

**MINUTES OF THE
REGULAR MEETING OF THE MAYOR AND CITY COUNCIL
OF THE CITY OF BROUSSARD, LA HELD ON
TUESDAY, January 10, 2023, AT 6:00 P.M.**

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 Kody Allen (District 6) and Councilman Jeff Delahoussaye (At Large)

Staff: Tina Emert (City Clerk/Director of Administrative Services), Callie Laviolette (Chief Administrative Officer), Karen Fontenot (Chief Financial Officer), Millicent Norbert (Director of Tourism), Mel Bertrand (City Manager/Director of Public Works), Walter Comeaux (City Engineer), Ben Theriot (Code Enforcement Officer), Gerald deLaunay (City Attorney), Bryan Champagne (Fire Chief), Chief Vance Olivier (Police Chief) and Tony Ashy (Assistant Police Chief) and Jamison Abshire (Director of Parks and Recreation)

1. OPENING

1.1 Pledge of Allegiance

1.2 Invocation

Invocation tonight was done by Pastor Moak with First Baptist Church

2. MINUTES

2.1 Acceptance of Minutes of the December 13, 2022, Regular Meeting

Motion by Councilman Bonin

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

District 6 - Kody Allen

At Large - Jeff Delahoussaye

3. OTHER BUSINESS

3.1 Christopher Ventre and Stuart Breaux/Hammerhead Capital

Preliminary Subdivision Plat Approval for 200-home neighborhood on Moulin Road subject to the condition that the entire development shall be continuously owned by a single owner and that no lot or lot(s) comprising less than the entirety of the development shall be sold without approval by the city.

Discussion: Mr. Ventro addressed the council. He feels this project will be an asset to the Parish and the City. In August they had a met with the City Officials. On Nov 9th, they submitted their project to the planning commission for review and approval. On Dec. 7th, they received the report and comments from the review at the Planning Commission meeting. On Dec. 9th the plat was conditionally approved subject to the plat approval which had to be brought back to the council. This will be a 240-unit Single Family Gated Subdivision. Everything will be maintained by the development. Mr. Ventre stated a draft agreement has been drawn up for approval by the city and them. Ventre continued to explain that there will be a club house, pools, a park, and playgrounds in the development. The streets will be private with a 40 foot right of way. They are asking for a variance to the front set-back from 20 feet to 10 feet. The homes will not have any garages. On the plat there is an 11-foot front set-back. Councilman Bonin questioned, so there won't be any garages? Mr. Ventre stated no, each home will have accommodations for 2 cars stacked. Mel Bertrand questioned where the homes will be in reference to the utility easement, because with the utility easement is in front and his concern is the homes are close to the easement. He feels the homes may face foundation issues in the future. Mr. Ventre stated the homes will be built like an apartment complex. Mayor Bourque stated the roads in the development will stay private, but he is unsure about the water. Mel questioned if each home would have their own meter or will there be a master meter at the entrance. Water and sewer have to be 6 feet apart in the utility easement and in some places the sewer will have to be deeper. Mel stated he would like to see a hold harmless done for the city not to be responsible for any foundation problems in the future. Councilman Delahoussaye questioned Mel, what one be better one main line going into each house or a master meter? Mel stated it would be better for the water and sewer to be private. Gerald stated they can take care of that with the agreement. Mr. Ventre stated as a rental property it would be best if they each have their own meter. This would be more responsible. He has no problem with the hold harmless being done.

Mayor Bourque stated in the past we have done hold harmless agreements. Mel questioned what he will do with the trees in easement; the city will not be responsible for maintaining these trees. Walter stated the concern is that this is

rental subdivision and in a couple of years the lots may be sold, but they will have to come back to the council for that approval. Gerald stated he will get with their attorney to put the agreement together with all the stipulations. Mayor Bourque stated they were asked to come back to the council for final approval. In the agreement, the buffer zones will not be challenged, there will be a single owner clause and it will be single family residential. We will also need to put language in there for a hold harmless. Walter stated a traffic study will also have to be done on their part. Mr. Ventre stated that is standard practice. Councilman Bonin stated so there are 2 variance requests for the front and side set-back. Councilwoman Racca stated she is not quite sure how one side of the house has a zero-lot line. Mr. Ventre stated it would be 0 on one side and then 12 on the other side for each house. You would have more, on one side. Councilman Bonin asked where else have they built? Mr. Ventre stated they are currently building off Ridge Road. Chief Champagne stated he has concerns about the utilities not being public. In the past they have dealt with private utilities that the hydrants were not being maintained for years which caused a lot of problems. There will also be a problem with people parking in the street and how does a fire truck get thru. This is something they deal with on a regular basis. Mr. Ventre stated the roads are full size roads. Councilman Delahoussaye questioned how many bedrooms do the homes have? Mr. Ventre stated 2, 3 and 4 bedrooms. Councilwoman Girouard questioned if all the homes will have the same amount of parking? Mr. Ventre stated yes. Councilman Bonin stated he wants a traffic study done. Mr. Ventre stated they will put the traffic study in the agreement along with the hold harmless for the utilities. Councilman Bonin stated he wants it on the record, that if the roads need to be re-surfaced, they will do it. Mr. Ventre stated with the 3- and 4-bedroom units they can lengthen the driveway. Gerald stated they will tie all of this into the ordinance that is currently being prepared for the operators of rental property. We do not have that ordinance yet, but we will see what sort of regulations are needed for the ordinance to hold up. Gerald stated the variances were addressed tonight will be in the agreement along with the stipulations given. The permit will not be issued until everything is done.

Motion by Councilman Regan

Second by Councilman Forbes

Final Resolution: Motion Approved

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

NAY: District 2 - David Bonin

4. RESOLUTIONS

4.1 Resolution #736-23

A resolution of the City Council of the City of Broussard selecting as the Jeff Delahoussaye as Mayor Pro Tempore for the 2023-2026 Term

Motion by Councilman Forbes

Second by Councilwoman Girouard

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
 District 6 - Kody Allen
 At Large - Jeff Delahoussaye

4.2 Resolution #735-23

A resolution of the City Council of the City of Broussard, designating the City's banking institution as Bank of Sunset and authorizing signatures as follows:

Mayor Ray Bourque, City Clerk Tina Emert, Chief Financial Officer Karen Fontenot, Mayor Pro Tem Jeff Delahoussaye and City Manager Mel Bertrand

Motion by Councilman Forbes

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
 District 6 - Kody Allen
 At Large - Jeff Delahoussaye

4.3 Resolution #737-23

A resolution of the City Council of the City of Broussard designating the following members of the Planning and Zoning Commission: Members – Brad Hammon, Teddy Eastin, Craig Kimball, Russell Trahan, Keith Rousseau and Alternate

Members – Alton Pitre, Adam Mouton, and David Anderson

Motion by Councilman Regan to table this item till the next meeting.

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
 District 6 - Kody Allen
 At Large - Jeff Delahoussaye

5. ORDINANCES TO BE INTRODUCED

5.1 Ordinance #23-751

An ordinance of the City Council of the City of Broussard appointing municipal officials, the official journal and establishing regular meetings:

City Clerk--Tina Emert: City Attorney—Gerald C. deLaunay w/Perrin, Landry, deLaunay; City Engineers—Walter Comeaux III w/Comeaux Engineering; City Auditor—Burton Kolder w/Kolder, Champagne, Slaven & Company; Magistrate Court Judge—Carroll Spell Jr.: Magistrate Court Prosecutor—Randy Lasseigne; Tax Collector—Tina Emert. The Lafayette Daily Advertiser shall be the official journal. The City Council shall meet in regular session on the second and fourth Tuesday of each and every month at 6:00 p.m., except that in December, the City Council shall have only one regular meeting on the second Tuesday in December.

Motion by Councilman Regan to vote for the official journal and establishing the regular meetings to be voted on separate from the appointments and all appointments be vote on individually.

Second by Councilwoman Girouard

Discussion: Councilwoman Girouard questioned if the minutes have to be published? Why can't they just be put online? Gerald stated they must be published in a paid subscription newspaper.

Final Resolution: Motion Approved

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

NAYS: District 1 - Angel Racca
 District 2 - David Bonin

5.1.1 The Lafayette Daily Advertiser shall be the official journal. The City Council shall meet in regular session on the second and fourth Tuesday of each and every month at 6:00 p.m., except that in December, the City Council shall have only one regular meeting on the second Tuesday in December.

Moved by Councilman Regan

Second by Councilwoman Girouard

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
District 6 - Kody Allen
At Large - Jeff Delahoussaye

5.1.2 Appointment of City Clerk – Tina Emert

Moved by Councilman Forbes

Second by Councilwoman Racca

Discussion: Councilman Bonin stated Tina is a very hard working and dedicated employee. She does her job and has been here for many years.

Final Resolution: Motion Failed

YEAS: District 1 - Angel Racca
District 2 - David Bonin
District 5 - David Forbes

NAYS: District 3 - Jesse Regan
District 4 - Heather Girouard
District 6 - Kody Allen
At Large - Jeff Delahoussaye

5.1.3 Appointment of City Attorney – Gerald deLaunay w/Perrin, Landry, deLaunay

Moved 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
- District 6 - Kody Allen
- At Large - Jeff Delahoussaye

5.1.4 Appointment of City Engineer – Walter Comeaux, III w/Comeaux Engineering

Moved by Councilwoman Racca

Second by Councilman Bonin

Discussion: Councilman Bonin stated the engineer we had before Walter charged us double what Walter charges. When we hired Walter, our bill was cut in half. He doesn't think anyone else can do that.

Final Resolution: Motion Failed

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

5.1.5 Appointment of City Auditor – Burton Kolder w/Kolder, Slaven and Company

Moved by Councilman Regan

Second by Councilman Bonin

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

5.1.6 Appointment of Magistrate Court Judge – Carroll Spell, Jr.

Moved 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
District 6 - Kody Allen
At Large - Jeff Delahoussaye

5.1.7 Appointment of Magistrate Court Prosecutor
Moved by Councilman Regan
Councilwoman Girouard

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
District 6 - Kody Allen
At Large - Jeff Delahoussaye

5.1.8 Appointment of Tax Collector – Tina Emert
Moved by Councilman Bonin
Second by Councilwoman Racca

Discussion: No public comments

Final Resolution: Motion Approved

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

Gerald stated the two appointments not approved will stay in place until the Mayor makes another recommendation for those appointments.

5.2 Ordinance #23-752

An ordinance of the City Council of the City of Broussard Amending Map D-9, to reflect the change in zoning for the property located at 1414 Youngsville Highway (the Clavelle Property) from Residential to Community Commercial

Motion by Councilman Bonin

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
 District 6 - Kody Allen
 At Large - Jeff Delahoussaye

6. ORDINANCES FOR ADOPTION

6.1 Ordinance #23-749

An ordinance amending the 2022/2023 operating Budget of Revenues and Expenditures by One Million Seven Hundred Fifty Thousand dollars (\$1,750,000.00) for the Lake Talon Road Sewer Project

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
 District 6 - Kody Allen
 At Large - Jeff Delahoussaye

6.2 Amending Ordinance #23-750

Amending ordinance #23-750 to include the purchase of a forklift for the Recreation Department on State Contract for \$34,600

Motion by Councilman Regan

Second by Councilman Bonin

Discussion: Jamie Abshire approached the council and explained this is needed to haul large items around the park. Councilman Delahoussaye questioned if they

thought of maybe getting a tractor with a front-end loader? Jamie stated that they do have one, but it is not big enough to haul these items. Councilman Bonin stated that they need to make sure it has a 6,000 capacity. Councilman Delahoussaye questioned if they have considered renting one instead, if it is not used often? Jamie stated they do use it often to store items in the upper deck of the storage area at the maintenance building. Councilman Bonin questioned if it is free standing lift? Jamie stated yes, it is. Councilman Regan questioned if the employees would have to have a forklift certification to operate it? Jamie stated yes whoever operates it will have to be certified. Mayor Bourque stated that Brian Guilbeau has been handling the certifications for the employees for this and he will handle 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
 District 6 - Kody Allen
 At Large - Jeff Delahoussaye

6.3 Ordinance #23-750

An ordinance amending the 2022/2023 operating Budget of Revenues and Expenditures by One Hundred Forty-Three Thousand Six Hundred Dollars (\$143,600) for St. Julien Park Improvements and Equipment

Motion by Councilman Bonin

Second by Councilman Regan

Discussion: Motion approved

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
 District 6 - Kody Allen
 At Large - Jeff Delahoussaye

Moved by Councilman Regan and second by Councilman Delahoussaye to take up item #3.1 again for the questions the developer still has regarding the Preliminary Subdivision plat approval for the 200-home neighborhood on Moulin Road. Mr. Ventre and Mr. Breaux asked for clarification on the motion. Gerald stated the plat was approved based on the agreement. The plat encompasses approval subject to the conditions of the council, which are: 1)

agreement with a hold harmless provision and 2) contingent on the traffic study approved and the requirements of the traffic study done, which will be done at the expense of the developer. All provisions discussed will go with the agreement. The plan approval does not mean any permits can be issued at this time.

7. ADJOURNMENT

7.1 Adjourn Meeting



MAYOR RAY BOURQUE



TINA EMERT, CITY CLERK