

**MINUTES OF THE  
REGULAR MEETING OF THE MAYOR AND CITY COUNCIL  
OF THE CITY OF BROUSSARD, LA HELD ON  
TUESDAY, March 14, 2023, 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 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), Chief Vance Olivier (Police Chief) and Tony Ashy (Assistant Police Chief), Jamison Abshire (Director of Parks and Recreation), Daniel Hutchinson (City Engineer), Aaron Spell (Firefighter)
- Absent:** Bryan Champagne (Fire Chief)

**1. OPENING**

- 1.1 Pledge of Allegiance
- 1.2 Invocation was done by Father Casey Dugas with Sacred Heart Catholic Church

**2. MINUTES**

- 2.1 Acceptance of Minutes of the February 28, 2023, Regular Meeting
  - Motion by Councilman Delahoussaye
  - Second by Councilwoman Racca
  - Discussion: Councilwoman Racca added the following correction to the minutes. Item #4.2 was moved by Councilman Bonin not Councilman Bourque
  - 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 Condemnation of 204 South Lee Street (Andre and Mary Stutes Property)

Moved by Councilwoman Racca

Second by Councilman Delahoussaye

Discussion: Mayor Bourque stated the recommendation from Mr. Richard is to condemn and demolish the property. The pictures give good detail of the status of the property, which is in a deplorable condition. The house is rotting from the inside out. The electrical box needs to be redone and there are also electrical wires underneath the house. The floor joists are loose and no one should be renting this house. Mr. Richard stated when he did the inspection the house was vacant. Mr. Brandon Touchet, who is a representative thru Social Security that helps Mr. Stutes with his finance and properties, addressed the council for Mr. Touchet. Mr. Stutes is unable to speak tonight because of a medical condition he has. Mr. Touchet stated they were finally able to evict the tenant who was living there, and he did destroy the home. They recently spoke to Ben about the condition of the home. Mr. Richard stated his recommendation is that the home be condemned and demolished. Mr. Richard stated they can tear down the home themselves to prevent a tax lien. Mr. Touchet stated that Mr. Stutes is on a fixed income, but he does agree the home needs to be demolished. Some residents in the area had the following comments about this condemnation. Mrs. Heidi Girouard stated she is here to make sure it gets condemned. She is in support of it getting condemned and demolished. Ms. Tina Barras stated she totally agrees it needs to be demolished. She lives across the street and there are squatters there along with a lot of traffic going in and out. Mr. Arthur Kern stated he lives at 202 East Madison and he has been there for 25 years. He has seen good people come and go, but the last few years it has mostly been bad people. He is highly in favor of demolishing the property. Mr. Mark Warren stated the property is in his back door. He has had to call the police several times and get squatters out. There is also a lot of narcotic activity there. He has a 13 year old and an 8 year old son and he doesn't want that near his home. Councilwoman Racca stated we had numerous complaints from all the neighbors in the area about the activity at the home and with the condition of the home, she is definitely recommending it be condemned and demolished. Mr. Richard and Ben will consult with the owner about the demolition of the home. Councilwoman Racca questioned what is the time frame this will take? Gerald stated the administration will work with the property owner and determine that.

Final Resolution: Motion Approved

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At Large - Jeff Delahoussaye

3.2 Condemnation of 308 Avenue C (Gery Marcombe Property)

Moved by Councilwoman Racca

Second by Councilman Bonin

Discussion: Mr. Richard stated the home has rotten windows, rotten steps, and the electrical wiring is exposed. There is a tree limb on the roof of the house. All the wiring needs to be redone. The home needs a lot of electrical, plumbing and carpenter work. Mr. Marcombe stated he would like a chance to repair the home. Mr. Richard stated it needs a lot of loving care. The wiring needs to be re-wired and the seals need to be fixed. Mr. Marcombe stated some windows do need be replaced. The steps are aluminum, but they may need some repairs. Councilman Delahoussaye questioned Mr. Marcombe why does it take 2 times for him to address the issues with his rental properties? This is the second time one of his properties is brought to the council for neglect. Councilwoman Racca stated the property has been vacant since September/October of last year. The windows are broken. This is a safety and health issue and a threat to the neighbors. Councilwoman Racca stated she feels he has ample enough time repair the home. Right now, the back door is currently open. Mr. Marcombe stated that is because he has people working inside. Councilman Delahoussaye questioned, when are they working, because he passed by multiple times in the past few weeks and no one was ever there working. Mr. Marcombe stated he has hauled multiple pile of trash out of the home already. Mr. Richard advised Mr. Marcombe that if the council allows him to repair the home it will have to be a state licensed plumber, electrician, and contractor. Mayor Bourque advised Mr. Marcombe that as a property owner it is his obligation to keep up his properties to a certain level. This is a very expensive repair project. Chief Olivier stated just the other day the house was opened and they went to check the home and there was a painter there, who was just putting blotches of paint on the walls. He also had to run people out of there that were squatting there. Chief Olivier stated he needs to block the doors and windows to avoid people from going in there. The house needs to be boarded up completely. Councilman Delahoussaye questioned Mr. Richard for a professional recommendation on the cost to repair the home. Mr. Richard stated it would take \$20,000 - \$30,000 easy to repair it because it is 50% destroyed. Councilman Delahoussaye asked Mr. Marcombe if he has the funds to repair the home. Attorney deLauanay stated the council can ask whatever is appropriate for Mr. Marcombe to do. He has to abide by the conditions the council sets forth, or it will move forward. Councilwoman Racca stated the home has been vacate and Mr. Marcombe has already come to the council about his other properties. It is not fair to the neighbors in that area to have to have to continually deal with this; therefore, she is recommending it be condemned and demolished.

Final Resolution: Motion Approved

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At Large - Jeff Delahoussaye

### 3.3 Steven Hebert/Billeaud Companies

Request a 5-foot variance for the front set-back of Market Eatz located off Bernard Road

Moved by Councilman Regan

Second by Councilwoman Racca

Discussion: Mr. Hebert stated the plat has a 15-foot utility easement on it, but the ordinance states it needs to be 20 foot set-back, therefore are in need of a 5-foot variance. Walter stated this set back mostly applies to homes. Walter did add when this development was planned we asked for a frontage for the sidewalk. They built an 8-foot-wide sidewalk at their cost.

Final Resolution: Motion Approved

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At Large - Jeff Delahoussaye

## 4. ORDINANCES FOR INTRODUCTION

### 4.1 Ordinance #23-762

An ordinance annexing certain properties located on and along the western right of way of South Girouard Road in section 95, Township 10 South, Range 5 East, Lafayette Parish, Louisiana known as Maxie's Campground, LLC in Voting District 1

Moved by Councilwoman Racca

Second by Councilman Bonin

Discussion: Mayor Bourque stated there are 2 other Morsei properties that are on the agenda tonight to be approved. Mr. Moresi did ask for the campground to also be annexed due to the confusion he is having with the overnight area in the city limits and the campground not in the city limits, when 911 is called.

Final Resolution: Motion Approved

YEAS: District 1 - Angel Racca

- District 2 - David Bonin
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- District 4 - Heather Girouard
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- At Large - Jeff Delahoussaye

4.2 Ordinance #23-763

An ordinance rezoning the Estate of Lawrence Girouard Property located at 1413 and 1441 Garber Road, Plot J-1 and J-2 and the western one-half of Plot I as shown is Zoning Map G-6 from Light Industrial to Community Commercial

Moved by Councilwoman Racca

Second by Councilman Regan

Discussion: Councilwoman Racca stated when we first started zoning property it was zoned as it needed to be and they were told if the zoning needed to be changed it would be a simple process. The property owner just had the property subdivided and would like the zoning changed so that it can fit that area.

Final Resolution: Motion Approved

- YEAS:
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  - At Large - Jeff Delahoussaye

4.3 Ordinance #23-764

An ordinance amending the 2023/2024 Operating Budget of Revenues and Expenditures for an additional \$260,000 for Road Overlays

Moved by Councilman Regan

Second by Councilman Bonin

Discussion: Mayor Bourque stated a new printout has been supplied to the council besides of what is in the packet. The roads for now are broken out on the list and the along with the roads for the FY 2023-2024. Problem is we have more roads than funding, that is why we always have a prioritized list. Councilman Bonin questioned why Papa Joe is not on the list from Patrick to Huval, which is starting to deteriorate, also Attie Circle. Mel stated the first 2 can be done now, and the other 4 can easily be preserved. Councilman Bonin requested we also figure in Attie Circle. Karen explained the funding for this comes from the 1992 Sales Tax. There is a surplus of \$300,000 with doing a saving spend. Mel explained the process of asphalt deteriorating and how can

roads be saved and not reconstructed. Councilman Bonin stated he would like this ordinance to be amended at the next meeting to include the funding for Papa Joe Drive and Attie Circle.

Final Resolution: Motion Approved

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## 5. ORDINANCES FOR ADOPTION

### 5.1 Ordinance #23-758

An ordinance amending the 2022/2023 Operating Budget of Revenues and Expenditures to increase authorized expenditures by ninety-six thousand dollars (\$96,000.00) for acquisition of property at 311 East Main Street in Broussard, LA

Moved by Councilman Delahoussaye

Second by Councilman Forbes

Discussion: No public comments

Final Resolution: Motion Approved

YEAS:           District 1 - Angel Racca  
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                  At Large - Jeff Delahoussaye

### 5.2 Ordinance #23-759

An ordinance annexing certain properties located on and along the northern side of US Highway 90 in Section 69 & 95, Township 10 South, Range 5 East, Lafayette Parish, Louisiana being known as the Girouard - Moresi Estate Property at 4301-4399 Odd US Highway 90 and 205 North Girouard Road in Voting District 1

Moved by Councilwoman Racca

Second by Councilman Bonin

Discussion: No public comments.

Final Resolution: Motion Approved

YEAS: District 1 - Angel Racca  
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District 5 - David Forbes  
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At Large - Jeff Delahoussaye

5.3 Ordinance #23-760

An ordinance annexing certain properties located on and along the northern side of US Highway 90 in Section 95, Township 10 South, Range 5 East, Lafayette Parish, Louisiana being known as Gerald Moresi Estate Property at 105 North Girouard Road in Voting District 1

Moved by Councilwoman Racca

Second by Councilman Allen

Discussion: No public comments.

Final Resolution: Motion Approved

YEAS: District 1 - Angel Racca  
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At Large - Jeff Delahoussaye

5.4 Ordinance #23-761

An ordinance declaring two railroad flatcars owned by the City as being surplus and no longer needed by the City and assigning it to LAMATS through the LPS Surplus Property Program to be auctioned online with a minimum bid of \$20,000 each.

Moved by Councilman Forbes

Second by Councilman Delahoussaye

Discussion: No public comments.

Final Resolution: Motion Approved

YEAS: District 1 - Angel Racca  
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6. ADJOURNMENT

6.1 Adjourn Meeting



Handwritten signature of Ray Bourque in blue ink, written over a horizontal line.

MAYOR RAY BOURQUE



Handwritten signature of Tina Emert in blue ink, written over a horizontal line.

TINA EMERT, CITY CLERK