Minutes Of The

March 24, 2015

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
Councilwoman Gertrude Batiste, District IV
Councilman Kenny Higginbotham, District V
Councilman Ray Gary, District VI
Councilman Johnnie Foco, At Large
Don Landry, City Attorney
Walter Comeaux, City Engineer
Mark Savoy, City Engineer
Gene Chiarulli, City Bookkeeper
Brannon Decou, Police Chief
Bryan Champagne, Fire Chief
Larry Champagne, City Superintendent
Jack Hains, Recreation Director
David Bernard, City Architect
Mr. Bobby Richard, Candidate for Parish Councilman District 7
Cliff Guidry, Developer
Al Theriot, Developer
Mr. Paul Guilbeau, Lafayette Airport Commission
Mr. Steven Picou, Director of Lafayette Airport Commission
Mr. Bryan McClain, Developer

Mayor Langlinais called the meeting to order and Councilman Higginbotham lead with the Pledge of Allegiance and a silent prayer was done for our troops overseas.

Adopt Minutes of the March 10, 2015 Regular Meeting = Moved by Councilwoman Batiste and second by Councilman Higginbotham to
adopt the minutes of the March 10, 2015 Regular Meeting, subject to the following revision submitted by Councilman Foco: on page 11, under the Saul’s Grocery Building topic on the last line it should read: “Councilman Foco stated it is not fair for the citizens to pay to move the building to the park and let the Broussard’s use if for 5 years, rent free and sell concessions out of it, when we will already have a concession stand in the park”. Roll call:

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

District IV = Yea 
District V = Yea 
District VI = Yea

NEW BUSINESS:

Mr. Bobby Richard/Candidate for Parish Councilman District 7 = Mr. Richard addressed the council. He is running for the current seat occupied by Don Bertrand. He is running for a solution for the problems. He feels the greatest challenge is working with people. He raised his family here in town. His promise is that the city will be not be neglected and his vision is to grow larger and smaller at the same time. He asked the council for their support in the upcoming election. Councilman Foco asked that he work for the citizens of Broussard. He stated that the current councilman ridiculed them and the citizens of Broussard. Mayor Langlinais stated we have a long history of working with Hope Alive Church, where Mr. Richard is a pastor. Mr. Richard thanked the council for their time.

Mr. Paul Guilbeau w/Lafayette Airport Commission = Mr. Guilbeau addressed the council. He thanked the council and the citizens of Broussard for their support of the sales tax that was passed. They are proceeding slow, but sure with the project. When the progress starts they will have a link on their website. He recommended that we link them to our website. In 5 years he is sure the voters will be proud of what they approved. He introduced the new executive director, Mr. Steven Picou. Mr. Picou stated that he was born and raised in Cutoff, LA. He is a resident of Broussard. He has already worked with the Chief of Police. They have a gentleman helping with the process of building a new terminal. They will stop collecting the tax on November 30th. They seek input from the citizens of Broussard. Councilman Foco stated he has been on the council for 14
years; he feels the council supported this tax, because it was only allowed for a certain period of time and he feels that is why it what approved.

**Bryan McClain/RE: Front Variances for Lot 46 and Lot 47 in The Reserve Subdivision**

Mr. McClain addressed the council. Mr. McClain stated that this is a gated subdivision on Moulin Road. Instead of putting a larger home near the tracks, they made 4 smaller homes. They have a problem with the 2 in the middle with the variance. They need a setback variance from 20 feet to 15 feet, which will not interfere with any utilities. Larry stated that is plenty of room. Therefore it was moved by Councilman Bourque and second by Councilman Gary to approve the variance for Bryan McClain for Lot 46, 110 Fallow Lane and Lot 47, 112 Fallow Lane in Reserve Subdivision for a front set back variance from 20 feet to 10 feet. Roll call:

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

**Approve Dedication of Lexi Falls Phase I Subdivision and Crystal Cove Subdivision**

Moved by Councilman Gary and second by Councilman Higginbotham to table the dedication of Lexi Falls Phase I Subdivision and Crystal Cove Subdivision, because the final walk thru approval is not completed. Roll call:

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

**Cliff Guidry re: Variance to set-back ordinance for Main Street Cove Subdivision**

Cliff stated that at first he was going to sell the property, but the only interested party was going to build a concrete plant and he didn’t want that there. Therefore he decided to build a subdivision, where he will finance the houses for the home owners for a short period of time, who have problems getting loans. This subdivision will be zero lot line. This will curb and gutter. Mark stated on the plat it shows where you can build the house. These houses will be on the property line on one side and 6 feet from the other property lines. They will do a cul de sac at the end of the road. Mayor Langliniais stated we need to make sure the property to
the south can be accessed. Walter stated there is variance on the setbacks. Walter stated you need to make sure you have the separation or he will have to build a fire wall. The lots are 41 x 75. Moved by Councilwoman Racca and second by Councilman Bourque to grant the variance to Cliff for Main Street Subdivision for the front from 20 feet to 15 and a zero lot line on one side and 6 feet on the other side for Main Street Cove Subdivision. Roll call:

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

**Cliff Guidry RE: South Broussard Water and Sewer**

Al gave the council a breakdown of the cost for these projects. Total costs is $790,000 and impact fees in return is $303,700 and future impact fees of perhaps additional lots is $210,000 so the total impact fees is $513,700. The $790,000 consists of: the regional lift station for St. Etienne $210,000; a gravity sewer line $245,000; a force main $200,000 and the contingencies $135,000. Councilman Foco questioned if the lift station is for the Blackwater Development? Al stated yes and for Moulin Subdivision. Councilman Foco stated he can’t commit until we find out the future of Blackwater Development. Al stated the lift station is already projected. Mark stated that they feel it can be done for less. Councilman Foco stated we will come up with a percentage not impact fees. Mark stated if we charge more, they might want to put in a package plants. Cliff stated the $303,700 would come now and the $210,000 would be after the other lots are acquired. This meets the criteria. Councilman Foco questioned if this will be built even though Blackwater comes or not? Al stated yes, it needs to be built for the St. Nazairre Subdivision. Mark stated this will prevent them from putting 2 package plants, which we are trying to get away from. Councilman Foco stated they will have to agree to come up with the $210,000. Al Theriot stated he feels the price on the gravity is a little high. He feels the numbers are substantial. Councilman Foco questioned why are we paying for a gravity line? Mark stated because like this everyone can connect to the line. Everyone has to pay an impact fee. Councilman Bourque stated we didn’t have these numbers at the last meeting, which is why they couldn’t make a decision on it. Theriot and Guidry will pay the $303,700 of impact fees. We don’t have to do anything different if
Blackwater comes. They should be closing prior to August on the property. Councilman Higginbotham stated he made his opinion last meeting. His priority is to bring sewer to people who don’t have sewer now. Mayor Langlinais stated he will sit down with any subdivision to give them sewer, if they will pay 1/3 the cost. Mayor Langlinais stated he is encouraging this for this doesn’t happen again. Councilman Foco stated he understands Kenny and the Mayor’s point. Councilman Higginbotham stated we are leaving people behind. Mark stated he is looking into grants with Richard Minvielle to help those citizens that do not have sewer. Mayor Langlinais stated there was an effort with the citizens on Larriviere Road to give them sewer, but they did not want to pay for it. Councilman Foco stated he came to the meeting tonight and he was going to tell them to table this, because of the hard times, but the numbers have changed and he feels this will work.

Moved by Councilwoman Racca and second by Councilman Bourque to approve the sewer service for Marteau Lakes Subdivision and Whispering Meadows Subdivision. Roll call:

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

**Adopt Resolution #426-15/Donation of Lou Allen Norbert Landry**

**Property** = Mayor Langlinais stated we have an offer for this property which will make it an access right of way. It is adjacent to Cliff’s property near the water well. They are donor is donating an undivided interest of his interest. We have the same rights as they do. We have no legal issues of this. Moved by Councilman Gary and second by Councilman Higginbotham to adopt Resolution #426-15, a resolution of the City Council of the City of Broussard, authorizing the Mayor of the City of Broussard to accept the donation of certain property from Lou Allen Norbert Landry, said property located in Section 10, Township 11 South, Range 5 East, Lafayette Parish, Louisiana. Roll call:

- District I = Yea
- District II = Yea
- District III = Yea
- District IV = Yea
- District V = Yea
- District VI = Yea
- At Large = Yea
Approval of Bid for Cypress Bayou Lateral 2 Division I-Sub Surface Drainage Improvements = Walter stated that this will replace the crossing on Marteau Road. This will improve the drainage. We don’t have sufficient drainage. This is the first part of the project. The next phase is the cross country part and we will have to deal with the landowners. We can do it now. Estimate bid was $350,000.00. The contractor is qualified and meets all state requirements. They will have to provide a payment and performance bond, once the contract is awarded. Councilman Bonin questioned the time in the contract? Walter stated there is a specific amount of calendar days that were bid on and if he doesn’t meet the deadline liquidated damages are assessed against him. Moved by Councilman Bourque and second by Councilman Bonin to approve and award the bid for the Cypress Bayou Lateral 2 Division I – Subsurface Drainage Improvements to Southern Constructors, LLC for the amount of $361,300.00. Roll call:

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

ENGINEER’s REPORT:

Mark’s Report:

Overlay = Mark stated that the overlay is starting to get into the last phase. Morgan Street should be finished tomorrow.

Waterline Materials and Sewer Materials and Installation = Mark stated that the maintenance and installation and materials for Water and Sewer contracts are out for bid.

Water Wells = Mark stated that he was waiting for the final donation property and easements. The 3 test well bids will go out next week.

Grant = Mark stated on the permanent wells, grant and loan money. We will be able to get a million dollar grant. Mark stated he will keep the council posted about this.
Heart D Farm Road = Councilman Gary questioned what is the deal with Heart D Farm Road? They haven’t worked in 3 weeks? Mark stated the delay was because of the weather but they came back in today.

Dressing on Albertson Parkway = Councilman Gary questioned what is the hold-up on dressing up the Albertson Parkway project? Mark stated he spoke to Kyle and he is coming in. Because of the weather delay he couldn’t get back to it. The pipes need to be cleaned. The boxes were put in in November.

Walter’s Report:

Heart D Farm Road Ditches = Walter stated in reference to the ditches on Heart D Farm, we are doing that in conjunction with South Bernard. They had to do sub surface drainage to get room to work. The drainage will go to the coulee. They are piped from the coulee to South Bernard. We didn’t do anything on the south side. It goes from the coulee to Bernard Road.

Cleaning of Ditches on the Southside = Walter stated that David has been asking to clean some small ditches south of Albertson Parkway and Cypress Bayou main channel. This is not a bid ditch cleaning project; it’s just to clean out the ditches. Mayor Langlinais questioned why we can’t do this? Walter stated they can, David just asked to get some prices. Item 4 didn’t need any cleaning. Elliott Construction quoted us $34,000. If they want to proceed, they need to let him know. We are just cleaning out the coulee. All the crossings and pipes will be cleaned. Walter stated if they want to go forward, they may need to go talk to some property owners to get on their property. Walter stated he is trying to get fixed drainage servitudes on Lateral II. The first part of Lateral II is all on public property. This will be another aspect of this. Councilman Bourque questioned if we should handle or contract it out? Councilman Foco stated we have a lot of work to do, so we just as soon let a contractor do it. The council had no problem with doing this maintenance project. The council instructed Walter to get it done.

Cypress Bayou Lateral II B = Walter stated that they will be working on the ditch in back of Comeaux Estates. They have done the field work. They are in the process of drawing it up. He is kind of waiting to finish the drawing and he will give the council some recommendations.
Councilman Foco stated the farmer was cleaning some of that coulee near Mr. Bootsie Morvant’s property. This crosses Hardware and Fairfield and then crosses St. Etienne Road. Walter stated they will look at it from Highway 90 all the way up stream. A lot of the farm crossings were sized correctly, but they were buried or not the right structure for the ditch. Councilman Bourque stated that is one of our biggest concerns on that side of town.

**Al’s Report:**

**Highway 90 Right Sizing** = Al stated that they are still working on right sizing. The contractor is wrapping up the 3rd phase of the design build.

**St. Nazaire Lift Station** = Al stated that the contractor is 80% complete. We cannot cross the pipelines because of the elevation.

**Widening of St. Etienne** = Al stated that they have provided preliminary maps to the property owners and Blackwater and they haven’t heard anything in regards to that.

**Accountant’s Report:**

Gene had nothing to report on.

**Attorney’s Report:**

Don stated that he already gave the council his monthly report of the work he has been doing since the last meeting.

**Architect’s Report:**

**Park Project Phase I**= David addressed the council. David stated that Phase I of the park projects are moving along. The buildings are going up on Phase I. The schedule finish for that project is in July. Phase I is only the buildings.

**Park Project Phase II** = David stated that they have had a lot of interest in Phase II. They had about 16 prime bidders to take plans out. After the pre meeting today we had 6 prime bidders. We have a lot of activity. They are anticipating a good turnout.
Police Department:

Chief Decou stated that he had nothing to report on.

Fire Department:

**Fire Personnel Condition** = Councilwoman Racca questioned how his personnel doing? Chief Champagne stated they are doing well.

Council Business:

District I/Councilwoman Racca:

**Overlay** = Councilwoman Racca stated that she will notify her constituents that North Eola will be under re-construction.

District II/Councilman Bonin:

**Cleaning of Ditches** = Councilman Bonin asked Don to look at a work order and asked if he can legally sign it? Don stated the administration usually signs it. Bonin stated Larry stated the Mayor was reluctant to do the work therefore he didn’t want to sign it. Larry stated it that project will affect 13 residents and he didn’t want those residents calling and hollering and screaming at him or the Mayor, so that is why he wanted him to sign off on the project he is requesting to get done. Councilman Foco stated we will get some heat and he told David to get the worst road and talk to Walter and do whatever needs to be done. But do the entire road, not just a few residents on it. When you start changing the culverts it will hit the fan. Councilman Bonin stated if you’ll want to pay Walter to go look at it all the way to Francis Menard’s house he doesn’t have a problem. Mayor Langlinais stated he won’t take the heat for this. Councilman Bonin stated he will let Walter look at it. Mayor Langlinais stated he doesn’t have a problem cutting it to grade. Councilman Bonin stated they will not be able to cut it real smooth. Walter stated 50 or 60% of Lateral II is a roller coaster. To do this the right way, you have to go to the outfall. Councilman Bonin stated every ditch is higher than the top of the culvert. Probably half the problem is the stuff is not at the right grade. We can take a test section. We have to look at the entire road. Mayor Langlinais stated he wants
Councilman Bonin to talk to all of the property owners of that ditch. Councilman Bonin requested we let Walter look at this all the way to the back of that subdivision. Councilman Bonin stated let’s hold off on the work order, but not too long, till Walter gets back with us on this.

**District III/Councilman Bourque:**

**Park** = Councilman Bourque informed Jack that they will look at plan for the park in May. Jack stated he will put it together.

**South Morgan Lift Station** = Councilman Bourque questioned Walter how long before the lift station at Broussard Middle will be producing? Walter stated it is operating right now. The only thing holding up is the gas supply for the generator. The school is tied in and we are waiting for Lexi Falls to tie in. The gas people will not connect till both parties are there. Councilman Bourque stated he would like to get Comeaux Estates and Diamond Creek subdivisions to this lift station. Walter stated the Mayor made him contact the providers for the 2 lift stations. Cliff’s development is not ready for us yet. Walter will report back on this. Mayor Langlinais stated we have never done this yet. Councilman Gary questioned if we can do Sundown also? Walter stated that TESI has the ability. They are regulated by the Public Service Commission. They will have to look at their numbers on what it will cost to get to us. Mayor Langlinais stated they had said in the past they had no problem with this. Walter stated once Cliff gets to them; it is only another amount of feet to connect. The school board wants to get rid of their plant. Walter stated he guesses we need to have a contract with them. Don stated we will and they will have to go to the Public Service Commission. Mark stated we put capacity in that pump station, so he feels they need to have an impact fee. Mayor Langlinais stated we will charge them a commercial rate. He did tell them that if they in Broussard they need to lower their rates. Councilman Bourque stated the lift station is there, so we need to get it done.

**Retention Pond** = Walter stated the retention pond in Waterford Ridge has been turned over to the homeowners’ association, so we will have to contact them. He is working with Don on this. Councilman Bonin stated if we accept it, they will have to clean them up first. Walter stated do we take the ponds as a servitude or as a feet like we own the roads. The 3rd part is new design standards. Walter stated that is up to the council to decide. Walter stated right now that pond is private property. Councilman Bonin
stated we don’t’ want them to give it to us in the condition it is in? Councilman Foco stated we need to do herbicide treatment only. It will be basic maintenance only. Larry stated he has prices for maintenance. A resident in the subdivision stated, a property owner killed 4 snakes in their yard this weekend. Councilman Foco stated we will herbicide them. We will have to hire people who are licensed to spray herbicide. We made them put storm water retention. Walter stated he and Don talked about what it will cost to do this. It will be a very expensive thing to take over.

District IV/Councilwoman Batiste:

Adam Adams Complaint = Councilwoman Batiste stated that Mr. Adams is out of town. He would like to thank everyone that helped him with his project, Larry, Don Landry, Comeaux Engineering and Grooms Engineering. Now we are just waiting for an engineer to take the job. She thanked Larry for taking out the pipes that were not correct. Andy will pay for whatever needs to be paid.

Junk Cars = Councilwoman Batiste stated that she spoke to both owners (Joey and Darrell) about junk cars. She is working with them. That is with the fencing with the Williams and Joey’s property. The two properties will be fenced it. Councilman Foco asked if she talked to them about working on the sidewalks. Councilwoman Batiste stated yes she did and they will decide where the fence will be at. Councilman Foco stated if they are working on the side of the road on the sidewalks, who do they call? Councilman Foco stated he passes quite often there and he sees that. She stated that she will take care of this.

Speed Bumps = Councilwoman Batiste thanked the police for the speed trailer on St. Des Porres. She will meet with Lieutenant Galvez tomorrow for the outcome. She is being asked for speed bumps on Loul Street. Tina and Larry explained that we can’t put speed bumps on that road because it is a grant project. It can’t be done for over one year.

District V/Councilman Higginbotham:

Councilman Higginbotham had nothing to report on.

District VI/Councilman Gary:
Drainage = Councilman Gary stated the drainage off of Robicheaux Road needs to be looked into. Walter stated he is working into that. Councilman Gary stated also the coulee behind Village of Broussard. Walter stated he is also working on that.

At Large/Councilman Foco:

Coulee on Heart D Farm Road = Councilman Foco stated that there is some settlement and erosion next to a pond that the Roussell’s have on Heart D Farm Road? This was done after Cypress Bayou was dug. Can anything be done about this? It is between Ambassador and Heart D Farm Road. Larry stated he will have to go look at this. Larry and Mel will get with him and go look at this.

Thanks = Councilman Foco thanked all of the town employees and the administration. We had some pretty bad meetings and had some pretty good meetings.

Mayor:

Mayor Langlinais had nothing to report on.

Adjourn:

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

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

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