

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF YOUNGSVILLE, LOUISIANA HELD ON THURSDAY, MAY 12, 2016 AT 6:00 PM AT YOUNGSVILLE CITY HALL

PRESENT: Mayor Ken Ritter & Councilmembers: Jamison Abshire (Division A), Matt Romero (Division C), Kenneth Stansbury (Division D), Dianne McClelland (Division E)

ABSENT: Lauren Michel (Division B)

STAFF: Simone Champagne (CAO), Ashley Sexton (City Treasurer), Pamela Gonzales Granger (City Engineer), Tim Robichaux (Sports Complex Director), Rickey Boudreaux (Police Chief), Charles Langlinais (Public Works Director)

GUESTS: Gary P. Williams, Frances Hicks, Tina Stokes, Jeremy Michael, Ted Johnson, Byron Knott, Mark Simon, Sandra Keal-Broussard, Tylor Patin, Perry Wilson, Linda Fox, Megan Segura, Tara Gaspard, Jeremy Hidalgo

Mayor Ritter called upon Pastor Chris Fuselier, First Baptist Church of Youngsville, to do the invocation and Councilman Jamison Abshire to lead the Pledge of Allegiance.

RECOGNITIONS

AGENDA ITEM 1. Mayor Ritter & Chief Rickey Boudreaux recognized Youngsville Police Officer Gabe Thompson for being named the Crime Stopper Law Enforcement Officer of the Year.

Mayor Ritter also introduced Mr. Ted Johnson, Entergy liaison to the City, who replaced Beth Trahan.

AGENDA ITEM 2. Mayor Ritter proclaimed the month of May, 2016 as “Youngsville Military Appreciation Month”.

AGENDA ITEM 3. 15th Judicial District Judge Marilyn Castle announced her candidacy for Louisiana Supreme Court District 3 seat.

AGENDA ITEM 4. Mayor Ritter recognized and thanked Teresa Green for Sponsorship Sales for the Sports Complex.

MINUTES AND FINANCE REPORT

AGENDA ITEM 5. Acceptance of Council Meeting Minutes of April 14, 2016. A motion was offered by Mr. Romero, seconded by Ms. McClelland, to accept the minutes of the meeting of April 14, 2016 with one correction “Agenda Item 4 – Preliminary Plat Approval, motion was made by Ms. McClelland”, and the vote was as follows:

YEAS: Abshire, Romero, Stansbury, McClelland

NAYS: None

ABSENT: Michel

Motion was approved.

AGENDA ITEM 6. Approval of finance report for April, 2016. A motion was offered by Ms. McClelland, seconded by Mr. Stansbury, to approve the finance report for April, 2016 and the vote was as follows:

YEAS: Abshire, Romero, Stansbury, McClelland

NAYS: None

ABSENT: Michel

Motion was approved.

Mayor Ritter stated that a contract has been signed with Adworx to design a new website for the City.

OTHER BUSINESS

AGENDA ITEM 7. Brady Mills – Request reduction of 5’ variance for a pool on property located at 308 Bella Vista, Sugar Mill Pond Subdivision. A motion was offered by Ms. McClelland, seconded by Mr. Stansbury, to approve the variance request to reduce the side setback of 5’ for a pool on property located at 308 Bella Vista, Sugar Mill Pond Subdivision, and the vote was as follows;

YEAS: Abshire, Romero, Stansbury, McClelland

NAYS: None

ABSENT: Michel

Motion was approved.

Prior to the vote, Mayor Ritter stated that the Sugar Mill Pond Developer and the HOA both have approved the variance request.

AGENDA ITEM 8. Police Chief Rickey Boudreaux – Request approval for the purchase of two (2) motorcycles out of LACE funds. A motion was offered by Ms. McClelland, seconded by Mr. Romero, to approve the purchase of two (2) motorcycles for the Police Department at a cost of \$8,500 per unit to be paid out of the LACE fund, and the vote was as follows;

YEAS: Abshire, Romero, Stansbury, McClelland

NAYS: None

ABSENT: Michel

Motion was approved.

Prior to the motion, Chief Boudreaux stated that the motorcycles are both 2012’s and fully equipped. The cycles will be kept at the Police Station and the offices who will be riding the cycles will have to go through a certification program.

AGENDA ITEM 9. Mayor Ritter request authorization to enter into an agreement for the solicitation of sponsorships for the Sports Complex/Recreation Facility. A motion was offered by Mr. Stansbury, seconded by Mr. Abshire, to authorize the Mayor to enter into an agreement with Adworx for the solicitation of sponsorships for the Sports Complex/Recreation Facility all as outlined in Memo from the Mayor to the Council dated May 5, 2016, and the vote was as follows:

YEAS: Abshire, Romero, Stansbury, McClelland

NAYS: None

ABSENT: Michel

Motion was approved.

Prior to the motion, Mayor Ritter stated that the terms of the agreement are outlined in his memo dated May 5th and include the following:

- Non-exclusive rights to sell sponsorships for the Sports Complex and Recreation Center
- Commission of 15% payable upon receipt of payment from the sponsor
- Contract may be terminated for non-performance
- One year contract renewable annually.

AGENDA ITEM 10. Mayor Ritter – Discuss and consider funding to pay off the Youngsville Fire Department loans on the Fire Trucks. A motion was offered by Mr. Stansbury, seconded by Ms. McClelland, to earmark \$280,000 from the General Fund 1981 1% sales tax transfers into a Fire Department Reserve, use of funds to be determined at a later date, and the vote was as follows:

YEAS: Abshire, Romero, Stansbury, McClelland

NAYS: None

ABSENT: Michel

Motion was approved.

Prior to the motion, Mayor Ritter suggested that, in lieu of paying off the fire truck balance of \$280,000, the Council set aside the funds and account for it separately for future needs for the Fire Department (FD) until they can have additional discussions with the banks to secure a loan. He said at that point the information would be available as to whether it would be beneficial to pay off the loans or put the funding towards a new fire station.

Upon questioning by Mr. Stansbury, Assistant Fire Chief Byron Knott said the suggested timeline is as follows:

- 2017, January 1 – new station
- 2017, January 1 – new fire truck
- Incorporate staffing in 2018

Councilman Romero said that he feels that a bare minimum station should be located at the Bonin Road property because it is only 1 mile away from the current station and that a sub-station be looked at being placed on the School Board property off of Chemin Metairie. He said that he has spoken to the Mayor and reached out to the LPSS about a property swap.

Upon questioning by Mayor Ritter, City Treasurer Ashley Sexton stated that the funds can be put in an investment account until needed. Mayor Ritter added that the City will be budgeting revenues flat for the next fiscal year so they will have to be more conversation with the Fire Department on how to pay \$233,000 in re-occurring funding for additional staffing.

Mr. Knott suggested that the FD could contribute funds to be put aside along with the \$280,000 at which City Attorney George Knox suggested checking with the City Auditors to see if this is possible since they are an entity of their own.

Mr. Romero made a request that the Fire Department submit an update on their operations at every other Council meeting.

AGENDA ITEM 11. Staff Reports

Sports Complex: Director Tim Robichaux presented an update to the Council on the activities at the Sports Complex which included the following:

- Opening Day for Baseball/Softball/Tee-Ball Programs was on April 23rd and games are continuing.
- Movie in the Park was successful.
- Weekend Tournaments continue
- Recreation Center – A volleyball training program with Comeaux High School head volleyball coach will be held every Tuesday evening during the summer. Pickle-ball and free play are ongoing.

Councilman Abshire congratulated Mr. Robichaux and his staff on the success of the programs at the Park.

Councilman Stansbury thanked Councilman Abshire for leading the Recreation Advisory Board. He stated that, and at their last meeting, discussion took place on the possibility of slowly transitioning over to a Recreation Board and the Council would have some input in nomination of members. Mr. Abshire said that the thought is to provide extra hands to help out the Director and would only be advisory.

Mayor Ritter stated that a resolution will be presented to the Council on the creation of the Recreation Board.

Engineering Report: Pamela Gonzales Granger presented her report and highlight the following:

- Ground Storage Water Tank startup has been initiated
- Recreation Parking Lot Restriping almost complete
- Savoy Road/Chemin Metairie and Détente/Chemin Metairie Intersection Improvements are close to being started. Mayor Ritter stated that some additional paving needs to be done for the Détente striping and will be added as a changeorder when the Détente Road Project is under construction. Ms. Granger stated that an addendum could be added to the bid in lieu of having to do a changeorder.
- Détente Road Project bid date is June 7, 2016
- Savoy Road Water Line Project is nearing complete.
- Savoy Road Improvements Project will begin after the waterline is complete.

Councilman Romero asked if it would be possible to mandate that contractors start their project within 30 days of signing of the contract. Ms. Granger responded by stating that most contracts have a time schedule as to when the project has to be complete so it is difficult to mandate that. She said if you shorten the time to do the project, the cost will go up.

ORDINANCE FOR INTRODUCTION

AGENDA ITEM 12. Ordinance No. 384-2016 - An ordinance of the City of Youngsville, Louisiana regarding the placing, location, and minimum standards of Recreational Vehicle Parks to be located within the corporate limits of the City of Youngsville.

City Attorney George Knox suggested that the RV ordinance eventually become part of the Land Use Ordinance.

Persons speaking in opposition to the RV Park were residents from Oak Shadows Subdivision as follows: Drew Barras, Tara Gaspard, Frances Hicks and Jeremy Michael. Suggestions made were: No RV Parks allowed within in the City Limits; mandate a 300' buffer zone from residential neighborhoods.

Upon questioning by Mayor Ritter, Mr. John Trahan, developer of a proposed RV Park stated that the park:

1. Will not be a tailgate party RV Park
2. Will provide a much needed service to the families coming from out of town to the Sports Complex.
3. Fencing cannot be placed on the canal side or the cane side.
4. Front 36' of the park will be the office building. Trees will be placed along the side where the neighborhood is and a variance would be requested for the other 2 sides.
5. Will maintain a professional park and make Youngsville and the community proud.
6. Sewer would be individual hook-ups with gravity feed to the lift station across the street.
7. The road will be 24' wide with a cul-de-sac or roundabout to allow for the RV's to turn.

City Engineer Pam Granger stated that there are several other types of businesses that people don't want near their homes but the City has never tried to stop them by mandating 300' buffers. She said a bar in a strip mall open late hours next to a residential neighborhood is only required to have a 50' buffer.

Councilman Romero stated that an RV Park is new and unique and the ordinance does need to stand alone. He said he lives next to Metairie Centre and knows that there will be apartment complexes and bars but the economic value they bring into the city is important.

Councilwoman McClelland replied to Mr. Romero's comment that it sounds like he is not wanting to let anyone open anything unless it brings a great economic benefit to the City. She stated that maybe it is time to look at Zoning and that most of the residential developments have land reserved for commercial development adjacent to them, especially on the main roads.

Councilman Stansbury stated that he is in favor of creating District or Zoning Overlays on Commercial Land so the City does not have to continue to go through what is happening with the RV Park.

Upon questioning by Councilman Abshire about what legal issues would the City face by adopting an ordinance stating that RV Parks cannot operate in the City of Youngsville, City Attorney George Knox replied that, as an attorney, he does not like absolute prohibitions period and he is always mindful of possible litigation. He said you always have to have a reasonable rational to support what you are doing. Mr. Knox added that there is always an issue of discrimination and a 300' buffer will be looked at by a Judge to see what is happening elsewhere in the City. A judge will ask why you are discriminating against that business. Mr. Knox stated that you can add restrictions that are appropriate and reasonable, such as operation hours, fencing requirements, etc.

Mayor Ritter stated that he believes that if the Council would ask some questions about what other types of businesses would Oak Shadows Subdivision not want to see, it would be more than just an RV park. He said that Oak Shadows would not be the first subdivision that was next to a cane field that was developed.

After further discussion, Mr. Romero stated that he wishes to table the introduction until the next meeting. Mr. Stansbury asked that the changes that were talked about be made prior to the introduction, changes are as follows:

- SECTION 4.1: INSPECTIONS: (a) add at the end "and city ordinances".
- SECTION 4.2: NOTICES, HEARINGS AND ORDERS: 3) change ten (10) days to five (5) days
- SECTION 4.3: VIOLATIONS DECLARED NUISANCE: ABATEMENT; PENALTY: add "or designee" after CAO.
- Remove the verbiage "crushed rock" from the ordinance.
- SECTION 5.1: LOCATION AND FENCING: (b) change six (6) feet to eight (8) feet. Add verbiage at the end: "In addition trees will be required on the fence boundary line abutting a residential area."
- Suggest separating Location and Fencing into two separate sections or sub-sections.
- SECTION 5.2: SIZE AND DENSITY: If the site is over ten (10) acres, the residential code must be followed to receive credits.
- SECTION 5.4: Clean up the verbiage to state: "If it is a single road, it must have a cul-de-sac or round-about at the end to allow for turn-arounds."
- SECTION 5.6: SOIL AND GROUND COVER: delete "with stone, rock or other similar material."
- SECTION 5.8: add "Noise Curfew recommended by Chief Boudreaux is 10:00 pm"
- SECTION 12: PERMANENT OCCUPANCY PROHIBITED: Change two (2) months to 14 days and must vacate premises for 48 hours.

After much discussion, a motion was offered by Mr. Romero, seconded by Ms. McClelland, to table introduction of Ordinance No. 384-2016 - An ordinance of the City of Youngsville, Louisiana regarding the placing, location, and minimum standards of Recreational Vehicle Parks to be located within the corporate limits of the City of Youngsville, and the vote was as follows:

YEAS: Abshire, Romero, Stansbury, McClelland

NAYS: None

ABSENT: Michel

Motion was approved.

AGENDA ITEM 13. Ordinance No. 385-2016 - An ordinance of the City of Youngsville declaring the Super 1 Store Sewer and Water Project a public need and necessity and authorizing the acquisition of the

necessary land, servitudes, easements, rights-of-way and other necessary property rights requisite to the construction of said project either on an amicable basis or through the use of the expropriation process, if necessary. A motion was offered by Ms. McClelland, seconded by Mr. Abshire, to introduce Ordinance No. 385-2016 - An ordinance of the City of Youngsville declaring the Super 1 Store Sewer and Water Project a public need and necessity and authorizing the acquisition of the necessary land, servitudes, easements, rights-of-way and other necessary property rights requisite to the construction of said project either on an amicable basis or through the use of the expropriation process, if necessary, and the vote was as follows:

YEAS: Abshire, Romero, Stansbury, McClelland

NAYS: None

ABSENT: Michel

Motion was approved.

AGENDA ITEM 14. Ordinance No. 386-2016 - An ordinance of the City of Youngsville declaring the LCDBG Sewer System Improvements Project a public need and necessity and authorizing the acquisition of the necessary land, servitudes, easements, rights-of-way and other necessary property rights requisite to the construction of said project either on an amicable basis or through the use of the expropriation process, if necessary. A motion was offered by Ms. McClelland, seconded by Mr. Abshire, to introduce Ordinance No. 386-2016 - An ordinance of the City of Youngsville declaring the LCDBG Sewer System Improvements Project a public need and necessity and authorizing the acquisition of the necessary land, servitudes, easements, rights-of-way and other necessary property rights requisite to the construction of said project either on an amicable basis or through the use of the expropriation process, if necessary, and the vote was as follows:

YEAS: Abshire, Romero, Stansbury, McClelland

NAYS: None

ABSENT: Michel

Motion was approved.

AGENDA ITEM 15. Ordinance No. 387-2016 - An ordinance of the City of Youngsville declaring the Water & Sewer Extension Project for New School and Chemin Metairie Sewer Extension Project a public need and necessity and authorizing the acquisition of the necessary land, servitudes, easements, rights-of-way and other necessary property rights requisite to the construction of said project either on an amicable basis or through the use of the expropriation process, if necessary. A motion was offered by Ms. McClelland, seconded by Mr. Abshire, to introduce Ordinance No. 387-2016 - An ordinance of the City of Youngsville declaring the Water & Sewer Extension Project for New School and Chemin Metairie Sewer Extension Project a public need and necessity and authorizing the acquisition of the necessary land, servitudes, easements, rights-of-way and other necessary property rights requisite to the construction of said project either on an amicable basis or through the use of the expropriation process, if necessary, and the vote was as follows:

YEAS: Abshire, Romero, Stansbury, McClelland

NAYS: None

ABSENT: Michel

Motion was approved.

MAYOR & COUNCIL ANNOUNCEMENTS

AGENDA 16. Councilman Ken Stansbury – Present Information on the Choices Workshop at Youngsville Middle. Mr. Stansbury stated that Choices is a workshop that is for 8th grade students and is to encourage them to stay in school. Lafayette Parish has a 68.8% graduation rate and this program is about mentoring the students on what to expect if they drop out of school or what to expect if they remain and graduate from high school. Mr. Stansbury stated that they have received two (2) contributions for Youngsville Middle School's Choices Program, one from Mayor Ken Ritter and one from Mr. John C. Broussard. He said it is because of their contributions and the volunteers that they were able to have this

program. Mr. Leo Muller, CEO for Choices Education Group out of Seattle, Washington, sent a special thank you for Mayor Ritter and Mr. John C. Broussard. Mr. Stansbury then explained how the program works.

Councilman Romero stated that the Movie in the Park was a success and the next one is planned for some time in August.

ADJOURNMENT

There being no further business to come before the Council, a motion to adjourn was offered by Ms. McClelland, seconded by Mr. Romero, and unanimously adopted.

/s/ Ken Ritter
Ken Ritter, Mayor

/s/ Sally M. Angers
Sally M. Angers, City Clerk