

1 Vetoed by Mayor Morris
2 10/8/07

Introduced August 28, 2007, by Councilman
Hicks, seconded by Councilman Kingston

3
4 **Item No. 07-08-2679**

5
6 **ORDINANCE NO. 3430**

7
8 An ordinance amending the Code of Ordinances of the City of Slidell,
9 Appendix A-Zoning, to provide for replacement of mobile homes which were destroyed by
10 Hurricane Katrina.

11 WHEREAS, several Slidell citizens resided in mobile homes as conditional
12 uses in the residential redevelopment district; and

13
14 WHEREAS, those mobile homes were rendered uninhabitable by Hurricane
15 Katrina; and

16
17 WHEREAS, it is desired that those citizens be allowed to replace the mobile
18 homes with manufactured homes in the same location; and

19
20
21 WHEREAS, the Slidell Planning and Zoning Commission has issued a
22 favorable recommendation to amend Appendix A Zoning to provide for replacement of
23 mobile homes which were destroyed by Hurricane Katrina.

24
25
26 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that the
27 Code of Ordinances of the City of Slidell, Appendix A-Zoning, Section 2.26, be and the
28 same is hereby amended to add the following:

29
30
31 **Section 2.26. Residential redevelopment district.**

32 2.2608 Conditional uses in the residential redevelopment district are:
33 Manufactured housing shall be limited to a single-family use, shall be
34 permanently installed, and shall be owner occupied. Renting of
35 manufactured housing shall be prohibited. Only those persons residing in
36 mobile homes in the residential redevelopment district on August 29, 2005,
37 shall be allowed this conditional use.

38 2.2609 Regulations for conditional uses for manufactured housing in the
39

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4 (1) Yard:

- 5
6 (a) Front yard: Front building lines shall conform to the average building
7 lines in a developed block, but in no case shall it be less than 20 feet.
8
9 (b) Side yard: Ten feet.
10
11 (c) Rear yard: 20 feet.

12 (2) Lot size:

- 13 (a) There shall be a lot width of a minimum of 50 feet.
14
15 (b) Every lot shall contain an area of not less than 5,000 square feet per
16 family unit.

17 (3) Parking and walkways:

- 18
19 (a) Two off-street hard surface parking spaces, each nine feet wide by
20 twenty feet in length, or a combination of the two, shall be required for
21 each lot.
22
23 (b) A hard-surfaced walkway, a minimum width of thirty-six inches, shall be
24 provided from the parking area to the entranceway of the manufactured
housing.

25 (4) Skirting properly ventilated shall be required around the manufactured
26 housing.

27 (a) The following materials are acceptable for skirting.

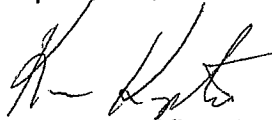
- 28
29 (1) Corrugated skirting material designed for use with manufactured
30 housing.
31
32 (2) Solid brickwork, perforated for ventilation and water passage.
33
34 (3) Bricks, painted concrete blocks, redwood or similar fencing material,
35 perforated for ventilation and water passage.
36
37 (4) Lattice work with a minimum of one-inch width by one-quarter inch
38 thick slats with maximum opening between slats of four square
39 inches.

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- 4 (5) Manufactured housing shall be required to have an occupancy permit.
5
6 (6) Manufactured housing shall meet anchoring requirements as per the
7 International Residential Code, Appendix E, with all amendments.
8
9 (7) Manufactured housing shall have been manufactured according to Mobile
10 Homes Construction and Safety Standards Act of 1975 as adopted by the U.
11 S. Congress with all amendments.
12
13 (8) Manufactured housing shall be required to have a solid concrete pad used for
14 the outside air conditioning unit suitable for the size of the unit.

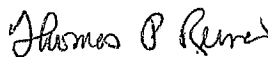
15 BE IT FINALLY ORDAINED that this ordinance shall be effective upon
16 adoption.

17 **ADOPTED** this 25th day of September, 2007.

18
19 

20 Kevin Kingston
21 President of the Council
22 Councilman-at-Large
23

24 **VETOED** 8 October 2007
25 Ben O. Morris
26 Mayor

27
28 
29 Thomas P. Reeves
30 Council Administrator
31

DELIVERED
9/27/07 to the Mayor
RECEIVED 3:02 p.m.
10/8/07 from the Mayor



The City of Slidell

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BEN O. MORRIS
MAYOR

MEMORANDUM

TO: COUNCIL MEMBERS
CLERK OF COUNCIL

FROM: BEN O. MORRIS

DATE: OCTOBER 8, 2007

RE: VETO MESSAGE OF ORDINANCE # 3430

VETO MESSAGE
ORDINANCE # 3430

October 8, 2007

Consideration of this ordinance has been one of the most difficult decisions I have had to make during my tenure as Mayor. However, my basic philosophy of service to the people has always been to treat everyone fairly and evenly and to do what is best for all the citizens of our City.

I have decided to veto Ordinance Number 3430 for the following reasons:

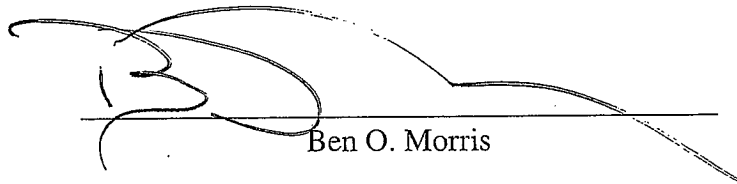
1. District A should be treated no differently than other districts in our City;
2. Reduced property values;
3. Reduced personal and public safety;
4. Reduced quality of life;
5. Other options exist.

Discussion:

1. District A and specifically the area where the replacement trailers will be located is a predominantly African American neighborhood. For me to agree with this Ordinance would, in my opinion, be a decision based on race. You can bet that if I was on the other side of this issue I would hear many of the residents say that I was only allowing this because it is in an African American neighborhood. An African American couple owns one of the largest homes in my neighborhood. If I proposed an ordinance to allow a trailer on a lot next door to their home what to

- you think they would say? All other Council members have publicly stated that they don't want trailers in their districts. So why allow them in District A?
2. Reduced property values are a fact. Many residents in District A have very nice homes and have worked hard all their lives to improve the quality of life for their families. Anyone who makes serious inquiries of real estate professionals will learn that property values are reduced in areas where house trailers are allowed. According to some that is acceptable. It is not acceptable to me. Reduced property values are not acceptable in District A, or in my neighborhood, or in any neighborhood in our City.
 3. Which one of you would volunteer to stay in a trailer during the next storm? These trailers will have to be set several feet above the ground to comply with FEMA regulations. They could not withstand the shock of being hit by a tree or large limbs set in motion by hurricane force winds or toppled by such winds.
 4. Quality of life is a major factor for all our citizens. We must strive to do better for our people and not merely maintain the status quo. The trailers that unfortunately were destroyed by the storm were non-conforming uses under our zoning code. That code is designed to improve our quality of life. Ignoring its purpose and effect defeats the very principles the code is intended to accomplish. The non-conforming use these trailers enjoyed was supposed to have a lifespan that coincided with the existence of the trailers themselves. To extend that lifespan is bad planning and bad government.
 5. There are other options for the citizens whose trailers were destroyed. The most viable of which is Habitat For Humanity. The cost of a Habitat home is often lower than that of a new trailer. Habitat also offers grants and other programs to assist those in need. I cannot think of any justifiable reason why anyone would not prefer a permanent home. A home that would be safer, more comfortable and would appreciate in value which could be obtained at a cost less than or equivalent to a trailer.

It is for these reasons that I respectfully veto Ordinance 3430 adopted by the Council 25 September, 2007.



Ben O. Morris

1 MINUTES

2 SLIDELL CITY COUNCIL

3 OCTOBER 23, 2007

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5 SUSPENSION OF RULES

6 Councilman Hicks, seconded by Councilman Hursey, moved to suspend the
7 rules to move Vetoed Item No. 07-08-2679 forward on the Agenda.

8 ROLL CALL	8 Yeas	0 Nays	1 Absent (Vacancy-At Large)	CARRIED
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9
10 VETOED ITEM

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12 The Council President opened a public hearing on Item No. 07-08-2679,
13 Ordinance No. 3430, an ordinance amending the Code of Ordinances of the City of Slidell,
14 Appendix A-Zoning, to provide for replacement of mobile homes which were destroyed by
15 Hurricane Katrina. This ordinance was vetoed by Mayor Morris.

16 Ms. Jane McKenzie addressed the Council expressing concern about the
17 veto and asked the Council to show compassion when voting on the issue. There was a
18 Council discussion. Councilman Hicks stated that this issue was very important to him as
19 not everyone in his district could afford to build a house and these trailers would allow
20 them to come back home. Councilwoman Harbison said that someone had questioned her
21 regarding bringing a trailer into the redevelopment district. The City Attorney stated that
22 the residential redevelopment district only pertains to District A.

23 Councilman Hicks, seconded by Councilman Hursey, made a motion to
24 override the veto of Ordinance No. 3430.

25 ROLL CALL	5 Yeas (Kingston) (Canada) (Hicks) (Hursey) (Fraught)	3 Nays (Crockett) (Harbison) (Cromer)	1 Absent (Vacancy-At Large)	FAILED
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31 Councilman Fraught left the meeting at 6:50 p.m.

32 RESOLUTION

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34 Resolution R07-29, a resolution requesting an Attorney General's opinion
35 regarding the overriding of a Mayor's veto, was brought before the Council. Councilman
36 Canada read the resolution aloud and stated that the Home Rule Charter is not clear on
37 the options the Council has regarding a veto as to whether the vote can be postponed.
38
39