

**AGENDA  
MARCH 10, 2026  
6:30 P.M.**



**SLIDELL CITY COUNCIL  
2045 SECOND STREET  
SLIDELL, LA 70458**

---

The Slidell City Council shall have their regularly scheduled meeting on March 10, 2026. The meeting will begin at 6:30 p.m. in the Council Chambers, 2045 Second Street, Suite 319, Slidell, LA. A live broadcast of the meeting can be found on the official "City of Slidell, Louisiana" Facebook page. The meeting will go live at 6:30 p.m.

**1. Meeting Called to Order**

**2. Prayer**

**3. Pledge of Allegiance**

**4. Roll Call**

**5. Consent Calendar:**

**A. Approval of the Minutes of the February 24, 2026 meeting. (pp. 4-6)**

**B. Proposed Ordinances:**

- 1. Item No. 26-03-3629** – An ordinance granting a Conditional Use Permit for artisan manufacturing of hand rolled cigars by up to four employees at 2992 Pontchartrain Drive (CUP2026-0001), (DiSanti/Brownfield, by request of Administration). **(pp.7-14)**

**Note: A Public Hearing will be held on the above listed ordinance on Tuesday, March 24, 2026, at 6:30 p.m. in the Council Chambers, 2045 Second Street, Suite 319.**

- 2. Item No. 26-03-3630** – An ordinance authorizing the Mayor of the City of Slidell ("the City") to sell to Textron Systems Corporation ("Textron") and/or its third party agent or designee, certain real property in Section 2, Township 9 South, Range 14 East, Slidell, St. Tammany Parish, Louisiana being approximately 13.239 acres, more or less, encompassing municipal addresses 1010/1020/1030/1040/1044/1050 Gause Boulevard Slidell, LA 70458 and more fully described below (the "Property") and to take all ancillary action in connection therewith, (DiSanti/Brownfield, by request of Administration). **(pp.15-19)**

**Note: A Public Hearing will be held on the above listed ordinance on Tuesday, April 14, 2026, at 6:30 p.m. in the Council Chambers, 2045 Second Street, Suite 319.**

**AGENDA  
SLIDELL CITY COUNCIL  
MARCH 10, 2026  
PAGE 2**

**C. Reallocation of Funds:**

1. Reallocate funds for swimming lessons. **(p. 20)**

Coding	Account Description	Type of Account	Increase	Decrease
92190-62059-0185	Swim Lessons	Expenditures	4,000	
92190-62059-0123	CEAs Council Attendance	Expenditures		4,000

**Change on fund balance**      \$ -

**D. Monthly Financial Report:(January, 2026).      (pp.21-30)**

**6. Regular Agenda:**

**A. Items Removed from Consent Calendar**

**B. Special Presentation:**

1. **Suzanne Kreiger - CPRA (Tamborella)**

**C. Annual Report:**

1. Slidell Youth Soccer Club – Tommy Rowley

**D. Postponed Condemnation and Demolition Hearing:**

1. 1626 Seventh Street

**E. Public Hearings:**

1. **Item No. 26-01-3626:** An ordinance annexing into the City of Slidell property located at 1450 Gause Blvd W, identified as Parcel No. 113491 containing 21.12 acres, into the City of Slidell and establish City zoning classification R3 High Density Residential (Case AZ2025-0001), (DiSanti/Brownfield, by request of Administration). **(pp.31-41)**
2. **Item No. 26-02-3627:** An ordinance making an honorary designation of Carey Street, between Front Street and Pontchartrain Drive, in Slidell, LA as Dr. Gerry Hinton Memorial Road, (Denham). **(pp.42-43)**

**AGENDA  
SLIDELL CITY COUNCIL  
MARCH 10, 2026  
PAGE 3**

**7. Comments and Reports:**

**A. Legislative Comments and Reports**

**B. Administrative Comments and Reports:**

**1. Mayor**

**2. Chief of Police**

**8. Adjournment**

1 **MINUTES**  
2 **FEBRUARY 24, 2026**  
3 **6:30 P.M.**



**SLIDELL CITY COUNCIL**  
**2045 SECOND STREET**  
**SLIDELL, LA 70458**

4  
5 Council President DiSanti called the regular meeting of the Slidell City Council  
6 to order in the Council Chambers. A quorum was present.  
7

8 **PRESENT:** Council Members Bill Borchert, Jeff Burgoyne, Leslie Denham, David  
9 Dunham, Megan Haggerty, Nick DiSanti, Kenny Tamborella, Trey  
10 Brownfield and Cindi King

11 **ABSENT:** None

12  
13 **ALSO PRESENT:** Mayor Randy Fandal, Acting Police Chief Daniel Seuzeneau, Council  
14 Administrator Thomas Reeves, Chief of Staff Mike Noto, and City  
15 Attorney Thomas Schneidau

16 The Council President opened the Consent Calendar for a public hearing. No  
17 one from the public appeared to speak. The Council President closed the public hearing  
18 on the Consent Calendar.

19 Councilman Brownfield removed Resolution R26-09 from the Consent  
20 Calendar.

21  
22 Councilman Tamborella seconded by Councilman Borchert made a motion to  
23 adopt the Consent Calendar, as amended.

24 **ROLL CALL**                      **9 Yeas**                      **0 Nays**                      **0 Absent**                      **CARRIED**

25  
26 **CONSENT CALENDAR**

27 **A. Approval of the Minutes of the February 10, 2026 meeting. (pp. 3-6)**

28  
29 **B. Proposed Ordinance:**

- 30  
31 **1. Item No. 26-02-3628** – An ordinance declaring certain property of the City of  
32 Slidell surplus and setting the method of disposing same,  
33 (DiSanti/Brownfield, by request of Administration).

34 **Note: A Public Hearing will be held on the above listed ordinance on**  
35 **Tuesday, March 24, 2026, at 6:30 p.m. in the Council Chambers, 2045**  
36 **Second Street, Suite 319.**

37 **C. Proposed Resolution:**  
38  
39

1 **MINUTES**  
 2 **SLIDELL CITY COUNCIL**  
 3 **FEBRUARY 24, 2026**  
 4 **PAGE 2**

5 1. **R26-08:** A resolution requesting the Administration of the City of Slidell  
 6 complete and submit the Municipal Water Pollution Prevention  
 7 Environmental Audit Report to the DEQ for the City's Wastewater Treatment  
 8 Plant, (DiSanti/Brownfield, by request of Administration).

9 **D. Reallocation of Funds:**

10 1. Recognition of funds returned to Enterprise Fleet Program

Coding	Account Description	Type of Account	Increase	Decrease
26001-36950	Sale of Surplus Property	Revenues	20,370	
26003-85009-0109	Enterprise Vehicles	Expenditures	20,370	

15 *Change on fund balance* \$ -

16 **E. Project Acceptance:**

17 1. Public Operations Roof Repairs, Jaymar Construction, LLC, Slidell Job  
 18 #950-119.

19 **REGULAR AGENDA**

20 **ITEMS REMOVED FROM THE CONSENT CALENDAR**

21 Councilman Brownfield seconded by Councilman Tamborella made a motion  
 22 to replace Resolution R26-09 with Substitute Resolution R26-09.

23 **ROLL CALL**            **9 Yeas**            **0 Nays**            **0 Absent**            **CARRIED**

24 Councilman Brownfield seconded by Councilman Tamborella made a motion  
 25 to adopt Substitute Resolution R26-09, a resolution adopting the 2026 St. Tammany  
 26 Parish Multi-Jurisdictional Hazard Mitigation Plan on behalf of the City of Slidell, Louisiana.

27 **ROLL CALL**            **9 Yeas**            **0 Nays**            **0 Absent**            **CARRIED**

28 **SPECIAL PRESENTATION**

29 Main Street Program Director Tiffani McManus appeared before the Council  
 30 to provide an update on ongoing and upcoming Main Street projects. Improvements  
 31 include renovations to Carey Street Park, the addition of an inclusive musical play space  
 32 and covered play structures at Heritage Park, installation of a new wrench system in  
 33

MINUTES

SLIDELL CITY COUNCIL

FEBRUARY 24, 2026

PAGE 3

Umbrella Alley to simplify umbrella replacement, and the placement of new benches and bike racks throughout Olde Towne. The program also awarded grants to local businesses, assisting Olde Towne Soda Shop with new flooring and Terry Lynn's Café with a new sign. In addition, Main Street has secured a grant to install string lighting at four crosswalks to enhance visibility and atmosphere.

Councilman DiSanti thanked Mrs. McManus for her report and for her continued dedication to Olde Towne.

ANNUAL REPORT

No one from SBBA appeared.

LEGISLATIVE COMMENTS AND REPORTS

Councilman Dunham thanked the Departments of Parks and Recreation, Keep Slidell Beautiful and Public Operations for a great job cleaning up after parades.

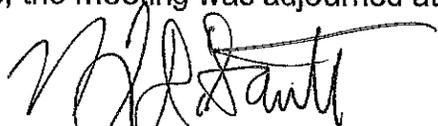
ADMINISTRATIVE COMMENTS AND REPORTS

Mayor Fandal mentioned that Thursday is D-day for District G. He went on to state that the Mardi Gras season was fantastic and very safe.

POLICE CHIEF COMMENTS AND REPORTS

Daniel Seuzeneau echoed the Mayor's sentiments regarding Mardi Gras.

As there was no further business, the meeting was adjourned at 6:43 p.m.



Nick DiSanti  
President of the Council  
Councilman, District D



Thomas P. Reeves  
Council Administrator

**COUNCIL ACTION:**    **DATE APPROVED** \_\_\_\_\_    **DATE AMENDED** \_\_\_\_\_

1 Introduced March 10, 2026, by Councilman  
2 DiSanti, seconded by Councilman Brownfield,  
3 (by request of Administration)

4 **Item No. 26-03-3629**

5 **ORDINANCE NO.**

6 An ordinance granting a Conditional Use Permit for artisan manufacturing of  
7 hand rolled cigars by up to four employees at 2992 Pontchartrain Drive (CUP2026-0001).  
8  
9

10 WHEREAS, the Slidell City Council received a petition from Rolando Reyes to  
11 approve a Conditional Use Permit for the artisan manufacturing activity of hand rolled  
12 cigars by up to four employees as associated with his existing cigar retail establishment at  
13 the leased property designated as 2992 Pontchartrain Drive; and  
14  
15

16 WHEREAS, Rolando Reyes received a Certificate of Occupancy for the  
17 operation of Rolando's Cigar Lounge at this address in March 2024; and  
18

19 WHEREAS, this expanded use for artisan manufacturing is required to meet all  
20 requirements by the Louisiana Alcohol and Tobacco Tax and Trade Bureau for the  
21 premises at 2992 Pontchartrain Drive; and  
22

23 WHEREAS, the Slidell Director of Planning duly advertised and the Zoning  
24 Commission held a public hearing for CUP2026-0001 on March 16, 2026; and  
25

26 WHEREAS, the property has been recommended by the Planning Department  
27 and the Planning and Zoning Commissions to allowed artisan manufacturing as a  
28 conditional use for this property within the MU1 Neighborhood Mixed Use district, with  
29 additional conditions; and  
30  
31

32 WHEREAS, the first condition is that if this conditional use is abandoned or is  
33 discontinued for a continuous period of ninety days, the conditional use permit shall  
34 become null and void and may not be reestablished unless a new conditional use permit is  
35 obtained in accordance with the provisions of the Unified Development Code; and  
36  
37  
38  
39

1 **ORDINANCE NO.**  
2 **ITEM NO. 26-03-3629**  
3 **PAGE 2**

4  
5 WHEREAS, the second condition, is that this conditional use permit is only  
6 valid for artisan manufacturing by Rolando Reyes and does not remain valid upon after a  
7 change in ownership, manager, occupancy, or operator; and  
8

9 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does  
10 hereby approve a Conditional Use Permit for the artisan manufacturing activity of hand  
11 rolling cigars by up to four employees as associated with the existing cigar retail  
12 establishment at the leased property designated as 2992 Pontchartrain Drive.  
13

14 **ADOPTED** this day of , 2026.  
15

16  
17 Nick DiSanti  
18 President of the Council  
19 Councilman, District D  
20

21 Randy Fandal  
22 Mayor  
23

24 Thomas P. Reeves  
25 Council Administrator  
26

DELIVERED
<i>to the Mayor</i>
RECEIVED
<i>from the Mayor</i>



Staff Report

# Case No. CUP2026-0001

Conditional Use Permit for artisan manufacturing at,  
**2992 Pontchartrain Drive**

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | [planningdept@cityofslidell.org](mailto:planningdept@cityofslidell.org) | [myslidell.com](http://myslidell.com)

**Location:** 2992 Pontchartrain Drive (Figure 1)

**Owner(s):** Robert O Bradley and Charlette Carollo

**Applicant:** Rolando Reyes / Rolando's Cigar Lounge

**Zoning:** c-4 Highway Commercial

**Future Land Use:** Commercial

**Request:** Conditional Use Permit for artisan manufacturing of hand rolled cigars by up to 4 employees per Appendix A Section 2.1801A.

### Zoning Commission

**Consent Agenda:** February 9, 2026

**Public Hearing:** March 16, 2026

### City Council (tentative)

**Consent Agenda:** March 10, 2026

**Public Hearing:** March 24, 2026

---

## RECOMMENDATIONS

### Planning Department

*Approve*

### Zoning Commission

*To be determined*

---

## FINDINGS

1. The subject property is developed as Rolando's Cigar Lounge (Figure 2). It is zoned C-4.
2. The applicant proposes expanding services with the hand rolling of cigars by up to four staff within the premises, for sale on site and off site.
3. Artisan (light) manufacturing is a Conditional Use in the C-4 district (Sec. 2.1801A of Appendix A).
4. Applicant proposes no additional improvements to the existing building (Figure 3).
5. No additional parking spaces are required as the site was recently improved with a new shared parking lot with 2998 Pontchartrain Drive.
6. Zoning and existing land use of property in the area is C-4 Highway Commercial with Commercial structures (Figure 2):
  - To the northwest is Soap City Washateria and Tire Town Auto Service;
  - To the south is Camellia Point Public House.
7. The site met landscaping requirements when updates were completed in August 2025, including the new parking areas (Figure 4).

8. All conditional uses must comply with the following General Standards (Sec. 2.2215 of Appendix A):

(1) *Standard: The location and size of the use, the nature and intensity of the operation involved in (or conducted in connection with) the use, the size of the site in relation to the use, and the location of the site with respect to neighboring land uses and to streets giving access to the site shall be such that the use will be in harmony with the land uses in the district in which it is located.*

The proposed conditional use will have no site impacts and will be contained within the existing building. All activities shall be conducted in a completely enclosed building having roof and walls. All activities shall conform with the requirements and standards of sections 2.2001(4), 2.1901 and all standards applicable to the C-4 highway commercial zoning district.

(2) *Standard: Time limit requirement for length of permit use.*

If a business ceases to exist or fails to operate for 30 days, the conditional use permit shall become null and void.

(3) *Standard: Hours of operation for use, buffering and/or landscaping above the minimum ordinance requirements.*

Applicant understands that all activities shall cease between the hours of 10:00 p.m. and 7:00 a.m. No additional landscaping will be required.

(4) *Standard: The location, nature and height of structures, walls and fences, and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the development and use of adjacent land and structures.*

No additional landscaping will be required.

(5) *Standard: Parking areas shall be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the ingress and egress drives shall be laid so as to achieve maximum safety.*

The site has 17 parking spaces. This property does not require a buffer zone since it is not adjacent to any residential use. Existing ingress and egress is from Sgt Alfred Drive.

(6) *Standard: Adequate utilities, drainage and other necessary facilities have been or will be provided.*

The current construction has current access to adequate utilities and drainage are in place.

(7) *Standard: Environmental safety devices shall be employed as is necessary to ensure the health, safety and welfare of the public.*

The proposed use involves an artisan manufacturing activity associated with the existing use and will be required to meet all requirements by the Louisiana Alcohol and Tobacco Tax and Trade Bureau.

9. City Engineering foresees no adverse effects with the proposed activity.

10. Slidell Police Department foresees no adverse effects with the proposed activity.

11. St. Tammany Fire Prevention District 1 foresees no adverse effects with the proposed activity.

12. The proposed artisan manufacturing activity conforms to all standards and is appropriate at this location as proposed.



## DESCRIPTIVE INFORMATION

### Proposed Conditional Use: Artisan Cigar Rolling

Rolando's Cigar Lounge, LLC is a licensed retail cigar lounge located at 2992 Pontchartrain Drive, Slidell, Louisiana. The proposed activity consists of **small-scale, artisan hand-rolling of premium cigars** within the existing interior space of the business.

This activity will be conducted by **two (2) to four (4) individuals** using **traditional hand-rolling techniques only**. No machinery, industrial equipment, or powered tools will be utilized. All rolling is performed manually using simple hand tools such as cutters and molds consistent with traditional cigar craftsmanship.

The proposed use will generate:

- **No noise** beyond normal conversation
- **No vibrations**
- **No emissions or exhaust**
- **No smoke production during rolling**
- **No chemical use**
- **No waste beyond normal retail trash**

All activity will occur **entirely indoors** within the existing building footprint.

**No exterior modifications, construction, or site improvements** are proposed.

The rolling activity is **accessory and incidental** to the primary retail use. The business will continue to operate primarily as a cigar lounge offering retail sales and customer seating. Hand-rolled cigars may be sold on site to patrons as part of the retail experience.

The proposed use will **not increase traffic, parking demand, or hours of operation**. Operations will remain consistent with current business hours and customer volume.

This activity is comparable to other low-impact, artisan uses commonly found in neighborhood commercial districts, such as bakeries, coffee roasting, floral arranging, and food preparation performed on site.

## **ARGUMENTS IN SUPPORT OF CONDITIONAL USE PERMIT**

The applicant respectfully requests approval of the proposed conditional use based on the following:

### **1. Low-Impact, Artisan Activity**

The proposed cigar rolling is **small-scale and artisan in nature**. It involves hand-rolling by a limited number of individuals (2-4) using traditional manual techniques. There is **no machinery, no powered equipment, no industrial processes, and no production line**. The activity produces **no noise, no emissions, no vibrations, and no hazardous waste**.

### **2. Accessory to Primary Retail Use**

The primary use of the property remains a **retail cigar lounge**. The rolling activity is **accessory and incidental** to retail operations and enhances the customer experience without changing the fundamental character of the business.

### **3. Compatibility with Surrounding Uses**

The proposed use is **compatible with surrounding commercial and mixed-use properties**. Similar low-impact businesses in the area (restaurants, bakeries, salons, florists, etc.) routinely conduct on-site preparation without adverse impacts. This use will not create traffic, parking, noise, or environmental concerns.

### **4. Consistency with MU-1 Zoning Intent**

Neighborhood Mixed Use (MU-1) zoning is intended to support **small-scale, neighborhood-serving businesses** and mixed commercial activity. Artisan cigar rolling aligns with this intent and promotes local entrepreneurship and economic activity.

### **5. No Site Modifications Required**

No construction, additions, exterior alterations, or site improvements are proposed. All activity will take place **within the existing building footprint** and under the existing certificate of occupancy.

### **6. Compliance with All Regulatory Requirements**

The business holds all required **City and State licenses**, including occupational, liquor, tobacconist, and wholesale licenses, and is actively pursuing federal manufacturing compliance. The applicant has demonstrated a consistent commitment to regulatory compliance.

### **7. No Negative Impact on Public Health, Safety, or Welfare**

The proposed use poses **no threat to public health, safety, or welfare**. The activity does not involve hazardous materials, heavy equipment, or public exposure risks.

For these reasons, the applicant respectfully requests approval of the conditional use permit to allow artisan cigar rolling as an accessory activity within the existing retail cigar lounge.

1 Introduced March 10, 2026, by Councilman  
2 DiSanti, seconded by Councilman Brownfield,  
3 (by request of Administration)

4  
5 **Item No. 26-03-3630**

6 **ORDINANCE NO.**

7  
8 An ordinance authorizing the Mayor of the City of Slidell ("the City") to sell to  
9 Textron Systems Corporation ("Textron") and/or its third party agent or designee, certain  
10 real property in Section 2, Township 9 South, Range 14 East, Slidell, St. Tammany Parish,  
11 Louisiana being approximately 13.239 acres, more or less, encompassing municipal  
12 addresses 1010/1020/1030/1040/1044/1050 Gause Boulevard Slidell, LA 70458 and more  
13 fully described below (the "Property") and to take all ancillary action in connection  
14 therewith.

15 WHEREAS, Section 2-10.A of the City of Slidell's Home Rule Charter  
16 requires the adoption of an ordinance prior to the conveyance, or authorization of  
17 conveyance, of any lands or property of the City, and the City has the inherent authority  
18 under its Charter, including under Section 1-05, to authorize and make such conveyances;  
19  
20 and  
21

22  
23 WHEREAS, Louisiana state law, including La. R.S. 33:4712 and La. R.S.  
24 48:711, further authorizes the City to sell its immovable property when not required for  
25 public use; and  
26

27  
28 WHEREAS, in early 1995, the City of Slidell accepted a donation from the  
29 United States of America of certain real property in Section 2, Township 9 South, Range  
30 14 East at the intersection of Gause Boulevard and Robert Boulevard, encompassing  
31 municipal addresses 1010/1020/1030/1040/1044/1050 Gause Boulevard Slidell, LA 70458,  
32 now referred to as the Slidell Business Center; and  
33  
34  
35  
36  
37  
38  
39

1 **ORDINANCE NO.**  
2 **ITEM NO. 26-03-3630**  
3 **PAGE 2**

4 WHEREAS maintenance costs associated with the upkeep of the property  
5  
6 are substantial; and

7  
8 WHEREAS, save for established IT/server infrastructure space and use of  
9  
10 the grounds for special events, the property is no longer needed for public use and the City  
11  
12 desires to authorize its private sale based on its appraised value to a long-established  
13  
14 tenant pursuing an expanded footprint in the City.

15 NOW THEREFORE BE IT ORDAINED by the Slidell City Council, in legal  
16  
17 session convened, that the Mayor of the City of Slidell is authorized to sell for the City  
18  
19 of Slidell the following described property:

20  
21 A certain portion of ground, together with all the buildings and improvements thereon  
22  
23 and all the rights, ways, privileges, servitudes, advantages, and appurtenances  
24  
25 thereunto belonging or in anywise appertaining, situated in the State of Louisiana,  
26  
27 Parish of St. Tammany, City of Slidell situated in the D.I.S.A. complex, Section 2,  
28  
29 Township 9 South, Range 14 East and is more fully described as follows:

30  
31 Commence from the section corner common to Sections 2, 3, 10 and 11, Township 9  
32  
33 South, Range 14 East;

34  
35 Thence in an easterly direction a distance of 60.00 feet to a point;

36  
37 Thence in a northerly direction a distance of 40.61 feet to a point;

38  
39 Thence, N 00 degrees 48 minutes 24 seconds W a distance of 602.10 feet to a point;

Thence N 89 degrees 23 minutes 07 seconds E a distance of 26.47 feet to the  
intersection of the easterly right-of-way line of Robert Boulevard and the northerly  
property line of the D.I.S.A. complex, marked by a "x" in the concrete sidewalk, the  
Point of Beginning:

1 **ORDINANCE NO.**  
2 **ITEM NO. 26-03-3630**  
3 **PAGE 3**

4  
5 Thence N 89 degrees 23 minutes 07 seconds E 920.27 feet to a brass disc;

6  
7 Thence S 03 degrees 36 minutes 54 seconds E 260.21 feet to a brass disc;

8  
9 Thence S 05 degrees 24 minutes 40 seconds E 345.55 feet to a half inch iron rod;

10  
11 Thence S 05 degrees 24 minutes 40 seconds E 3.17 feet to a point;

12  
13 Thence S 86 degrees 12 minutes 52 seconds W 0.15 feet to a point;

14  
15 Thence S 86 degrees 12 minutes 52 seconds W .15 feet to a point;

16  
17 Thence S 89 degrees 04 minutes 37 seconds W 210 feet to a set nail;

18  
19 Thence N 00 degrees 55 minutes 00 seconds W 13.08 feet to a set nail;

20  
21 Thence S 89 degrees 15 minutes 07 seconds W 92.80 feet to a set nail;

22  
23 Thence S 00 degrees 44 minutes 53 seconds E 28.15 feet to a set nail;

24  
25 Thence S 89 degrees 15 minutes 07 seconds W 625.05 feet to a point;

26  
27 Thence N 47 degrees 23 minutes 30 seconds W 45.10 feet to a point;

28  
29 Thence N 00 degrees 48 minutes 03 seconds W 591.19 feet to the Point of Beginning.

30 The parcel described above contains 13.239 acres, more or less, and is all or more  
31 fully shown on the map titled Resubdivision of a Parcel of Land located within Section  
32 2, T9S-R14E into a 2.915 Acre Parcel and the D.I.S.A. Parcel of the City of Slidell, St.  
33 Tammany Parish, Louisiana, by BFM Corporation, LLC and certified by John S.  
34 Teegarden, dated March 30, 2005, recorded as Map File 3858 in the land records for  
35 St. Tammany Parish, La.

36 (subject to adjustment in title review) to Textron Systems Corporation ("Textron") and/or its  
37 third party agent or designee, for an amount not to be less than Three Million Four  
38  
39

1 **ORDINANCE NO.**  
2 **ITEM NO. 26-03-3630**  
3 **PAGE 4**

4 Hundred Thousand Dollars and No/100 (\$3,400,000.00), subject to (i) deductions in net  
5 amounts due to seller for closing costs assigned to seller and (ii) deductions or offsets to  
6 the purchase price for reasonable hazard mitigation expenses requested by the purchaser  
7 and satisfactory to the City, acting through the Mayor, all being subject to the satisfaction  
8 by the City, acting through its Mayor, that the matter is ready to close.

9  
10 BE IT FURTHER ORDAINED THAT the Mayor of the City of Slidell is  
11 also authorized (i) to lease back, at or below current market rates, space at the Property  
12 necessary to maintain established IT/server infrastructure, and to sublease all or a portion  
13 of that space, (ii) to agree to terms and conditions of the City's periodic future use of  
14 portions of the Property for events like Mardi Gras, and (iii) to execute, for a term not  
15 exceeding five (5) years, a lease, at or below market rates, at any other area facility for  
16 office space and storage, as may be necessary or advisable, to accommodate City  
17 employees or departments displaced as the result of the Property sale.

18  
19  
20  
21  
22  
23  
24 BE IT FINALLY ORDAINED THAT the Mayor of the City of Slidell is also  
25 authorized to take any and all other ancillary action related to the transaction that, in the  
26 Mayor's discretion, may be necessary or advisable, including but not limited to, (i) incurring  
27 due diligence costs, (ii) undertaking property curative work, (iii) executing all documents  
28 necessary to the dedication or reservation for public use of a road traversing a portion of  
29 the Property and connecting to a parcel to the east, as contemplated in Resolution R14-06  
30 and the Cooperative Endeavor Agreement executed in connection therewith, (iv)  
31 negotiating and agreeing to all contractual terms not expressly prohibited by this  
32 Ordinance, (v) agreeing, to the extent necessary on behalf of the City, to all economic  
33  
34  
35  
36  
37  
38  
39

1 **ORDINANCE NO.**  
2 **ITEM NO. 26-03-3630**  
3 **PAGE 5**

4 incentives offered by third parties to the purchaser, and (vi) executing all closing  
5 documents, purchase agreements, and letters of intent related to the transaction, any such  
6 previously-executed documents hereby being ratified and confirmed.  
7  
8

9  
10 **ADOPTED** this day of , 2026.  
11

12  
13 Nick DiSanti  
14 President of the Council  
15 Councilman, District D  
16

17 Randy Fandal  
18 Mayor  
19

20 Thomas P. Reeves  
21 Council Administrator  
22

23 DELIVERED

*to the Mayor*

24 RECEIVED

*from the Mayor*  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39

**City of Slidell**  
**Fiscal Year 2025 - 2026**  
**Recommendation for Reallocation**

**TO:** Michael Noto, Chief Administrative Officer  
**FROM:** Blair Ellinwood, Director of Finance  
**DATE:** 3/3/2026  
**SUBJECT:** To reallocate for Swim Lesson  
**JUSTIFICATION:** *The City proposes to allocate \$4,000 to fund swim lessons to be conducted at the Lionel J. Washington Community Pool.*

*The following is recommended:*

<u>Coding</u>	<u>Account Description</u>	<u>Type of Account</u>	<u>Increase</u>	<u>Decrease</u>
92190-62059-0185	Swim Lessons	expenditures	4,000	
92190-62059-0123	CEAs Council Attendance	expenditures		4,000
			<i>Change on fund balance</i>	<u>\$ -</u>

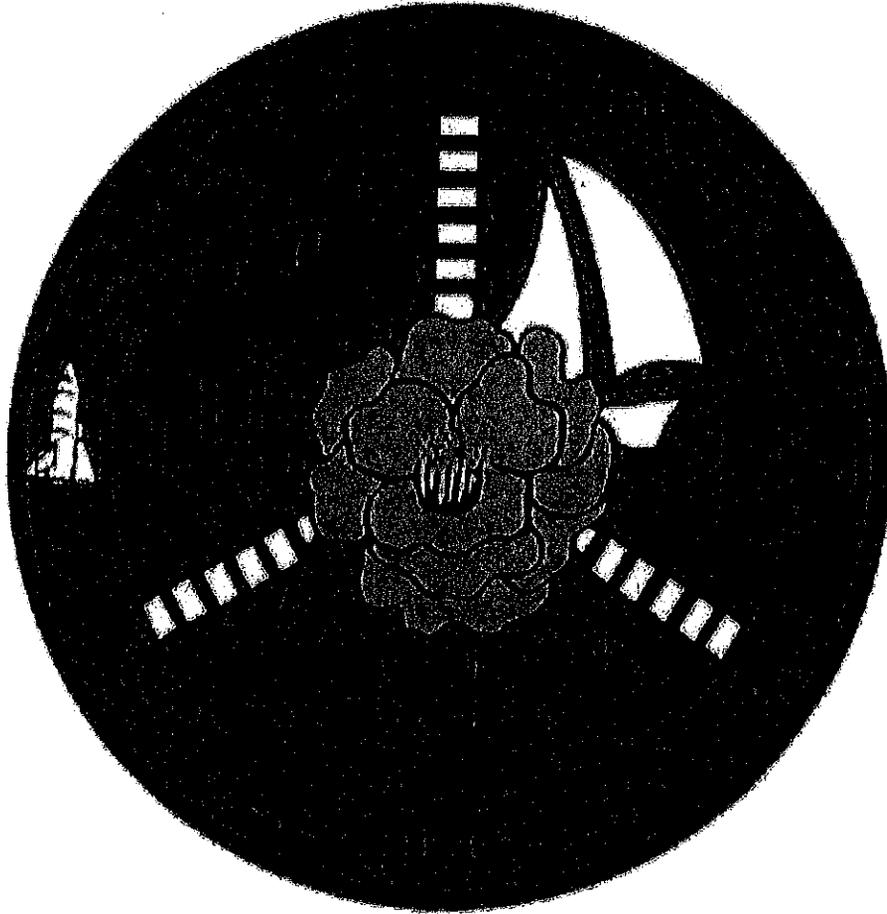
**Notes:**

The above items will be incorporated into the FY 2026 2nd supplemental budget

If you concur, please sign below and forward this to the council for their review.

Approved Michael Noto

**City of Slidell  
Budget to Actual Report  
January 2026**



Prepared by:  
Finance Department

**City of Slidell  
Table of Contents  
January 2026**

	<u>Page</u>		<u>Page</u>
Letter to Users	2	Slidell Business Campus:	
Summary of Activities	3	Capital Projects	58
Revenues Budget to Actual Report	5	Community Development Block Grant (CDBG)	
Expenditure Budget to Actual Report	6	Revenues	60
Sales Tax by Month	9	Expenditures	60
Public Safety Sales Tax by Month	10	Capital Projects	60
Year to Date Budget Reports:		American Rescue Plan:	
General Fund:		Revenues	63
Revenues	11	Capital Projects	63
Administration	13	City Capital Fund:	
Finance	14	Capital Projects	65
Legal	15	Public Works Capital Fund:	
Data Processing	16	Capital Projects	76
Purchasing	17	GOB 2010 Capital Fund:	
Human Resources	18	Revenues	78
Permits	19	Capital Projects	78
Cultural Arts	20	GOB 2016 Capital Fund:	
Civil Service	22	Revenues	79
City Marshal	23	Capital Projects	79
City Prosecutor	24	Police Safety Capital Fund:	
Planning	25	Revenues	83
City Court	26	Capital Projects	83
City Council	26	Governmental Debt Service Fund:	
Sales Tax Fund:		Revenues	85
Revenues	30	Debt Payments	85
Sales Tax Admin	31	Police Safety Debt Service Fund:	
Vehicle Maintenance	32	Revenues	88
Streets, Bridges & Drainage	33	Debt Payments	88
Recreation	35	Water & Sewer Fund:	
General Maintenance	37	Revenues	90
Engineering	39	Capital Projects	90
Electrical	40	W&S Admin	93
Capital Projects	41	Treatment Plant	95
Public Safety Fund:		Sewer	96
Revenues	46	Water	98
Capital Projects	46	Airport Fund:	
Police	48	Revenues	102
Corrections	50	Airport	103
Training Facility	51	Capital Projects	104
Animal Control	52	Self Insurance Fund:	
Slidell Business Campus:		Revenues	108
Revenues	56	Risk Management	108
Slidell Business Campus	56	Over Time by Department	112

**City of Slidell  
Letter to User  
January 2026**

---

***Governmental Funds***

As of January 31, 2026, the budget should be at 58.33% of its total allocation.

**Revenues:**

Revenues in the General Fund are currently trending above budget projections. This favorable variance is primarily attributable to higher-than-anticipated interest earnings, with more than 100% of the annual interest revenue budget already collected within the first seven months of the fiscal year.

Sales Tax Fund and Public Safety Fund are trending slightly above budget due to sales tax coming in higher than budgeted. For the first six months of the fiscal year, sales tax revenue for the Sales Tax Fund is 14,396,859 which is up 4.37% when compared to the same time last fiscal year at \$13,793,705. The Public Safety sale tax generated \$3,210,219 in the first six months. Since the tax began on January 1, 2025, no prior-year comparison is available. It should be noted that the July breakdown between City sales tax and Police sales tax was estimated and will be updated once final allocation figures are received. Historically, sales tax revenues have consistently outperformed budget projections.

Revenues for the Slidell Business Campus are currently tracking 0.68% above budgeted levels.

The City will continuously monitor the budget in an effort to maximize revenues while also finding ways to become more efficient.

**Expenditures:**

The City is operating well within authorized budget parameters. As of January, expenditures across all major funds remain below the 58.33% threshold, with spending trends consistent with prior years. As of December actual expenditures as a percentage of the budget are as follows:

General Fund: 53.56%

Sales Tax Fund: 49.61%

Public Safety Fund: 53.50%

Slidell Business Campus: 41.79%

Overall, the City's spending is well controlled and aligned with budget expectations. The City will continue to closely monitor expenditures to ensure resources are used effectively, maximizing public benefit while identifying opportunities to enhance efficiency.

**City of Shidell**  
**Summary of Activities**  
**As of January 31, 2026**

*General Fund*

Fund	Total Operating		Total Capital Expenditures	Net Transfers	Change in Fund Balance	Audited	
	Revenues	Expenditures				Beginning Fund Balance	Ending Fund Balance
General Fund	\$ 5,236,911	\$ (4,251,062)	\$ -	\$ 439,341	\$ 1,425,190	\$ 10,457,279	\$ 11,882,469

*Special Revenue Funds*

Fund	Total		Total Capital Expenditures	Net Transfers	Change in Fund Balance	Audited	
	Revenues	Expenditures				Beginning Fund Balance	Ending Fund Balance
Sales Tax Fund	\$ 17,161,683	\$ (6,304,432)	\$ (330,597)	\$ (8,050,131)	\$ 2,476,523	\$ 21,244,137	\$ 23,720,660
Public Safety Fund	4,416,767	(9,321,883)	(1,244,441)	6,576,425	426,868	12,306,877	12,733,745
Shidell Business Campus	437,790	(596,513)	(54,171)	162,034	(30,860)	2,247,589	2,196,729
CDBG	95,254	(17,365)	(3,093,589)	-	(3,015,700)	(164,924)	(3,180,624)
ARP	11,612	-	(384,846)	-	(373,234)	26,516	(346,718)
Total Special Revenue Funds	\$ 22,123,106	\$ (16,240,193)	\$ (5,107,644)	\$ (1,311,672)	\$ (536,403)	\$ 35,660,195	\$ 35,123,792

*Capital Project Funds*

Fund	Total		Total Capital Expenditures	Net Transfers	Change in Fund Balance	Audited	
	Revenues	Expenditures				Beginning Fund Balance	Ending Fund Balance
City Capital	\$ -	\$ (215,590)	\$ (1,684,697)	\$ 561,407	\$ (1,338,880)	\$ 14,774,176	\$ 13,435,296
Public Works Capital	-	-	(70,166)	-	(70,166)	1,609,675	1,539,509
GOB 2010	4,073	-	(9,679)	-	(5,606)	284,646	279,040
GOB 2016	78,773	-	(319,368)	-	(240,595)	5,502,688	5,262,093
Public Safety Capital	397,746	3	(465,383)	-	(67,634)	17,485,244	17,417,610
Total Capital Project Funds	\$ 480,592	\$ (215,587)	\$ (2,549,293)	\$ 561,407	\$ (1,722,881)	\$ 39,656,429	\$ 37,933,548
Total Governmental Activities:	\$ 27,840,609	\$ (20,706,842)	\$ (7,656,937)	\$ (310,924)	\$ (834,094)	\$ 85,773,903	\$ 84,939,809

**City of Shidell**  
**Summary of Activities (continued)**  
**As of January 31, 2026**

		<i>Debt Service Funds</i>				<i>Audited</i>			
Fund	Total Revenues	Total Expenditures	Total Capital Expenditures	Net Transfers	Change in Fund Balance	Beginning Fund Balance	Ending Fund Balance		
Government Debt Service	\$ 1,416,884	\$ (175,872)	\$ -	\$ -	\$ 1,241,012	\$ 3,397,420	\$ 4,638,432		
Public Safety Debt Service	32,924	(738,728)	-	635,833	(69,971)	1,139,243	1,089,272		
Total Debt Service Funds	\$ 1,449,808	\$ (914,600)	\$ -	\$ 635,833	\$ 1,171,041	\$ 4,556,663	\$ 5,727,704		
<i>Enterprise Funds</i>									
Fund	Total Revenues	Total Expenditures	Total Capital Expenditures	Net Transfers	Change in Fund Balance	Beginning Fund Balance	Ending Fund Balance		
Water & Sewer	\$ 10,558,807	\$ (6,347,486)	\$ (1,322,136)	\$ (780,980)	\$ 2,108,205	\$ 71,428,968	\$ 73,537,173		
Airport	676,125	(586,956)	(116,842)	75,120	47,447	4,091,285	4,138,732		
Total Enterprise Funds	\$ 11,234,932	\$ (6,934,442)	\$ (1,438,978)	\$ (705,860)	\$ 2,155,652	\$ 75,520,253	\$ 77,675,905		
<i>Self Insurance Fund</i>									
Fund	Total Revenues	Total Expenditures	Total Capital Expenditures	Net Transfers	Change in Fund Balance	Beginning Fund Balance	Ending Fund Balance		
Risk Management	\$ 526,819	\$ (1,138,981)	\$ -	\$ 380,951	\$ (231,211)	\$ 2,248,654	\$ 2,017,443		
Total Business Activities:	\$ 11,761,751	\$ (8,073,423)	\$ (1,438,978)	\$ (324,909)	\$ 1,924,441	\$ 77,768,907	\$ 79,693,348		
<b>TOTAL</b>	<b>\$ 41,052,168</b>	<b>\$ (29,694,865)</b>	<b>\$ (9,095,915)</b>	<b>\$ -</b>	<b>\$ 2,261,388</b>	<b>\$ 168,099,473</b>	<b>\$ 170,360,861</b>		

**City of Slidell**  
**Revenue Budget to Actual Report**  
**As of January 31, 2026**

**58.33%**

Fund	2026 Budget	Actual Revenues	Remaining Budget to Collect	% of Budget Collected
General Fund	7,350,800	5,236,911	2,113,889	71.24%
Sales Tax Fund	26,880,040	17,161,683	9,718,357	63.85%
Public Safety Fund	7,168,971	4,416,767	2,752,204	61.61%
Slidell Business Campus	742,500	437,790	304,710	58.96%
CDBG	10,416,730	95,254	10,321,476	<b>0.91%</b>
American Rescue Plan	-	11,612	-	-
City Capital	-	-	-	-
Public Works Capital	-	-	-	-
GOB 2010 Capital	-	4,073	-	-
GOB 2016 Capital	-	78,773	-	-
Public Safety Capital	-	397,746	-	0.00%
Government Debt Service	1,615,000	1,416,884	198,116	87.73%
Public Safety Debt Service	-	32,924	-	-
Water & Sewer Fund	15,725,500	10,558,807	5,166,693	67.14%
Airport Fund	1,071,025	676,125	394,900	63.13%
Risk Management	777,740	526,819	250,921	67.74%
<b>Total</b>	<b>\$ 71,748,306</b>	<b>\$ 41,052,168</b>	<b>\$ 31,221,266</b>	<b>57.22%</b>

**City of Sildell**  
**Expenditure Budget to Actual Report**  
**As of January 31, 2026**

<i>General Fund</i>									
Department	2026 Budget	Actual			Available		Budget Used		% of Budget Used
		Expenditures	Encumbrances	Budget	Budget	Budget Used	Budget Used		
Administration	\$ 928,874	\$ 458,692	\$ -	\$ 470,182	\$ (458,692)	49.38%			
Finance	1,006,129	543,120	3,500	459,509	(546,620)	54.33%			
Legal	606,177	258,307	1,223	346,647	(259,530)	42.81%			
Data Processing	715,996	402,168	95,546	218,282	(497,714)	<b>69.51%</b>			
Purchasing	373,409	173,375	313	199,721	(173,688)	46.51%			
Human Resources	477,334	253,325	173	223,836	(253,498)	53.11%			
Permits	1,020,326	487,467	580	532,279	(488,047)	47.83%			
Cultural Arts	560,772	319,515	1,400	239,857	(320,915)	57.23%			
Civil Service	108,957	43,303	-	65,654	(43,303)	39.74%			
City Marshall's Office	226,097	84,358	-	141,739	(84,358)	37.31%			
City Prosecutor	355,807	190,582	-	165,225	(190,582)	53.56%			
Planning	466,014	237,949	895	227,170	(238,844)	51.25%			
City Court	366,035	283,866	-	82,169	(283,866)	<b>77.55%</b>			
City Council	919,888	515,035	434	404,419	(515,469)	56.04%			
<b>Total</b>	<b>\$ 8,131,815</b>	<b>\$ 4,251,062</b>	<b>\$ 104,064</b>	<b>\$ 3,776,689</b>	<b>\$ (4,355,126)</b>	<b>53.56%</b>			
<i>Sales Tax Fund</i>									
Department	2026 Budget	Actual			Available		Budget Used		% of Budget Used
		Expenditures	Encumbrances	Budget	Budget	Budget Used	Budget Used		
Sales Tax Administration	\$ 4,435,605	\$ 2,042,352	\$ 43,768	\$ 2,349,485	\$ (2,086,120)	47.03%			
Vehicle Maintenance	823,982	365,589	7,239	451,154	(372,828)	45.25%			
Streets, Bridges & Drainage	3,162,246	1,567,836	124,443	1,469,967	(1,692,279)	53.52%			
Recreation	2,716,700	1,243,076	99,995	1,373,629	(1,343,071)	49.44%			
General Maintenance	1,126,514	521,864	20,323	584,327	(542,187)	48.13%			
Engineering	814,699	430,280	30,000	354,419	(460,280)	56.50%			
Electrical	286,372	133,435	90	152,847	(133,525)	46.63%			
<b>Total</b>	<b>\$ 13,366,118</b>	<b>\$ 6,304,432</b>	<b>\$ 325,858</b>	<b>\$ 6,735,828</b>	<b>\$ (6,630,290)</b>	<b>49.61%</b>			

**City of Slidell**  
**Expenditure Budget to Actual Report (continued)**  
**As of January 31, 2026**

<i>Public Safety Fund</i>						
Department	2026 Budget	Actual		Available		% of Budget Used
		Expenditures	Encumbrances	Budget	Budget Used	
Police Department	\$ 15,192,757	\$ 8,084,170	\$ 45,172	\$ 7,063,415	\$ (8,129,342)	53.51%
Corrections	1,360,728	718,022	22,301	620,405	(740,323)	54.41%
Regional Training Facility	405,275	196,546	3,928	204,801	(200,474)	49.47%
Animal Control	608,982	323,145	5,072	280,765	(328,217)	53.90%
<b>Total</b>	<b>\$ 17,567,742</b>	<b>\$ 9,321,883</b>	<b>\$ 76,473</b>	<b>\$ 8,169,386</b>	<b>\$ (9,398,356)</b>	<b>53.50%</b>

<i>Special Revenue Funds</i>						
Department	2026 Budget	Actual		Available		% of Budget Used
		Expenditures	Encumbrances	Budget	Budget Used	
Slidell Business Campus	\$ 1,446,607	\$ 596,513	\$ 8,036	\$ 842,058	\$ (604,549)	41.79%
CDBG	17,783,125	3,110,954	4,568,872	10,103,299	(7,679,826)	43.19%
ARP	651,877	384,846	217,031	50,000	(601,877)	92.33%
<b>Total</b>	<b>\$ 19,881,609</b>	<b>\$ 4,092,313</b>	<b>\$ 4,793,939</b>	<b>\$ 10,995,357</b>	<b>\$ (8,886,252)</b>	<b>44.70%</b>

<i>Capital Project Funds</i>						
Department	2026 Budget	Actual		Available		% of Budget Used
		Expenditures	Encumbrances	Budget	Budget Used	
City Capital	\$ 15,589,634	\$ 1,900,287	\$ 1,733,027	\$ 11,956,320	\$ (3,633,314)	23.31%
Public Works Capital	1,368,015	70,166	292,212	1,005,637	(362,378)	26.49%
GOB 2010 Capital	245,342	9,679	89,962	145,701	(99,641)	40.61%
GOB 2016 Capital	5,029,763	319,368	836,072	3,874,323	(1,155,440)	22.97%
Public Safety Capital	17,150,336	465,386	418,000	16,266,950	(883,386)	5.15%
<b>Total</b>	<b>\$ 39,383,090</b>	<b>\$ 2,764,886</b>	<b>\$ 3,369,273</b>	<b>\$ 33,248,931</b>	<b>\$ (6,134,159)</b>	<b>15.58%</b>

**City of Shidell**  
**Expenditure Budget to Actual Report (continued)**  
**As of January 31, 2026**

<i>Debt Service Funds</i>						
Department	2026 Budget	Actual Expenditures	Encumbrances	Available Budget	Budget Used	% of Budget Used
Government Debt Service	\$ 1,615,000	\$ 175,872	\$ -	\$ 1,439,128	\$ (175,872)	10.89%
Public Safety Debt Service	1,090,000	738,728	-	351,272	(738,728)	67.77%
<b>Total</b>	<b>\$ 2,705,000</b>	<b>\$ 914,600</b>	<b>\$ -</b>	<b>\$ 1,790,400</b>	<b>\$ (914,600)</b>	<b>33.81%</b>

<i>Water &amp; Sewer Fund</i>						
Department	2026 Budget	Actual Expenditures	Encumbrances	Available Budget	Budget Used	% of Budget Used
Water & Sewer Administration	\$ 6,365,472	\$ 3,521,900	\$ 103,672	\$ 2,739,900	\$ (3,625,572)	56.96%
Treatment Plant	2,072,468	911,969	52,511	1,107,988	(964,480)	46.54%
Sewer	1,588,048	668,828	26,940	892,280	(695,768)	43.81%
Water	2,610,605	1,244,789	76,430	1,289,386	(1,321,219)	50.61%
<b>Total</b>	<b>\$ 12,636,593</b>	<b>\$ 6,347,486</b>	<b>\$ 259,553</b>	<b>\$ 6,029,554</b>	<b>\$ (6,607,039)</b>	<b>52.28%</b>

<i>Airport Fund</i>						
Department	2026 Budget	Actual Expenditures	Encumbrances	Available Budget	Budget Used	% of Budget Used
Airport	\$ 1,188,234	\$ 586,956	\$ 14,314	\$ 586,964	\$ (601,270)	50.60%
<b>Total</b>	<b>\$ 1,188,234</b>	<b>\$ 586,956</b>	<b>\$ 14,314</b>	<b>\$ 586,964</b>	<b>\$ (601,270)</b>	<b>50.60%</b>

<i>Self Insurance Fund</i>						
Department	2026 Budget	Actual Expenditures	Encumbrances	Available Budget	Budget Used	% of Budget Used
Risk Management	\$ 1,710,640	\$ 1,138,981	\$ 7,113	\$ 564,546	\$ (1,146,094)	67.00%
<b>Total</b>	<b>\$ 1,710,640</b>	<b>\$ 1,138,981</b>	<b>\$ 7,113</b>	<b>\$ 564,546</b>	<b>\$ (1,146,094)</b>	<b>67.00%</b>

**City of Shidell**  
**Sales Tax by Month**  
**As of December 31, 2025**

*Grossed Up w/ Sheriff Fees*

	2018 - 2019	2019 - 2020	2020 - 2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	% Increase (Decrease) Compared to PY
JULY	1,631,064.42	\$ 1,688,565	\$ 1,959,813	\$ 2,153,870	\$ 2,245,268	\$ 2,266,439	\$ 2,195,300	\$ 2,329,548	6.12%
AUG	1,726,589.46	1,843,892	1,916,731	2,113,652	2,252,559	2,176,488	2,218,536	2,405,336	8.42%
SEPT	1,658,635.37	1,763,971	2,095,328	2,266,671	2,380,235	2,273,951	2,203,867	2,404,104	9.09%
OCT	1,675,010.25	1,837,585	2,010,791	2,256,548	2,263,715	2,421,972	2,240,289	2,323,125	3.70%
NOV	1,729,909.80	1,789,972	2,170,604	2,442,955	2,219,498	2,289,207	2,216,570	2,265,124	2.19%
DEC	2,230,483.74	2,163,161	2,565,345	2,921,047	2,746,204	2,681,254	2,719,145	2,669,621	-1.82%
JAN	1,538,083.00	1,646,283	1,973,746	2,186,267	2,144,148	2,132,101	2,138,590		
FEB	1,556,335.57	1,556,612	1,831,216	2,125,087	2,245,315	2,073,173	2,195,504		
MAR	1,904,989.69	1,798,285	2,480,761	2,468,401	2,385,033	2,388,631	2,442,232		
APRIL	1,639,397.50	1,589,323	2,296,387	2,395,419	2,217,057	2,243,827	2,258,213		
MAY	1,726,789.28	1,836,513	2,203,656	2,288,218	2,162,008	2,309,631	2,242,390		
JUNE	1,673,768.35	2,029,815	2,363,603	2,517,694	2,276,652	2,348,471	2,542,166		
	<u>\$ 20,691,058</u>	<u>\$ 21,543,977</u>	<u>\$ 25,867,981</u>	<u>\$ 28,135,829</u>	<u>\$ 27,537,691</u>	<u>\$ 27,605,144</u>	<u>\$ 27,612,800</u>	<u>\$ 14,396,859</u>	<u>-47.86%</u>

Annual Percentage Increase **5.54%**  
 A: Estimated Breakdown between City and Police Sales Tax **4.12%**  
**20.07%**  
**8.77%**  
**-2.13%**  
**0.24%**  
**0.03%**

1 Introduced January 27, 2026, by Councilman  
2 DiSanti, seconded by Councilman Brownfield,  
3 (by request of Administration)

4 **Item No. 26-01-3626**

5  
6 **ORDINANCE NO.**

7  
8 An ordinance annexing into the City of Slidell property located at 1450 Gause  
9 Blvd W, identified as Parcel No. 113491 containing 21.12 acres, into the City of Slidell and  
10 establish City zoning classification R3 High Density Residential (Case AZ2025-0001).

11 WHEREAS, the Slidell City Council received a petition from Patrick Deloach to  
12 annex into the City of Slidell property located at 1450 Gause Blvd W, identified as Parcel  
13 No. 113491 containing 21.12 acres, into the City of Slidell and establish City zoning  
14 classification as R3 High Density Residential; and  
15

16  
17 WHEREAS, the petitioned property is contiguous with the City's corporate  
18 limits for approximately 4% of its boundary, for 160 feet along Gause Blvd West (Hwy 190  
19 W); and  
20

21  
22 WHEREAS, on December 5, 2025, the St. Tammany Parish Registrar of  
23 Voters certified that the property had zero registered voters; and  
24

25 WHEREAS, the property is undeveloped; and  
26

27 WHEREAS, the property is zoned by the Parish as HC-2 Highway Commercial  
28 and R-2 Resilience Overlay District 2; and  
29

30 WHEREAS, for the purpose of the Sales Tax Enhancement Plan, the property  
31 is undeveloped land with a less than 100% contiguous boundary with the City corporate  
32 limits, and therefore concurrence from the Parish is required; and  
33  
34  
35  
36  
37  
38  
39

1 **ORDINANCE NO.**  
2 **ITEM NO. 26-01-3626**  
3 **PAGE 2**

4 WHEREAS, the Planning Department forwarded the petition for annexation,  
5 with concurrent establishment of City zoning, to the St. Tammany Parish Council and  
6 St. Tammany Parish Planning & Development Department on December 17, 2025; and  
7

8  
9 WHEREAS, the Slidell Director of Planning duly advertised, and the Planning  
10 and Zoning Commissions held a public hearing on January 12, 2026, for Case AZ2025-  
11 0001; and  
12

13  
14 WHEREAS, the St. Tammany Parish Council is scheduled to consider this  
15 item and their concurrence on the annexation at their regular meeting on March 5, 2026.  
16

17 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does  
18 hereby annex into the City of Slidell into Council District D that certain property located at  
19 1450 Gause Blvd W, identified as Parcel No. 113491 containing 21.12 acres, into the City  
20 of Slidell and establishes the City zoning classification as R3 High Density Residential.  
21  
22

23  
24 **ADOPTED** this day of , 2026.  
25

26  
27 Nick DiSanti  
28 President of the Council  
29 Councilman, District D

30  
31 Randy Fandal  
32 Mayor

33 Thomas P. Reeves  
34 Council Administrator  
35

DELIVERED
<i>to the Mayor</i>
RECEIVED
<i>from the Mayor</i>



Planning Department

Staff Report

# Case No. AZ2025-0001

Annexation and Establishment of City Zoning Classification for

1450 Gause Blvd West

UPDATED BY D. McELMURRAY - 20 JAN 2026

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | [planningdept@cityofslidell.org](mailto:planningdept@cityofslidell.org) | [myslidell.com](http://myslidell.com)

**Location:** 1450 Gause Blvd West (*Figure 1*)

**Petitioner:** Patrick Deloach, Owner

**Zoning:** Parish HC-2 and R-2

**Future Land Use:** Commercial (*Figure 2*)

**Requests:** Annex and establish City zoning classification as A-8 High Density Urban (R2-Median Intensity Residential or R3 – High Intensity Residential) \*

**Parish Concurrence:** Needed; request sent on December 17, 2025

### Planning & Zoning Commissions

**Public Hearing:** January 12, 2026

### City Council (tentative)

**Consent Agenda:** January 27, 2026

**Public Hearing:** March 10, 2026

---

## RECOMMENDATIONS

Planning Department

APPROVAL

Planning & Zoning Commissions

APPROVAL

---

## BACKGROUND

1. The petitioned property contains 21.12 acres and is vacant land (*Figures 1 and 3*).
2. The petitioned property has:
  - No registered voters (Certificate of Registrar of Voters dated December 5, 2025);
  - No resident property owners; and
  - The petitioned property has an assessed value of \$2,698, with one (1) non-resident property owner, which signed the Annexation Petition (Certificate of Ownership and Assessed Valuation dated December 16, 2025).
3. The petitioned property is contiguous with the City's corporate limits for approximately 25% of its boundary, for 160 feet along Gause Blvd West (Hwy 190 W). (*Figure 3*)
4. The subject property is zoned by the Parish as HC-2 Highway Commercial and R-2 Resilience Overlay District 2 (*Figure 4*). The applicants propose to establish City zoning as A-8 High Density Urban (new proposed district of R2 Median Intensity or R3 High Intensity). (*Figure 5*)
5. The A-8 High Density Urban zoning district does not permit any commercial uses; the proposed R2 or R3 are less intense than the Parish current zoning of HC-2 and R-2.

6. For the purpose of the Sales Tax Enhancement Plan, the property is undeveloped commercial or non-commercial that is less than 90% surrounded by the City with proposed City zoning that is not more intense. The Parish needs to concur in this annexation; the Planning Department sent a certified letter on December 23, 2025.
7. The subject property is located on a major road – Gause Blvd West (Hwy 190 W).
8. Other nearby properties on Gause Blvd West are zoned Parish HC-2 and City C-4 (*Figures 4 and 5*).
9. The A-8 High Density Urban, R2 Medium Density Residential, or R3 High Density Residential zoning district is appropriate for this location because of its location off a major road and proximity to other properties with the same or similar residential zoning.
10. City water is approximately 1,200 feet from the southwest corner of the subject property along Gause Blvd West, from Maris Stella Ave. City sewer is approximately 2,050 feet east from the City development known as Lafitte's Landing. Applicants understand any development of the property will be required to connect to City water and sewer when the services come within 300 feet of the development.
11. According to the FEMA Flood Map, Panel No. 225205 0420 E, dated April 21, 1999, the property is in an AE Flood Zone, with between 10 feet to 12 feet ground elevation. Preliminary map identifies ground elevation at 10.7 feet and within a Special Flood Hazard Area. Without critical compliance with construction requirements within this area, development may have an impact on the City's credit points under Activity 420 (Open Space Preservation). (*Figure 6*)

---

#### **FINDINGS**

1. The Planning Department finds the annexation is reasonable for the following reasons:
  - Possible extension of City services to the west along Gause Blvd West.
  - Configuration of municipal boundaries to fill in gaps as identified in the Future Land Use Map.
  - The area is already urbanized.
  - The lot of record has more than the required frontage along the public right-of-way.
2. The Planning Department finds the annexation and zoning change request meets applicable requirements and are appropriate.

---

#### **FIGURES**

*The following pages include the Figures referred to within the Staff Report.*

Figure 1. – Location Aerial (Assessor's Map)



Figure 2. – Future Land Use Map (Comp 2024)





Figure 4. – Parish Zoning Map

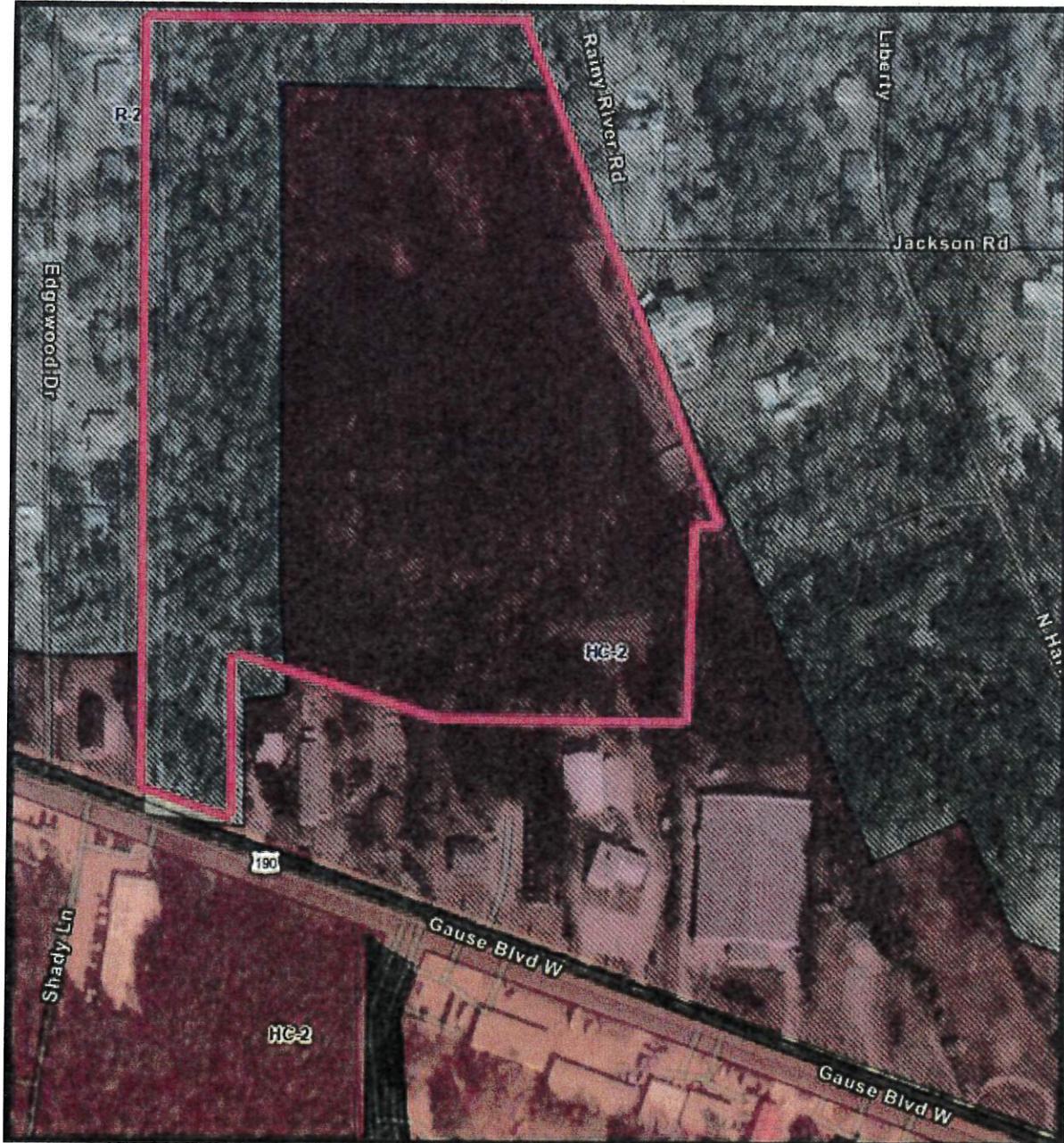


Figure 5. – City Zoning Map

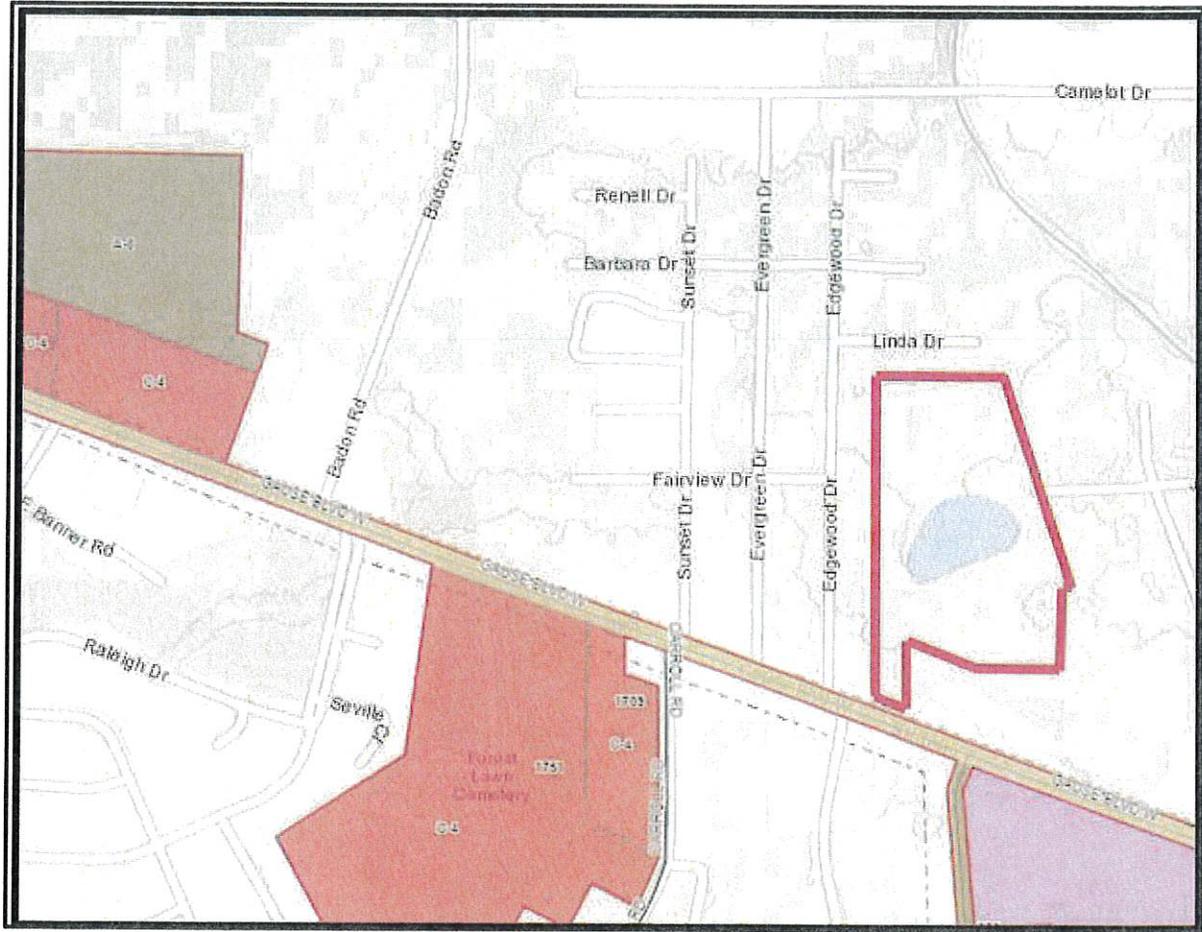


Figure 6. – FEMA Flood Map (Active and Preliminary)  
(Active)

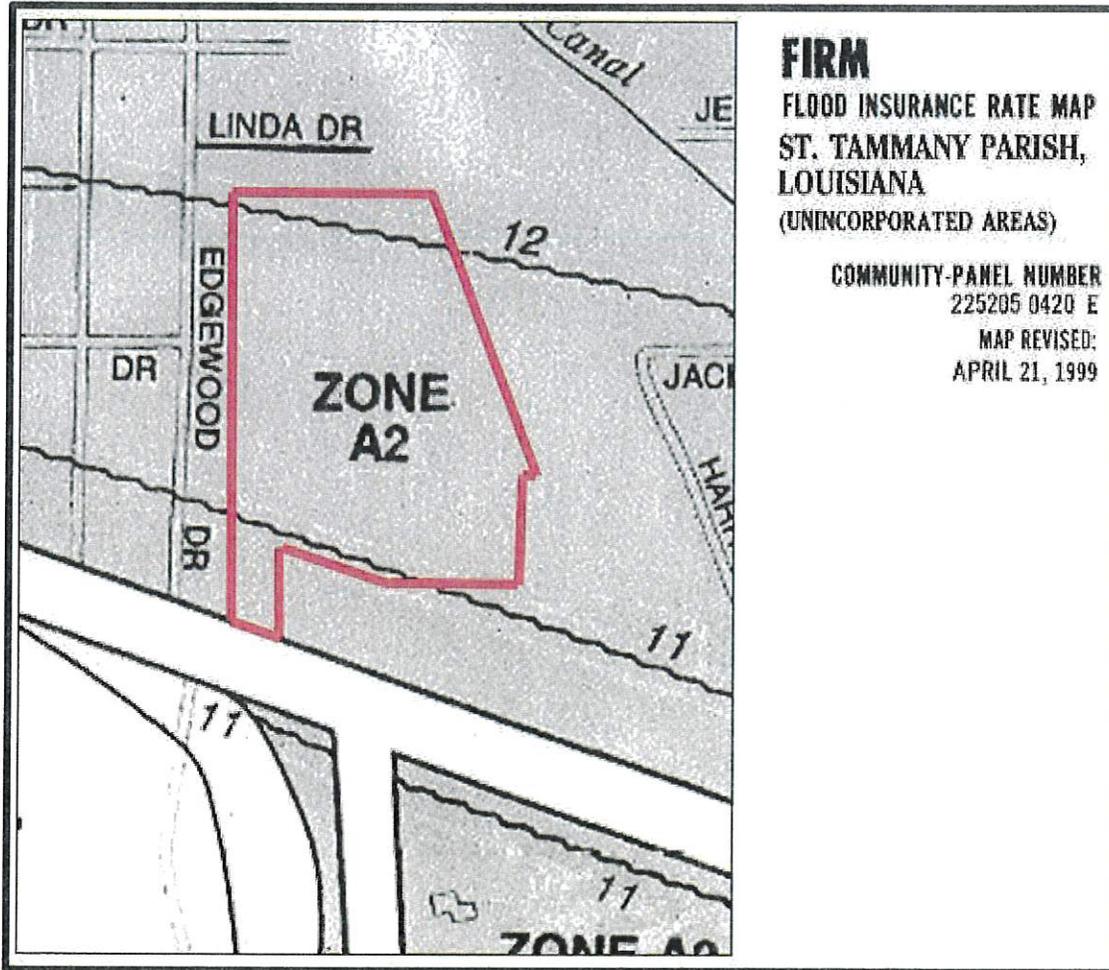
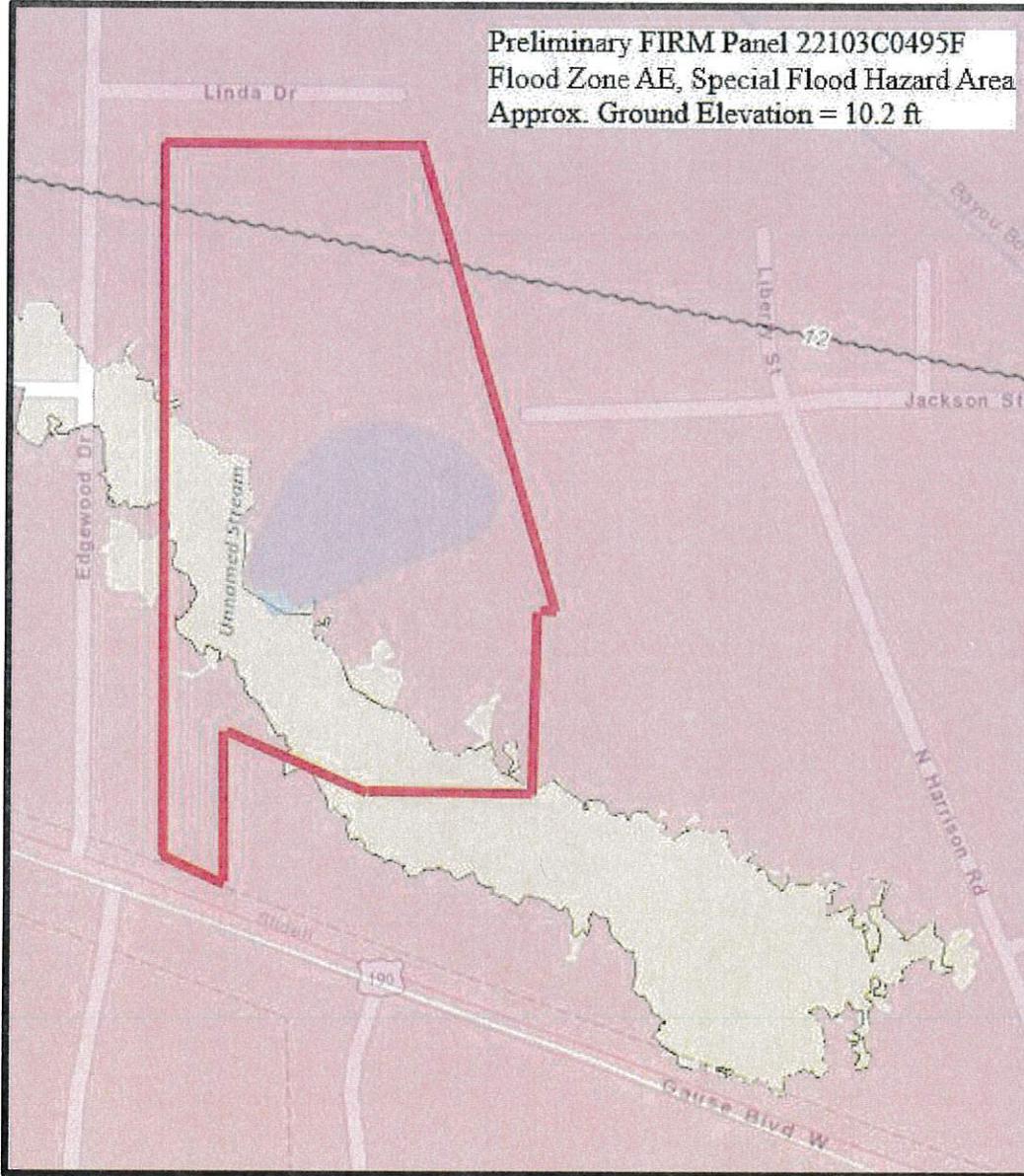


Figure 6. – FEMA Flood Map (Active and Preliminary)

Preliminary



1 Introduced February 10, 2026, by  
2 Councilwoman Denham

3  
4 **Item No. 26-02-3627**

5 **ORDINANCE NO.**

6  
7 An ordinance making an honorary designation of Carey Street, between Front  
8 Street and Pontchartrain Drive, in Slidell, LA as Dr. Gerry Hinton Memorial Road.

9  
10 WHEREAS, Dr. Gerry Hinton, a beloved husband, father, and chiropractor,  
11 was a distinguished member of the Slidell community; and

12  
13 WHEREAS, Dr. Hinton was also a dedicated public servant, having served for  
14 16 years as a Slidell city councilman and, later, as a three-term Louisiana state senator;  
15 and  
16

17  
18 WHEREAS, Dr. Hinton was a major proponent for, and instrumental in, the  
19 adoption of a chiropractic licensing act in Louisiana, and he sat for 9 years on the  
20 Louisiana Board of Chiropractic Examiners; and

21  
22 WHEREAS, Dr. Hinton was also a veteran of the U.S. Army, having served in  
23 the Korean War; and  
24

25  
26 WHEREAS, Dr. Hinton passed away on July 2, 2000, after a battle with lung  
27 cancer; and  
28

29  
30 WHEREAS, it is fitting to honor the memory and legacy of Dr. Hinton by  
31 making an honorary designation of a portion of Carey Street in Slidell, LA—a street on  
32 which Dr. Hinton maintained an office—as Dr. Gerry Hinton Memorial Road.  
33

34  
35 NOW THEREFORE, BE IT ORDAINED by the Slidell City Council, in legal  
36 session convened, that Carey Street, between Front Street and Pontchartrain Drive, in  
37 Slidell, LA is hereby further designated as Dr. Gerry Hinton Memorial Road, and such  
38  
39

1 **ORDINANCE NO.**  
2 **ITEM NO. 26-02-3627**  
3 **PAGE 2**

4 honorary designation shall be evidenced by appropriate street signage provided by the  
5  
6 City.

7  
8 **BE IT FURTHER ORDAINED** that this honorary designation shall not alter the  
9 official mailing address of parcels on Carey Street with respect to the records of any public  
10 body or agency, including the St. Tammany Parish Registrar of Voters, the St. Tammany  
11 Parish Assessor, and the United States Postal Service, the Carey Street name to survive.  
12

13  
14 **ADOPTED** this day of , 2026.  
15  
16  
17

18 Nick DiSanti  
19 President of the Council  
20 Councilman, District D  
21

22 Randy Fandal  
23 Mayor  
24

25 Thomas P. Reeves  
26 Council Administrator  
27

DELIVERED
<i>to the Mayor</i>
RECEIVED
<i>from the Mayor</i>