House



ardie[™]

JAMES HARDIE PROTECTION



Hardie® products help protect homes and are Engineered for Climate®, offering the best performance for the region where you live. Ultra-durable Hardie® fiber cement products are non-combustible and won't burn, and also resist damage from pests, water, extreme weather and more. James Hardie also provides industry-leading warranties, including a 30-year non-prorated limited substrate warranty for Hardie® siding products.



Water-Resistant



Fire-Resistant



Unappealing to pests



Low maintenance

JAMES HARDIE DIFFERENCE



ENDLESS DESIGN POSSIBILITIES



LONG-LASTING BEAUTY



TRUSTED PROTECTION

James Hardie products offer endless design possibilities, long-lasting beauty and trusted protection

- Cement/silicate matrix reinforced with cellulose fiber
- Layered construction for maximum toughness and flexibility
- Can be cut/nailed using standard construction tools
- 2x more dimensionally stable than wood
- 5x more dimensionally stable than vinyl
- Non-combustible per CAN/ULC S114 and Flame-Spread/Smoke Developed of 0/5 per CAN/ULC S102

YOU MAY NOT REALIZE YOU'VE SEEN OUR EXTERIOR CLADDING

- 1 Hardie® Plank Siding
- 2 Hardie® Shingle Siding
- 3 Hardie® Soffit Panels
- 4 Hardie® Panel Siding
- 5 Hardie® Trim Boards



PRODUCT CERTIFICATIONS AND APPROVALS

FIRE

- California Office of State Fire Marshall - approved cladding for Wilderness/Urban Interface Areas
- Underwriters Laboratories, Warnock Hersey - approved component of 1- and 2-hour fire wall assemblies

RESILIENCY

- FEMA Class 5 flood resistant material - approved for Special Flood Hazard Areas under NFIP
- Florida Dept. of BPR – approved for 220 mph Ultimate Wind Speed zones
- Miami-Dade County – approved for High Velocity Hurricane Zone (rated for large and small missile impact)
- Texas Department of Insurance under the Texas Windstorm Inspection Program – approved for negative wind pressures up to -100 psf.

SUSTAINABILITY

- LEED credits for locally sourced materials
- NAHB Green Approved





JAMES HARDIE PRODUCTS SUITABLE FOR HISTORIC DISTRICTS

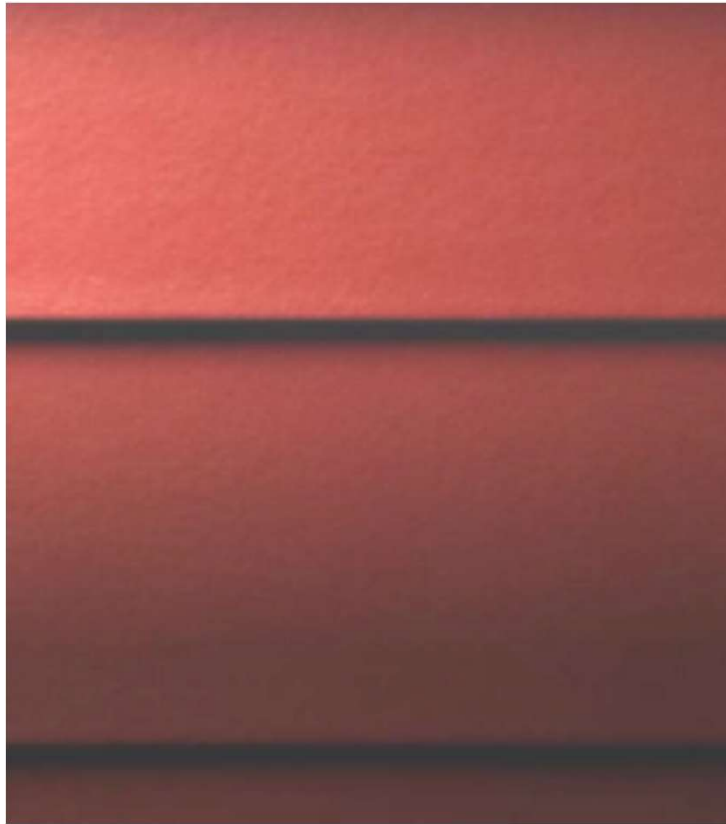
PRODUCT OVERVIEW



- Available in lap, panel and shingle siding geometries
- Trim and soffit
- 30-year non-prorated warranty
- Finishing Options
 - Factory applied primer suitable for field painting
 - ColorPlus® factory topcoat – 15-year finish warranty



HARDIE® SMOOTH LAP SIDING



Thickness 0.312"
Weight 2.40 lbs. per square foot
Length 144"

Width	5.25"	6.25"	7.25"
Exposure	4"	5"	6"
Pcs./Pallet	324 ColorPlus 360 Primed	280 ColorPlus 308 Primed	252 ColorPlus 252 Primed
Width	8.25"	9.25"	12"
Exposure	7"	8"	10.75"
Pcs./Pallet	210 ColorPlus 230 Primed	190 Primed	152 Primed



HARDIE® SMOOTH BEADED LAP SIDING



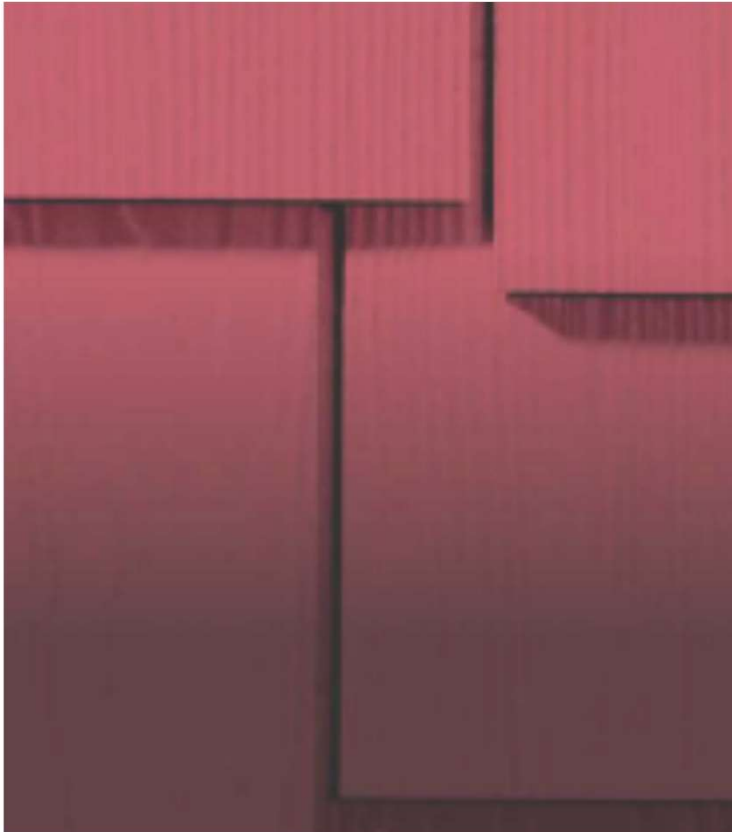
Thickness 0.312"
Weight 2.40 lbs. per square foot
Length 144"

Width **8.25"**

Exposure 7"

Pcs./Pallet 210 ColorPlus
240 Primed

HARDIE® STAGGERED EDGE SHINGLES



Thickness	0.25"
Weight	1.85 lbs. per square foot
Length	48"

Width	15.25"
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Exposure	6"
-----------------	----

Pcs./Pallet	100 ColorPlus 100 Primed
--------------------	-----------------------------

HARDIE® STRAIGHT EDGE SHINGLES



Thickness 0.25"
Weight 1.87 lbs. per square foot
Length 48"

Width	14"	15.25"
Exposure	5"	6.976"
Pcs./Pallet	120 ColorPlus	86 ColorPlus 86 Primed

HARDIE® ARTISAN PLANK



V -
GROOVE



S Q U A R E
C H A N N E L



B E V E L
C H A N N E L



S H I P
L A P





APPROVED FIBER CEMENT SUBSTITUTE FOR WOOD SIDING



NATIONAL PARK SERVICE - HISTORIC PRESERVATION STANDARDS FOR SUBSTITUTE MATERIALS

Classification: Public

The NPS Preservation Briefs allow for substitute materials like fiber cement:

- “Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.” 36 CFR §67.7(b)(6)
- “..substitute materials are being used more frequently than ever in preservation projects, and in many cases with positive results”
- “[they] can be cost effective, can permit the accurate visual duplication of historic materials, and last a reasonable time.” *Preservation Brief #16*.



NPS HISTORIC PRESERVATION STANDARDS

Preservation Brief #8 – Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings

- Written prior to the introduction of fiber cement in 1990
- Focus on vinyl /aluminum siding to replace wood where:
 - (1) the existing siding is so deteriorated or damaged that it cannot be repaired;
 - (2) the substitute material can be installed without irreversibly damaging or obscuring the architectural features and trim of the building; and
 - (3) the substitute material can match the historic material in size, profile and finish so that there is no change in the character of the historic building.

Preservation Brief #16 - Substitute materials-those products used to imitate historic materials-should be used only after all other options for repair and replacement in kind have been ruled out. Because there are so many unknowns regarding the long-term performance of substitute materials, their use should not be considered without a thorough investigation into the proposed materials, the fabricator, the installer, the availability of specifications, and the use of that material in a similar situation in a similar environment.

- Written prior to the introduction of fiber cement in 1990

Result: Federal guidelines allow for use of substitute materials but...bias against using substitute materials in historic districts despite durability, resiliency, affordability and aesthetic benefits of fiber cement



FIBER CEMENT ADDRESSES MANY CONCERNS RAISED IN PRESERVATION BRIEF #8

Preservation Brief #8 Issues

	Vinyl /Aluminum	Fiber cement
Repair/Replacement	Can't be repaired, must be replaced	Can be patched or replaced like wood
Repainting	Can't be repainted	Can be repainted
Installation	Covers old siding	Old siding is removed
Aesthetics	Molded shell profiles	Machined, dimensional profiles
Effect on wall permeability	Vinyl does not breathe; ventilation relies on profile	Similar to wood
Skill level of installers	Lower skill level	Same as wood siding installers

FIBER CEMENT OFFERS MANY BENEFITS VS WOOD

	Cedar Cladding	Prefinished Fiber cement
Aesthetics	Local preference for certain profiles and widths and textures	Equivalent aesthetics
Affordability - Installed Cost	~\$600/square	Hardieplank: \$350/square Artisan: \$600/square
Maintenance	Routine repainting	Better paint adhesion and fade resistance – up to 15-year warranty
Durability/Resiliency	Combustible; Subject to damage from rot, mold	Non-combustible; Not susceptible to mold, rot, pests FEMA class 5 wind
Installation	Professional installers required	Same skill sets and tools as wood siding installation

LOCAL HISTORIC DISTRICTS ACCEPT FIBER CEMENT

Locality	Renovation	New construction
Chicago, IL	Yes	Yes
New York City, NY	Yes	Yes
Charlotte, NC	Yes	Yes
Memphis, TN	Rear elevations	Rear elevations
Jacksonville, FL	Rear Elevations	Rear Elevations
Austin, TX	Yes	Yes
Charleston, SC	Yes	Yes

- ✓ On restoring historic buildings with fiber cement in historic district in **Medfield, MA:**
<https://youtu.be/H5s3HFL5gsw>
- ✓ On using alternative materials in Historic Districts by **Columbus, OH:** “...cementitious siding has been widely adopted and accepted in historic districts for new infill and outbuilding construction. If a property’s original wood siding has deteriorated some cities allow the installation of this material on primary elevations.”¹

¹Alternative Materials and Their Use in Historic Districts
Prepared for the Historic Preservation Office City of Columbus, Ohio Planning Division
Thomason and Associates, Preservation Planners, Nashville, Tennessee
www.thomasonandassociates.com

WASHINGTON, D.C. HISTORIC DISTRICT APPROVES FIBER CEMENT

Historic District in Washington, D.C. approved installation of fiber cement siding as a substitute for wood due to:

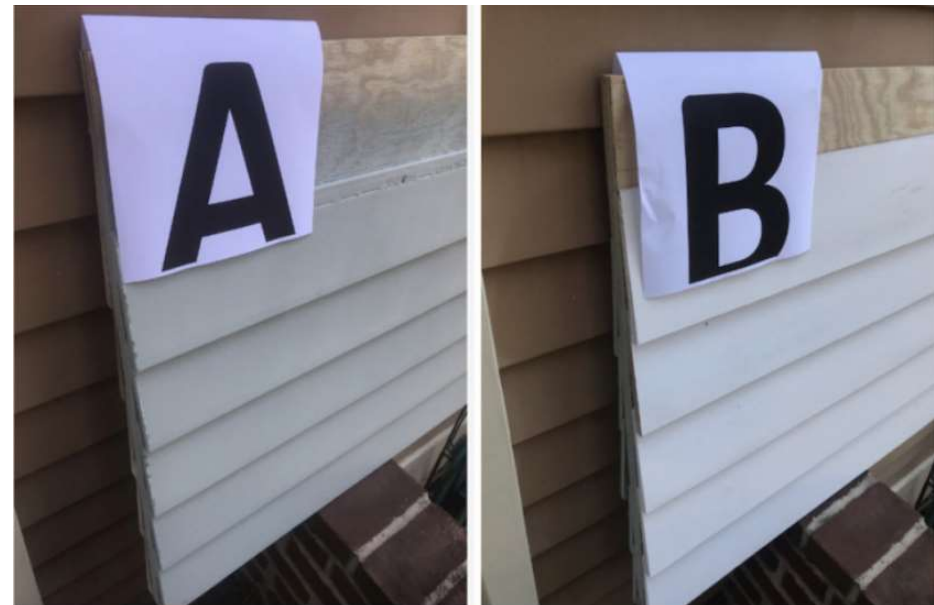
- 1) Aesthetics** – “only a “highly trained eye” could spot the difference between fiber cement and wood”
- 2) Durability and resiliency** of fiber cement compared to wood
- 3) Affordability** of fiber cement versus wood
- 4) Neighborhood support** - installation of fiber cement on other homes in neighborhood and support from neighbors and neighborhood associations



AESTHETICS – APPROVAL OF FIBER CEMENT V. WOOD

Hardie® siding is chosen by homeowners as a replacement for wood due to its **aesthetics and looks**

- Only a highly trained eye can spot the difference between Hardie and wood (A/B comparison image)
- The contractor presented two models comparing conforming wood siding with Hardie siding painted with the same paint. The Hearing Officer could **perceive no difference in appearance between the wood and Hardie siding**. The Applicants' witnesses also testified that **no difference could be perceived from the public way**.
- A representative of Hardie testified about the increasing acceptance of the product by numerous other historic jurisdictions such as Annapolis, and locally including the Park Service and the DC Commission on Fine Arts.”



DURABILITY & RESILIENCY – FIBER CEMENT V. WOOD

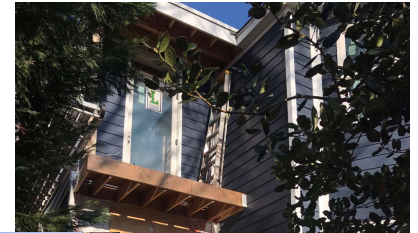
- The homeowner presented a resolution of unanimous support of his project from his neighborhood association and the support of nine of his neighbors, including the owner of the other half of his duplex who said that the use of **fiber-cement would not only not detract from the look of the house, it would have a small but discernible positive effect on his energy usage.**
- “The Hardie board offers several advantages over modern wooden siding. It is **more fireproof, water resistant, and long-lasting, and also much less expensive than wood.** Modern wood siding is made from new growth timber and does not have the same appearance as the original wood siding would have had.”
- Beth Purcell, head of the Capitol Hill Restoration Society Historic Preservation Committee also phoned in some testimony. She said the Committee generally was **in support of the use of more durable materials that closely replicate wood because of the scarcity of old growth wood...**

AFFORDABILITY– FIBER CEMENT V. WOOD

- **Wood would require at least 3x higher payment in this homeowner’s initial project, plus added maintenance cost** over time compared to the Hardie® fiber cement siding’s 30-year warranty period.
- **“Hardie board is designed to look like wood, particularly when painted. It has significant advantages over wood: it is far more durable (with a 30-year warranty), provides better insulation, is more water-resistant, is noncombustible, and is much, much cheaper. Wood, as it happens, is no longer your parents’ wood.** The forests producing “old” or “slow” growth wood that covers most of the older frame houses in DC have been largely cleared, and old growth wood is now very scarce, available apparently only from vendors who resell wood from deconstructed older homes. “New” or “fast” growth wood is essentially farmed wood. It is far less durable, requiring repainting and resealing every five to seven years and replacement every 10-15 years. **And even the new growth wood would roughly triple the initial cost of his project – increasing the price from \$27,000-\$30,000 for Hardie board to \$80,000-\$90,000. And with the maintenance and premature replacement cost added in, the total cost of wood would be closer to \$180,000-\$200,000 over the 30-year warranted period of Hardie board.”**

HISTORIC NEIGHBORHOOD SUPPORT

- The homeowner was armed with a **unanimous resolution in support of his project from his neighborhood and the support of nine of his neighbors.**
- The **Capitol Hill Restoration Society offered its support**, noting “it is important to recognize that old growth materials are no longer available and that in many instances modern materials should be employed.”
- Advisory Neighborhood Commission 6B submitted its support: “...the design elements of the project are consistent with historic preservation requirements.”
- The homeowner testified that his contractor observed **three examples of installed front-facing Hardie board in nearby houses.**



CONCLUSION – PRECEDENT FOR FIBER CEMENT INSTALLATION IN HISTORIC DISTRICTS

1. NPS Preservation Briefs *allow for installation of fiber cement siding in substitute for original siding materials.*
 - Note: Outdated Briefs #8 and #16 were drafted prior to manufacturing of fiber cement.
2. Local precedent in historic districts that *allow for installation of fiber cement siding in substitute for original siding materials.*
 - Note: Prevalent historic districts have expressly allowed installation of fiber cement in lieu of wood – Washington, D.C., Charleston, SC, Austin, TX, Charlotte, NC
3. Fiber cement siding is identical or superior to wood and original materials in aesthetics, durability, resiliency and affordability.
 - Note: *“Hardie board is designed to look like wood, particularly when painted. It has significant advantages over wood: it is far more durable (with a 30-year warranty), provides better insulation, is more water-resistant, is noncombustible, and is much, much cheaper. Wood, as it happens, is no longer your parents’ wood.”*



MANDEVILLE

A Historic Lakefront Community

Historic Preservation District Commission

JOHN "JEFF" BERNARD, CHAIR

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

KATHY REEVES, SECRETARY

WILLIAM BARRY

JEFF BISHOP
VAUGHAN SOLLBERGER

LEAH QUINN

KAREN MCINNIS
ROSALYN COUSIN

December 6, 2024

Lisa Kirk
2028 Monroe Street
Mandeville, LA 70448

RE: HC24-12-35 – Residential – 2028 Monroe – Partial siding replacement

Dear Ms. Kirk,

On Thursday, December 5, 2024, the Historic District Commission held a public hearing regarding your requests for a Certificate of Appropriateness (COA) for the partial replacement of the siding on a significantly rated residential structure. The commission unanimously denied your request. You do have the option to appeal the decision per our CLURO.

7.6.4.14. Appeals- Sub Section 2.

Any person or persons aggrieved by any decision, act or proceedings of the Commission shall have a right to apply in writing to the City Council for reversal or modification thereof, to be heard under the rules and procedures established by the City Council. The mayor shall have the right to stay all further action until the City Council shall have had an opportunity to rule thereon. Any such appeal shall be taken no more than ten days from date of the written decision, and the City Council may consider said appeal at its next general or special meeting, but in any event, not more than 45 days thereafter. The City Council may affirm a decision of the Commission by majority vote of all its members. The City Council shall affirm, reverse, or modify any decision of the Commission by a majority vote of all its members.

Should you have any questions regarding this matter, please do not hesitate to contact me at 985-624-3103.

Sincerely,

Lauren Brinkman, CFM

Planner II / Floodplain Administrator



MANDEVILLE

A Historic Lakefront Community

Historic Preservation District Commission

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ROSALYN COUSIN

December 6, 2024

Lisa Kirk
2028 Monroe Street
Mandeville, LA 70448

RE: HC24-12-36 – Residential – 2028 Monroe – Partial window replacement

Dear Ms. Kirk,

On Thursday, December 5, 2024, the Historic District Commission held a public hearing regarding your requests for a Certificate of Appropriateness (COA) for the partial replacement of the windows on a significantly rated residential structure. The commission unanimously denied your request. You do have the option to appeal the decision per our CLURO.

7.6.4.14. Appeals- Sub Section 2.

Any person or persons aggrieved by any decision, act or proceedings of the Commission shall have a right to apply in writing to the City Council for reversal or modification thereof, to be heard under the rules and procedures established by the City Council. The mayor shall have the right to stay all further action until the City Council shall have had an opportunity to rule thereon. Any such appeal shall be taken no more than ten days from date of the written decision, and the City Council may consider said appeal at its next general or special meeting, but in any event, not more than 45 days thereafter. The City Council may affirm a decision of the Commission by majority vote of all its members. The City Council shall affirm, reverse, or modify any decision of the Commission by a majority vote of all its members.

Should you have any questions regarding this matter, please do not hesitate to contact me at 985-624-3103.

Sincerely,

Lauren Brinkman, CFM
Planner II / Floodplain Administrator



MANDEVILLE

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VAUGHAN SOLLBERGER

LEAH QUINN

KAREN MCINNIS

ROSALYN COUSIN

December 6, 2024

Lisa Kirk
2028 Monroe Street
Mandeville, LA 70448

RE: HC24-12-37 – Residential – 2028 Monroe – Installation of front porch balusters

Dear Ms. Kirk,

On Thursday, December 5, 2024, the Historic District Commission held a public hearing regarding your requests for a Certificate of Appropriateness (COA) for the porch rail addition on a significantly rated residential structure. The commission unanimously denied your request. You do have the option to appeal the decision per our CLURO.

7.6.4.14. Appeals- Sub Section 2.

Any person or persons aggrieved by any decision, act or proceedings of the Commission shall have a right to apply in writing to the City Council for reversal or modification thereof, to be heard under the rules and procedures established by the City Council. The mayor shall have the right to stay all further action until the City Council shall have had an opportunity to rule thereon. Any such appeal shall be taken no more than ten days from date of the written decision, and the City Council may consider said appeal at its next general or special meeting, but in any event, not more than 45 days thereafter. The City Council may affirm a decision of the Commission by majority vote of all its members. The City Council shall affirm, reverse, or modify any decision of the Commission by a majority vote of all its members.

Should you have any questions regarding this matter, please do not hesitate to contact me at 985-624-3103.

Sincerely,

Lauren Brinkman, CFM

Planner II / Floodplain Administrator