

**MINUTES OF THE
REGULAR MEETING OF THE MAYOR AND CITY COUNCIL
OF THE CITY OF BROUSSARD, LA
ON Tuesday, August 27, 2024
AT 6:00 P.M. AT 414 EAST MAIN STREET, COUNCIL CHAMBERS**

- Present:** Mayor Ray Bourque, Councilwoman Angel Racca (District 1), Councilman David Bonin (District 2), Councilman Jesse Regan (District 3), Councilwoman Heather Girouard (District 4), Councilman David Forbes (District 5), Councilman Jeff Delahoussaye (At Large)
- Staff:** Tina Emert (City Clerk/Director of Administrative Services), Cristen Thibodeaux (Finance Manager), Callie Laviolette (Chief Administrative Officer), Susie Richard (Executive Assistant to the Mayor), Millicent Norbert (Director of Tourism), Mark Rigsby (Communications Coordinator), Mel Bertrand (City Manager/Director of Public Works) Oscar Reed (City Attorney), Justin Denais (Deputy Fire Chief), Walter Comeaux (City Engineer), Ben Theriot (Code Enforcement Officer), Jamison Abshire (Director of Parks and Recreation)
- Absent:** Councilman Kody Allen (District 6), Chief Vance Olivier (Police Chief), Tony Ashy (Assistant Police Chief),

1. OPENING

- 1.1 Pledge of Allegiance
- 1.2 Invocation done by Pastor David Tilley of First Baptist Church

2. MINUTES

- 2.1 Acceptance of Minutes of the August 13, 2024, Regular Meeting
Motion by Councilman Delahoussaye
Second by Councilman Regan
Discussion: No public comments.
Final Resolution: Motion Approved
YEAS: District 1 - Angel Racca
 District 2 - David Bonin
 District 3 - Jesse Regan
 District 4 - Heather Girouard
 District 5 - David Forbes

At Large - Jeff Delahoussaye
ABSENT: District 6 - Kody Allen

3. FINANCIAL REPORT

3.1 Approval of the June 2024 financial report

Motion by Councilman Delahoussaye

Second by Councilwoman Girouard

Discussion: Mayor Bourque stated this is the closeout of the FY2023-2024. It did take some time to get this done, but it is done. Cristen stated we ended up collecting 3% above the budget for the year.

Final Resolution: Motion Approved

YEAS: District 1 - Angel Racca
District 2 - David Bonin
District 3 - Jesse Regan
District 4 - Heather Girouard
District 5 - David Forbes
At Large - Jeff Delahoussaye
ABSENT: District 6 - Kody Allen

4. OTHER BUSINESS

4.1 Montagnet & Domingue, Inc.

Ibrahim Balbeisi Development

Variance request for the development on South Morgan and Glenn Street

Motion by Councilman Delahoussaye

Second by Councilman Regan

Discussion: Councilman Bonin stated he would like the general public to address the council tonight about their concerns.

Colleen Faul resides at 407 South St. Pierre. Mrs. Faul stated they are building 5 houses on 3 city lots. This will fall right behind her home. She will no longer have privacy in her own backyard if they have windows on the back side of these 2 story homes. She has a special needs child with a lot of different behaviors and chosen activities. She would like the council to consider looking at the back exposure. Maybe they could have the developer not place any windows on the back side. She does not understand why they will only have 6 feet between each house, when their houses have 10 feet between each one. Why the dense placement? Mayor Bourque questioned the engineer about how many houses will be placed there? Walter stated in the request for the waivers they initially were going to put 6 units and now it is 5 units. They are also asking for

waivers in reference to sidewalks on Glenn Street and Morgan Street. They have also requested an additional waiver of the setbacks and the drainage and utility easement. They requested a waiver for the fillets on Glenn Street. They are requesting parallel parking on Morgan Street. Walter stated there must be 2 parking spots along Morgan Street. They are requesting a side set-back to the property line of 5 feet, which is zero lot lines which means you push one wall to the property line and the other to 6 feet. They are moving the lot lines over in order to avoid putting firewalls. Mayor Bourque stated they came back with 5 buildings which are camel back, shot gun 2 story homes, with potential rear facing windows. Walter stated they still have to provide second layer information permission/variance in the Old Town Overlay District. They have to provide 4 parking spots on Morgan Streets to meet the Old Town Overlay District requirements. Mayor Bourque explained the Old Town Overlay District is layered to provide protection to the older part of town. Councilman Bonin questioned how many variances are they requesting? Walter stated 5 variances.

Judy Keefe resides at 409 South St Pierre. She questioned about the right of way on Glenn and Morgan. Walter stated some of the variances were presented to the Planning Commission, but they have to be approved by the council. The standard open ditch is a 60-foot right of way and curb, and gutter is 50 feet. They are asking for a 15 feet utility and sidewalk easement. Walter stated the public works director asked for the bigger utility easement to keep everything the way it is. Mrs. Keef stated it will be irreversible if we approve any variances. The city already has issues with turn off of Glenn Street onto Morgan. That entrance needs to be wider. Mrs. Keefe asked if that will be addressed. Mayor Bourque stated we have to improve that intersection. Mrs. Keefe stated we are talking about the ambiance of the old town Broussard, and the idea of density is tight. She also added they went from 4 houses to 5. She didn't think that would fit the character of the street, 4 will not 5.

Michael Keefe resides at 409 South St. Pierre. He stated parking is already a problem. Five new structures will cause more problems for emergency vehicles, fire trucks and garbage trucks. He doesn't want an overflow of traffic, and the neighbors are really concerned about that. Mayor Bourque stated we do need to make improvements to Glenn Street. Mel stated we can do it; but we do not have the right of way.

Councilwoman Girouard questioned when the single stories were built, did it bring a traffic problem? Walter stated it did, but we didn't have the Old Town District then. Then we felt the need to address this. Councilman Bonin presented the council pictures he took today of the traffic situation in that area. Just one person parking on the roadway on Glenn Street caused major congestion.

Madison Balbosa addressed the council She stated she grew up in Broussard. It is turning into an overpass town and losing its magic. She doesn't want Broussard to lose the magic.

Lynn Balbosa did not address the council, but she is opposed to this.

George Duhon, questioned about the parallel parking on Morgan St and parking behind the buildings. Morgan Street is a very heavy traveled road. Has a traffic study been done for this? Walter stated the traffic will turn off of Morgan onto an alley way behind the complex to park. The alley way will come out on Glenn Street, it will be a one-way alley, and it is not enough for a traffic study. Councilman Bonin asked the Fire Department to address these concerns about the alley way. Deputy Chief Denais stated he knows this area and he understands everyone's concerns, because he grew up in that area. Question, can they get a fire truck off of Glenn and Morgan? Deputy Chief Denais stated yes, they can. It will not be a public safety problem because wherever they park, they will be able to provide services. Councilman Bonin questioned how will it affect the PIAL Rating? Deputy Chief Denais stated it will not affect it.

Councilman Bonin stated at first, they were building 3 houses and now it is 5. He has 40 letters from 40 citizens opposing this, so he will do what they requested him to do.

Councilwoman Racca stated she has the same thoughts as Councilman Bonin. Mr. Cliff Guidry approached the council, representing the landowner and stated the owner has agreed to remove the rear windows. He understands the 6-foot line might be a little narrow, and if they did 4 complexes it would have more green space. If they change the aesthetics of the development, they will have to get approval again. Walter stated if they have to go back to the Planning Commission, there not will a charge. Cliff stated one-way signs will be posted and he feels everything will go in the same direction.

Mayor Bourque stated we still need to improve that intersection without a fillet. Walter stated we will need additional fillet. From the edge of the asphalt the radius is 17 ½ feet wide. Walter stated we would have to widen the pavement and increase the flares which will come close to the ditches for a certain length. Mayor Bourque stated some residents asked for a commitment and that is what he wants to do. Councilman

Bourque stated it will cost money and he doesn't feel the city should pay for this. Councilman Delahoussaye stated we would be widening the road, and the developer can build his complex. He feels this is a positive side for everyone. Walter stated the vast majority parking will be in the rear of the development. All the parking is in the alley except the 2 spaces in the front. Walter stated our ordinances states 2 spots per home according to the Old Town Overlay District. Colleen Faul questioned if it is beneficial for emergency parking to use public parking spaces? D/C Denais stated they are capable of parking emergency vehicles in the rear of the building. Councilman Bonin

questioned how far will we put culverts to widen Glenn Street? Walter stated putting it just 4 or 5 feet will make a difference. Councilwoman Girouard questioned if we can break up the waiver for a vote? Councilman Regan stated as long as he has been on the council he has never encountered opposition from citizens like this on an item. He understands the concerns of everyone, and he feels we need to protect those 40+ citizens. That is why he is recommending we table this and go back and have a committee meeting about this and study the public safety issue. Mr. Balbesi addressed the council. He stated at first, he was going to build 3 homes for his family with 5

families in them. Councilwoman Girouard stated this is in her district and her constituents trust her to represent them. She will do what is best for the quality of living and break up what is right for him and the people who live there. Walter stated in the Old Town Overlay he could put that sort of complex and it would have to be single family residential. Councilman Delahoussaye also recommended it be tabled. Mayor Bourque stated they can meet and work with the developer through each waiver and then come back to the council for approval.

Morgan Hicks who resides at 405 South St. Pierre, questioned what does tabling it mean? Mayor Bourque explained no action will be taken tonight and they have 30 days to come back on the agenda for council approval again. Nothing will be done behind closed doors.

Moved by Councilman Regan

Second by Councilman Delahoussaye

To table this matter and meet with the developer and address all the waivers requested then have him come back to the council for approval. There will be no extra fee charged to the developer.

Final Resolution: Motion Approved

YEAS: District 1 - Angel Racca
 District 2 - David Bonin
 District 3 - Jesse Regan
 District 4 - Heather Girouard
 District 5 - David Forbes
 At Large - Jeff Delahoussaye

ABSENT: District 6 - Kody Allen

5. RESOLUTIONS

5.1 Resolution #803-24

A resolution approving the substantial completion of the Albertsons Villas Lift Station Betterment Design

Motion by Councilman Delahoussaye

Second by Councilwoman Girouard

Discussion: Daniel stated everything has been done including the punch list and the project is ready to be approved for substantial completion.

Final Resolution: Motion Approved

YEAS: District 1 - Angel Racca
 District 2 - David Bonin
 District 3 - Jesse Regan
 District 4 - Heather Girouard
 District 5 - David Forbes
 At Large - Jeff Delahoussaye

Absent: District 6 - Kody Allen

5.2 Resolution #804-24

A resolution approving the Louisiana Systems Compliance Questionnaire for the period covering July 1, 2023, through June 30, 2024

Motion by Councilman Regan

Second by Councilwoman Girouard

Discussion: Mayor Bourque stated this is done each year prior to the audit.

Final Resolution: Motion Approved

YEAS: District 1 - Angel Racca
District 2 - David Bonin
District 3 - Jesse Regan
District 4 - Heather Girouard
District 5 - David Forbes
At Large - Jeff Delahoussaye
ABSENT: District 6 - Kody Allen

5.3 Resolution #805-24

A resolution approving the act of dedication of all streets and rights of ways in Oakmont Subdivision from Garber Subdivision, LLC

Motion by Councilman Delahoussaye

Second by Councilman Regan

Discussion: Daniel stated everything has been presented and all the punch list items have been addressed.

Final Resolution: Motion Approved

YEAS: District 1 - Angel Racca
District 2 - David Bonin
District 3 - Jesse Regan
District 4 - Heather Girouard
District 5 - David Forbes
At Large - Jeff Delahoussaye
ABSENT: District 6 - Kody Allen

6 ORDINANCES FOR INTRODUCTION

6.1 Ordinance #24-808

An ordinance amending the Code of Ordinances to add sections 62-103 relating to peddlers, solicitors and vendors

Motion by Councilman Forbes

Second by Councilman Bonin

Discussion: Councilman Forbes stated this ordinance is being brought forward because there are problems with peddlers and solicitors in the subdivisions. He respects the businessmen out their making a living, but he also has respect for the time it needs to be done. This will only allow solicitation Monday through Friday 9:00 am. till 4:00 p.m., not on holidays or weekends. If you put up a "No Soliciting" sign, and you are still approached by a solicitor they will be fined \$300; and lose their permit for up to 18 months. This does not include politicking or church groups.

Final Resolution: Motion Approved

YEAS: District 1 - Angel Racca
 District 2 - David Bonin
 District 3 - Jesse Regan
 District 4 - Heather Girouard
 District 5 - David Forbes
 At Large - Jeff Delahoussaye
ABSENT: District 6 - Kody Allen

6.2 Ordinance #24-809

An ordinance amending the Code of Ordinances regulating and governing subdivision of land in the City of Broussard

Motion by Councilman Delahoussaye

Second by Councilman Bonin

Discussion: Mallory explained the proposed changes to the subdivision regulations. All changes were outlined in red. On page 10, there will be a fee for all re-submissions. This is because they were getting sub-standard plans with only the bare minimums in the packets they submit. Mayor Bourque stated if anyone thinks it is unfair, they will include a checklist now. This is for the for the packets for when they are being submitted for the final plans. On page 11 there is an infrastructure fee to offset the residential development fee to support new development. It will be \$1,000 per unit and it can be paid upfront by the builder or the developer. On page 13, the public hearing notice, the city will not require more than the state. On page 19, it is stating the 2 documents in the back of the project will need to be submitted, the Development Closeout Guide and the Minimum Design Submittal Requirements. On page 39, it addresses no dumpsters will be put in the right of way. Councilman Forbes state right now they are putting dumpsters in the roadway. When there is traffic coming it obstructs the view. Most cities already have this.

Final Resolution: Motion Approved

YEAS: District 1 - Angel Racca
 District 2 - David Bonin
 District 3 - Jesse Regan
 District 4 - Heather Girouard

District 5 - David Forbes
At Large - Jeff Delahoussaye
ABSENT: District 6 - Kody Allen

6.3 Ordinance #24-810

An ordinance amending the Operating Budget of Revenues and Expenditures for the year 2024/2025 to increase authorized expenditures for Downtown Main Street Improvements Phase 2A, 2B and 2C

Motion by Councilman Bonin

Second by Councilman Forbes

Discussion: Joseph Marino addressed the council. Joseph stated this is a Main Street Project that will run through the heart of Broussard. Joseph showed pictures of catch basins and drainage that needs to be re-done in the downtown. The sidewalks are also crumbling and are not ADA Compliant. This project will also allow us to gain more off-street parking. They will be taking out the old cast iron water lines to help the de-clutter. Also, Centerpoint Energy will abandon the main gas and move the service to the side streets. Right now, Main at Morgan is kind of bumpy with the asphalt, but we are fixing that in all four directions. Mayor Bourque stated we will also fix the sidewalks to the railroad tracks. Joseph stated he doesn't think that it is in the budget. Mayor Bourque stated 95% of the drainage will be getting changed out. There will be a nice crossing after the church with ADA Compliant sidewalks and continued lighting spaced out. Beyond the infrastructure we will be spending money on a beautification stain at the intersection, with the sugar mill wheels design. Across from Coastal there will be open gears made from fiberglass embedded in the ground and painted. This will tie into the 6-foot sidewalks. The old Iron Horse Ring is in front of the House of Broussard, we will put that on a bronze plaque with a story. Behind the City Hall, where the water plant building is, after that building is demolished, we will reconfigure it to add cement. This will be more parking for the city and for events such as Noel' Broussard. The sidewalk will connect to Main Street. Arceneaux Park will also have a new sign. Mayor Bourque stated the ordinance is currently listed as Phase 2A, 2B and 2C. Because the beatification will fall in different areas of the project, we will adjust that for the final meeting at adoption. Councilman Bonin questioned about the trees near Morgan and Main; is that shrubs? Joseph stated it is low maintenance shrubs. Joseph stated we might lose one parking spot at the corner, but we will be gaining more parking with off-street parking. Joseph stated there will also be no more loose gravel. Mayor Bourque stated there will be more planned meetings. We have to cater to the homeowners and the business owners downtown. Joseph stated we will also be doing the project a section at a time not to affect certain parts of town all at one time.

Final Resolution: Motion Approved

YEAS: District 1 - Angel Racca

District 2 - David Bonin
District 3 - Jesse Regan
District 4 - Heather Girouard
District 5 - David Forbes
At Large - Jeff Delahoussaye
ABSENT: District 6 - Kody Allen

7. ORDINANCES FOR ADOPTION

7.1 Ordinance #24-805

Amending the 2024/2025 Operating Budget of Revenues and Expenditures up to \$11,000 for police equipment

Motion by Councilman Bonin

Second by Councilman Delahoussaye

Discussion: No public comments.

Final Resolution: Motion Approved

YEAS: District 1 - Angel Racca
District 2 - David Bonin
District 3 - Jesse Regan
District 4 - Heather Girouard
District 5 - David Forbes
At Large - Jeff Delahoussaye

ABSENT: District 6 - Kody Allen

7.2 Ordinance #24-806

An ordinance declaring certain property as salvage and authorizing disposition (railroad flatcars)

Motion by Councilman Delahoussaye

Second by Councilman Forbes

Discussion: No public comments.

Final Resolution: Motion Approved

YEAS: District 1 - Angel Racca
District 2 - David Bonin
District 3 - Jesse Regan
District 4 - Heather Girouard
District 5 - David Forbes
At Large - Jeff Delahoussaye

ABSENT: District 6 - Kody Allen

7.3 Ordinance #24-807

An ordinance granting a waiver to Villas at Albertson, LLC for sidewalks

Motion by Councilman Delahoussaye

Second by Councilwoman Girouard

Discussion: Councilman Bonin stated he still feels like someone has to build a sidewalk and Cliff should still have to build it being he is the first one to build there.

Final Resolution: Motion Approved

YEAS:	District 1 -	Angel Racca
	District 3 -	Jesse Regan
	District 4 -	Heather Girouard
	District 5 -	David Forbes
	At Large -	Jeff Delahoussaye
NAYS:	District 2 -	David Bonin
ABSENT:	District 6 -	Kody Allen

8. ADJOURNMENT


MAYOR RAY BOURQUE


TINA EMERT, CITY CLERK