Minutes Of The

July 22, 2014

Broussard City Council Meeting

Present: Mayor Charles E. Langlinais
Tina M. Emert, City Clerk
Councilwoman Angel Racca, District I
Councilman David Bonin, District II
Councilman Ray Bourque, District II
Councilman Kenny Higginbotham, District V
Councilman Harold Johnson, District IV
Councilman Ray Gary, District VI
Councilman Johnnie Foco, At Large
Don Landry, City Attorney
Bob Boese, City Attorney
Al Reaux, City Engineer
Gene Chiarulli, City Bookkeeper
Brannon Decou, Police Chief
Justin Denais, Deputy Fire Chief
Larry Champagne, City Superintendent
Mel Bertrand, City Supervisor

Absent: Walter Comeaux, City Engineer

Mayor Langlinais called the meeting to order and Allan Durand lead with the Pledge of Allegiance and a silent prayer was done for our troops overseas and Ms. Stella Landry, then the meeting was turned over to Councilman Foco.

Adopt Minutes of the July 8, 2014 Regular Meeting = Moved by Councilman Johnson and second by Councilman Higginbotham to adopt the minutes of the July 9, 2014 Regular Meeting. Roll call:

District I = Yea
District II = Yea
District III = Yea
District IV = Yea
District V = Yea
District VI = Yea
At Large = Yea

NEW BUSINESS:

Mr. Mark Cochran….Candidate for Lafayette Parish school Board = He was not present.

Introduce Ordinance 14-462..Exchange of certain property from John Dean Baudoin for the payment of additional consideration = Don stated this is for our water
well site. We have already started our publication. Moved by Councilman Gary and second by Councilwoman Racca to introduce Ordinance #14-462, an ordinance of the City Council of the City of Broussard, authorizing the exchange of certain property from John Dean Baudoin for the payment of additional consideration. Roll call:

- District I = Yea
- District II = Yea
- District III = Yea
- At Large = Yea

Introduce Ordinance #14-463…Amending the Zoning Ordinance = Bob stated this comes about because the state has specific requirements that we have been exceeding. Moved by Councilman Johnson and second by Councilman Bourque to introduce ordinance #14-463, an ordinance of the City Council of the City of Broussard amending the Zoning Ordinance of the City of Broussard in reference to: recommendations and hearings; requests for Special Exceptions, Variances or other relief public notice and notice of public hearings. Roll call:

- District I = Yea
- District II = Yea
- District III = Yea
- At Large = Yea

RFP’s for Development of Industrial Park in Broussard, St. Martin Parish = Mr. Durand approached the council. Mr. Durand explained that there was litigation many years ago about the expansion of Broussard into St. Martin Parish. After the settlement, it was agreed that the revenues from Video Poker could only be spent on infrastructure in St. Martin Parish. SMEDA developed an industrial park. It was thought that the money built up could be used for roads and water and sewer in that area. All landowners in that area are interested. We sent out for RFP’s to the landowners and we also advertised. We only got one response from Mr. Cliff Guidry who has a parcel in that area. It is brought up to perhaps give him preliminary approval. If it is appropriate then the council could approve the RFP. SMEDA has not had a board meeting yet. Durand stated that he will bring them up to date on this. They are certainly in the agreement on this. Mayor Langlinais stated he has been carbon copying President Guy Cormier on all e-mails. SMEDA didn’t want to sign the contract for the improvements, because they have no money to pay the bill. Councilman Higginbotham stated he would like to see if SMEDA is on board with this. Councilman Higginbotham stated the may have some ideas on this. Don stated if they authorize this he will prepare an ordinance with the list of what needs to be done. Mr. Durand stated they were successful with the first park. Councilman Foco questioned if there are 5 things we can do with that money? Don stated it specifies all, but it is all infrastructure. The proposal is for $1.5 million. Mayor Langlinais stated he is not suggesting that we will use that amount. Durand stated if you buy the lot you have one year to build and if not they will buy the lot back from you. ½ of the one cent is dedicated for infrastructure in Broussard and St. Martin Parish. Councilman Foco stated we have a serious drainage problem on Highway 90 that goes into St. Martin Parish. He would prefer the money to be spent on that. Councilman Bonin stated this drainage issue would help this park. Councilman Foco stated he would
like to talk to the St. Martin people and the SMEDA people. Mayor Langlinais stated we are trying to create jobs. Don stated we can get the representatives from SMEDA and St. Martin to come. Durand stated we discussed the concept with them when they were here. This land is currently raw land. Durand stated he will get them here for the next meeting. Councilman Foco questioned what are they expecting the city to state. Cliff Guidry stated the contingencies you can take that away. If this proposal is not approved for water, you take that out, if not the sewage, you can take that out. The SMEDA park lot is $2.00 a square foot, the going rate was $3.00 a square foot. He and Robert Minyard are the co-owners and they have just about all lots pre-sold. It is 41 lots. 65 acres are useable. Mayor Langlinais stated the money was dedicated and we have ran out of issues to address with the money from the video poker. Here we are we are going to address the development process which will address drainage issues. Just dredging the coulee and cleaning it will not help us. We see a lot of companies just skipping us and going down to St. Mary Parish. It was intended to flip and make revenues on this. Guidry stated he has 3 or 4 companies that are ready to break ground. The city will be paying about $12,000 a lot. Tex Plumley stated he never had a problem with competing with a subsidized park. They are planning an industrial park off of Highway 90 also. Councilman Bonin questioned what kind of revenue we get from St. Martin businesses? Mayor Langlinais stated we get sales tax from those businesses. Councilman Foco informed Tex that we will help them with their development. Mayor Langlinais asked Mr. Durand to get Senator Mills and Guy Cormier to come here for the next meeting. Mr. Guidry stated if they don’t develop here they will go somewhere else. Guidry stated he has met with SMEDA and they were on board.

**LEDA per the Mayor** = Mayor Langlinais stated that Don put together a resolution for LEDA opposing the Development’s Board Decision to use Lafayette Industrial Board Revenues to fund the COSTCO. This will impact us. Tex stated he serves on the LEDA board. LEDA had nothing to do with it. Gauthreaux had nothing to do with either. He doesn’t understand why there is so much supplementing people like that. When Walmart and Home Depot came, the City helped out, but we didn’t supplement the development. Tex stated he doesn’t think they would come here anyway. Councilman Foco stated he understands what they are saying; but LEDA and Lafayette can spend the money the way they want. The only thing is they had a Citizen’s Committee and gave $240 million worth of concessions and they are not responsible for this. Councilman Johnson stated he feels comfortable with what Johnnie said. Mayor Langlinais stated he and Ray discussed amending the resolution saying that they use a bond. Councilman Bonin stated they stick their nose in our business. Tex stated it is LEDA, which is a parish. The Industrial Committee is the one that gave the $240 million. Mayor Langlinais stated he had a problem with calling the meeting and cancelling it and calling the meeting again. Councilman Bourque stated he is glad to hear Tex’s opinion, but he is uncomfortable with some language in this ordinance. What good does the resolution do for Broussard and future development in Broussard? Mayor Langlinais stated it is competing with the other retailers that have paved their way. They never approached the school board either about the revenue from the taxes. Councilman Higginbotham stated we have never supported giving someone 10 years of free taxes. Whatever we do here does not impact anyone in Lafayette, therefore he feels this is not a
good thing. Councilman Gary stated he feels the same way. This was tabled due to the fact that the council was not in support of Resolution #399-14, a resolution of the City Council of the City of Broussard, LA opposing the Lafayette Industrial Development Board’s Decision to use Lafayette Industrial Board Revenues to fund the COSTCO Retail Development Project.

OLD BUSINESS:

**Adopt Ordinance #14-458/Gleason Minyard LLC Annexation =**
Moved by Councilwoman Racca and second by Councilman Higginbotham to adopt Ordinance #14-458, an ordinance of the City Council for the City of Broussard enacting ordinances and sections to provide for the annexation of certain properties located in sections 69 & 95, township 10 south, range 5 east, Lafayette Parish Louisiana being known as the Gleason Minyard LLC Annexation. Roll call:

- District I = Yea
- District II = Yea
- District III = Yea
- District IV = Yea
- District V = Yea
- District VI = Yea
- At Large = Yea

Mr. Minyard stated this will be an industrial development.

ENGINEER’s REPORT:

**Mark’s Report:**

**Overlay Job =** Mark stated that it will hit the paper on Friday. It is at $1.43 million project. Councilwoman Racca requested North Eola Road also be done. 43% is in the parish. Estimated cost $190,000 to re-construct. $110,000 would be Broussard’s responsibility and $80,000 Lafayette Parish. If we include it then it will be about $1.6 million and if we take that out what Lafayette would refund us then it will be $1.5 million. Councilwoman Racca stated she is trying to get an agreement with them. Mark stated he has a list of all of the roads. The council agreed to add North Eola to the project. We will open bids on the third Tuesday in August. Mayor Langlinais stated he will let Angel negotiate with our parish representative.

**Drainage Job =** Mark stated that the council had previously voted to do the drainage at Larriviere and Heart D Farm. They changed some culverts and dug the ditch. The ditch on Heart D Farm that goes to the corner near the dog leg is deep and narrow. The narrow part looks like we are getting some slumping. Councilman Bourque stated the shoulder is completely washed out. To pipe it in would be $120,000. Water is being diverted and, therefore Mark suggests we put some pipes on the other side, which would be cheaper. We would have to quote the labor because we would use our own supplies. That coulee is the deeper coulee that crosses Hulin and has a lot of problems. Mark asked the council to allow him to study the coulee there. Councilman Bourque stated we had a lot of problems with flooding there this past weekend. We have to spend some money and improve this. Mark stated now you can, since Cypress Bayou has been done. By down-sizing the pipe he is saving $30,000. Councilman Foco stated he would rather
use the bigger pipes. Larry stated the way Mark is stating we will put the water on both sides of the road. Mark stated he can get the quotes in about 4 weeks. Mark will let the council know how the bids will come in. Cliff Guidry stated he has a contract on 31 acres of land on both sides of Bernard Road. He planning on doing a 150 retail space development and Mark Hampton will do a storage unit and they will do a 4 story hotel and some other business. Mr. Guidry stated he just wants them to know, when they start planning. Mark stated that’s why we have to do this, because of all of this development you will have more water coming in. Councilman Johnson stated the people on Duke and Knight are affected by the current drainage issues and now it is effecting Loul Street. This is the old part of Broussard that needs to be looked at.

**Albertson Parkway Drainage Project** = Councilman Gary questioned when will the Albertson Parkway Drainage Project start? Mark stated Teche will be starting in a week.

**Walter’s Report:**

Walter was not present.

**Al’s Report:**

**Overlay Grant** = Al stated that the contractor is back doing paving for the grant. It appears that St. Des Porres is the biggest thing that is left.

**Right Sizing Program** = Al gave the council a short description of the right sizing program. The State will allow us to accept some roads as is. The transfer will be done immediately. They will not be able to bid that process out for 30 months if you use that scenario. He recommended accept the as is. The transfer credit is $1.8 million. It has to be used on roads in Broussard. He is suggesting doing the part from the Railroad to Albertson Parkway. He suggest we let them do that. They are familiar with the design built project which is ongoing. He stated if we accept the as is, we can start designing now. Mayor Langliniais questioned how much money we have coming on the upcoming capital outlay? Al stated about 3 million. The 1.5 or 1.8 would have to be start on our choosing. Mayor Langliniais stated he feels the first phase should start at Bernard Road to Clara. Then Clara to the Railroad and then from the Railroad to Albertson Parkway. We want to pick the best spot, because that will be the longest to work on. Mayor Langliniais stated he thinks the future is from Bernard to Madison. Al stated it has to be done under the guidelines of DOTD and it will take 2 years. If we take ownership it can be done under our guidelines. Al stated they can get some estimates. Mayor Langliniais asked Al to report at the next meeting how much money we are talking about. Councilman Higginbotham questioned what will this entail for us to take the road? Al stated we need to pass a resolution. Councilman Foco stated we need to know how much it will cost. Don questioned if we will be able to afford the maintenance after? Al stated the maintenance will be less. Al will come up with some numbers. They came up with this plan accepting the as is only two weeks ago.
Accountant’s Report:

Gene gave the council the year-end report. Everything is in pretty good shape.

Attorney’s Report:

Monthly Report = Don stated he sent out a report to everyone of what he has been doing? Councilman Bonin thanked Mr. Landry for that.

Railroad = Don stated that he and Mel are still waiting to hear from the Railroad.

Franchise Agreement = Councilman Bourque asked don for an update on the Franchise Agreement? Don stated that the judge is getting ready to sign the judgment and then it will be the council’s decision on what they want to do.

Police Department:

National Night Out = Chief Decou stated that National Night Out will be on Tuesday, August 5th, for the National Night Out Event. He gave Tina the proclamation for the mayor to sign. He invited all council members.

Suspicious Package = Chief Decou stated that yesterday on Main Street, they had a suspicious package delivered, which entail the bomb squad and Hazmat coming out. They were uncertain what was in it. It was a toy from radio shack.

Thanks = A resident thanked the police department. She moved into a new residence and her garage door broke. She called the police department and they were there in a very short time and they informed her they would patrol more that night till it was fixed.

Fire Department:

New Truck = Deputy Chief Denais stated that they did take the liberty of the new truck. It has made quite a few instances since then. They greatly appreciate it. Councilman Foco questioned the value of the old truck? Denais stated no truck companies will bid on it and the estimate is $10,000 for the value of the truck. They are still working on this. Mire is interested in the truck. Councilman Foco stated that the $10,000 will not break the town, he suggested we donate it to the Mire Fire Department. Don stated we will bring up at the next meeting for donation.

Council Business:

District I/Councilwoman Racca:
Thanks = Councilwoman Racca thanked Mr. Larry for her many questions hen answered and she thanked the council for putting North Eola Road in the list for overlay.

District II/Councilman Bonin:

Tall Grass = Councilman Bonin stated that he received copies of several notices from Don about tall grass that were sent to residents. If we enforce on people, we need to enforce on people on Albertson Parkway. We need to send notices to all of these people. Mayor Langlinais stated for larger acreage we get the property agree to cut 100 foot around the residential side at least once a year. Mayor Langlinais stated if he has a problem, please let him know.

District V/Councilman Higginbotham:

Thanks = Councilman Higginbotham thanked Larry and Mel. He had 2 situations in his district and they helped with that.

District VI/Councilman Gary =

Maintenance/Water Shop = Councilman Gary stated that he has some quotes on the maintenance/water shop building. The rood needs to be re-done. This will be put on the next meeting agenda for approval.

At Large/Councilman Foco:

Drainage Issues = Councilman Foco stated that the drainage issues at Fairfield need to be addressed and on Hardware Road and in Comeaux Estates.

Adjourn:

Adjourn the Meeting = Moved by Councilman Johnson and second by Councilman Higginbotham to adjourn the meeting. Roll call:

District I = Yea
District II= Yea
District III= Yea
At Large = Yea
District IV = Yea
District V = Yea
District VI = Yea

s/Charles E. Langlinais, MAYOR s/Tina Emert, CITY CLERK