

**MINUTES OF THE  
REGULAR MEETING OF THE MAYOR AND CITY COUNCIL  
OF THE CITY OF BROUSSARD, LA HELD ON  
TUESDAY, May 9, 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), 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), Tony Ashy (Assistant Police Chief), Bryan Champagne (Fire Chief), Jamison Abshire (Director of Parks and Recreation) and Daniel Hutchinson (City Engineer)

**1. OPENING**

- 1.1 Pledge of Allegiance
- 1.2 Invocation was done by Pastor Marty from Our Savior's Church.

**2. MINUTES**

- 2.1 Acceptance of Minutes of the April 25, 2023, Regular Meeting
  - Motion by Councilman Regan
  - Second by Councilwoman Racca
  - 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 Queyen Tan Le and Le Amy Diem

Condemnation of 219 Leon Street, Building containing units 3-4, Parcel #6014177

Motion by Councilman Delahoussaye

Second by Councilwoman Girouard

Discussion: Ben Theriot stated Mr. Richard could not be present tonight. After the Fire Inspector did an inspection of these apartments, it was reported back to him that these apartments are in disrepair, therefore the Building Inspector, Mr. Richard went do the inspection of the property and found it is need of major repair and found to be in a dilapidated and dangerous condition, which endangers the public welfare. The buildings need electrical work, a new roof along with mold and mildew in the inside and window units that are stopping the egress. Mr. Richard recommends the buildings to be demolished. Mr. Le stated he did not get to address the situation. He stated he can fix everything, and he can get a new roof. This is low-income apartments. Mayor Bourque stated the repairs are severe if you read Mr. Richard's report. It is the council's decision on how to handle this. There are major repairs that need to be done by a licensed professional. Mr. Le stated he just needs to put up some light fixtures and fix the sheetrock. They are damaged, but he doesn't feel they need to demolished.

Councilman Delahoussaye stated looking at the pictures, it is more severe than what Mr. Le is saying. It needs to be gutted out and brought down to the studs. There are no light fixtures, no faucets, one apartment looks like there were dogs living in it, and there is also a hot water tank in the middles of the floor in the room. Councilman Delahoussaye stated he is recommending we give Mr. Le 30 days to get a license contractor to gut it out and come back with plans to bring it back up to code. Councilwoman Girouard stated she rode by there today and it all needs to be torn down. Just fixing the sheet rock will not solve the problem. Mr. Le stated he is willing to get it up to code to sell it. Councilman Delahoussaye questioned if he has a buyer for the property? Mr. Le stated he has an investor coming in this week to look at it. Councilwoman Girouard questioned if the investor is just looking at these apartments or the entire complex? Mr. Le stated all of them. Councilman Bonin questioned, how long has the apartments been vacant? Mr. Le stated about 3 months. Mayor Bourque stated he wants to make it clear, the Building Inspector said in his report, it would have to be brought back up to the current code by a licensed contractor. It would have to be re-done 100%. Ben stated that Mr. Richard recommends it to be brought back to code using the 2021 Standards and the plans will have to be submitted for review and the property boarded up in the meantime. Councilwoman Girouard stated there are other building there also. These apartments have been vacant since October 2022. There are homeless people walking through there. We need to think about talking about the other buildings also in the future. This is a big complex. Councilman Bonin questioned if they have been empty for 3 months, why hasn't he done any work on them. Mayor Bourque stated every person

deserves to live in decent living conditions. Mr. Le asked the council to give him 30 days which is enough time to talk to the investor to see how it goes. Councilwoman Racca questioned if he contacted the investor after the city contacted him? Mr. Le stated yes, he did, because he has no funds to repair it; he would probably have to take out a second mortgage. Ben stated there are 40 units and 20 are vacant.

Motion by Councilman Regan

Second by Councilman Allen

to have the property boarded up within 5 calendar days with a signed purchase agreement from a buyer or an approval from the bank within 30 days from today.

Gerald stated this is not a vote on condemnation of the property. That vote will be in 30 days. Mayor Bourque questioned what happens if the property is not boarded up in 5 days? Gerald stated that is one of the options of the motion. If any of the conditions set by the motion are not met in 30 days, then the council will decide whether to move forward with 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

### 3.2 Council determination of Emergency Access Only Gate on Deer Meadow Boulevard

Motion by Councilman Regan

Second by Councilman Forbes

Discussion: Mayor Bourque stated this has been an Emergency Access Gate since Paige Place Subdivision was accepted. That is how it is platted on the plat. When it was accepted there were several openings and Deer Meadow residents attended that meeting. The only entrance to Paige Place was is on Marteau Road, which the board accepted. The 3<sup>rd</sup> entrance was the Emergency Access Gate only, installed by the developer, which does not work correctly. The following residents did not want to address the council about this, but filled out a blue card stating their opinion on this:

Amy Collignan – Supporting the removal of the Emergency Access Gate  
Steven Collignan - Supporting the removal of the Emergency Access Gate  
Michael Hogan - Supporting the removal of the Emergency Access Gate  
Lauren Quinlan - Supporting the removal of the Emergency Access Gate  
Alyce Vivnno - Supporting the removal of the Emergency Access Gate  
Adam Franklin - Supporting the removal of the Emergency Access Gate  
Hideko Bourque - Supporting the removal of the Emergency Access Gate  
Stephanie McNeese – Opposed the removal of the Emergency Access Gate

Ronald Babin, Jr. - Supporting the removal of the Emergency Access Gate  
Allie Andrade - Opposed the removal of the Emergency Access Gate  
Julie Abshire - Opposed the removal of the Emergency Access Gate  
Jennifer Falcon - Opposed the removal of the Emergency Access Gate  
Jeremy and Stacy Meaders - Opposed the removal of the Emergency Access Gate  
Blake Roberts - Supporting the removal of the Emergency Access Gate  
Jeremy Louviere - Supporting the removal of the Emergency Access Gate  
Larry Dozier - Supporting the removal of the Emergency Access Gate  
Brenda de Randamie - Supporting the removal of the Emergency Access Gate  
Lillie Johnson - Opposed the removal of the Emergency Access Gate  
Randall Comeaux - Supporting the removal of the Emergency Access Gate  
Crystal Pallie - Supporting the removal of the Emergency Access Gate  
Thad Badeaux - Opposed the removal of the Emergency Access Gate  
Tyler Summerlin - Supporting the removal of the Emergency Access Gate  
Rob Riedel - Opposed the removal of the Emergency Access Gate  
Kevin Leroux - Supporting the removal of the Emergency Access Gate  
Melissa Barbier - Opposed the removal of the Emergency Access Gate  
Brittany Summerlin - Supporting the removal of the Emergency Access Gate  
Phyllia Comeaux - Supporting the removal of the Emergency Access Gate  
The following residents did address the council about their concerns in removing the gate and to leave the gate in place:  
April Theriot - Supporting the removal of the Emergency Access Gate  
Ryan LaGrange - Supporting the removal of the Emergency Access Gate  
Lauren Louviere - Supporting the removal of the Emergency Access Gate  
Ruth Moore - Supporting the removal of the Emergency Access Gate  
David Richard - Opposed the removal of the Emergency Access Gate  
Pam Richard - Opposed the removal of the Emergency Access Gate  
Al Falcon - Opposed the removal of the Emergency Access Gate  
Gvi Andrade - Opposed the removal of the Emergency Access Gate  
Robert Fine - Supporting the removal of the Emergency Access Gate  
Taquifa Babin - Supporting the removal of the Emergency Access Gate  
Ashley Bell David - Supporting the removal of the Emergency Access Gate  
Kerri LeBeouf - Supporting the removal of the Emergency Access Gate  
Andrew Paille - Supporting the removal of the Emergency Access Gate  
Scott Boutte - Opposed the removal of the Emergency Access Gate  
Rebekah Franklin - Supporting the removal of the Emergency Access Gate  
Frank Laskoski, III - Supporting the removal of the Emergency Access Gate  
Martin Samson - Supporting the removal of the Emergency Access Gate  
Paul Dupre - Opposed the removal of the Emergency Access Gate  
Toby Armentor - Supporting the removal of the Emergency Access Gate

Councilman Regan stated he appreciates everyone coming out tonight to express their concerns about this. We all know 2 wrongs do not make a right. He himself lives in a neighborhood with high traffic because of the limited number of access points in the neighborhood. In the end we need to do what is right; therefore, he feels the gate should be removed. Councilman Forbes questioned Chief Olivier on the amount of time someone has after they go into cardiac arrest? Chief Olivier stated he does not have that answer, maybe Chief Champagne does. Chief Champagne stated every minute and every second count in that sort of situation. Having to stop and have someone go to the gate to get it open is a delay. Councilwoman Girouard stated we have other subdivisions that are gated communities. Chief Champagne stated but they have access to these gates and so does Acadian Ambulance without any problems. Walter stated in gated communities all streets are private, not public so there are no problems distinguishing that for emergency personnel. Councilman Delahoussaye stated there is no wrong in this situation. Whatever the decision is, somebody will not be happy. He agrees with Councilman Regan, there is no sense having a gate blocking a public road. He stated the gate needs to come down and a traffic study needs to be done. If there is excessive speeding, then we need to put 3-way stop signs up moving forward. We want to do what is best for the people. He stated he would rather spend \$250,000 putting in sidewalks on Deer Meadow also.

Moved by Councilman Delahoussaye

Second by Councilman Regan

To remove the gate, then do a traffic study of that area and then to proceed with sidewalks on Deer Meadow.

Final Resolution: Motion Approved

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

#### **4. ORDINANCES FOR ADOPTION**

##### **4.1 Ordinance #23-767**

An ordinance amending the 2022/2023 Operating Budget of Revenues and Expenditures to increase authorize expenditures by two hundred twenty-five thousand dollars (\$225,000.00) for Lake Talon Road Water Wells

Motion by Councilman Delahoussaye

Second by Councilwoman Girouard

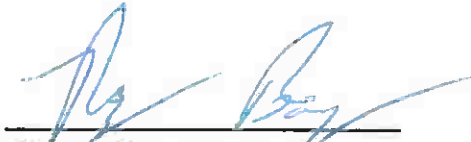
Discussion: No public comments

Final Resolution: Motion Approved

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**5. ADJOURNMENT**

5.1 Adjourn Meeting



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**MAYOR RAY BOURQUE**



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**TINA EMERT, CITY CLERK**