

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF YOUNGSVILLE, LOUISIANA HELD ON THURSDAY, JULY 9, 2015 AT 6:00 PM AT YOUNGSVILLE CITY HALL

PRESENT: Mayor Ken Ritter and Councilmembers: Jamison Abshire (Division A); Lauren Michel (Division B), Kenneth Stansbury (Division D), Dianne McClelland (Division E)

ABSENT: Matt Romero (Division C)

STAFF: Simone Champagne (CAO), Sally Angers (City Clerk), Ashley Sexton (City Treasurer), George Knox (City Attorney), Charles Langlais (Public Works Director), Pamela Granger (City Engineer)

GUESTS: Rickey Boudreaux (Police Chief), Gary P. Williams, Reverend Marshall Clotiaux, Boyd Zeke Zitzman, Megan Segura, Billy Parker, Teddy Beaulieu, Larry Romero

Mayor Ritter called upon Reverend Marshall Clotiaux, Living Faith Church, to lead the prayer and Marley Abshire to lead the Pledge of Allegiance.

Mayor Ritter recognized Noah Kelly, who is working on his Boy Scout Citizenship and Community Merit Badge.

AGENDA ITEM 1. Acceptance of Minutes of Meetings of June 1, 2015, June 11, 2015, June 22, 2015 & June 29, 2015. A motion was offered by Ms. McClelland, seconded by Ms. Michel, to accept the minutes of the meetings held on June 1, 2015, June 11, 2015, June 22, 2015 and June 29, 2015, and the vote was as follows:

YEAS: Abshire, Michel, Stansbury, McClelland

NAYS: None

ABSENT: Romero

Motion was approved.

AGENDA ITEM 2. Approval of Finance Report for June, 2015. A motion was offered by Ms. McClelland, seconded by Mr. Abshire, to approve the Financial Report for June, 2015, and the vote was as follows:

YEAS: Abshire, Michel, Stansbury, McClelland

NAYS: None

ABSENT: Romero

Motion was approved.

AGENDA ITEM 3. Staff Reports. City Engineer Pamela Granger gave an update on the Areawide drainage study. She said that a kickoff meeting was held recently and matching funds have been previously approved the Council. Ms. Granger said that all four (4) Mayors were present along with the Legislative delegation and all have agreed to submit their drainage information to help out with the study which will be better for funding opportunities than everyone submitting their individual projects. She said that the City still has areas that we have to address due to not having access to all of the studies that have been done in the past. Ms. Granger said that she has been able to identify several areas that need attention.

Mayor Ritter said that there is not a significant amount of money available from the Corps but it was still a very productive meeting because everyone was at the table.

Ms. Granger reported that the Sports Complex Parking plans are under review and the project should be ready for advertisement in a few weeks. She said that the restriping will be part of this project.

Mayor Ritter reported that the stop sign project at Larriviere and Hwy 92 is in the hands of DOTD headquarters and the City has provided everything requested. He stated that he met with City-Parish President Joey Durel and LCG Public Works Director Kevin Blanchard about funding for the Parish portion of Larriviere. Mayor Ritter stated that 2500 feet of the road belongs to the Parish but LCG has no funding available to do their portion. He stated that MPO funding is also not available at this time and that the City will have to take control and decide how much funding we want to provide to improve that roadway since the new high school will be built in the next couple of years.

Upon questioning by Mr. Abshire, Mayor Ritter informed the Council that the comprehensive “Design Development and Resource Guide” is almost ready and he will provide a copy to the Council. He said the document is designed to provide guidance to those who are doing construction development and/or dividing parcels of property within the city limits of Youngsville in an effort to help streamline the process.

AGENDA ITEM 4. Chad Leger announced his candidacy for Lafayette Parish Sheriff.

PLATS/SUBDIVISIONS

AGENDA ITEM 5. Preliminary Plat Approval of Sugar Mill Pond Phase 14, Residential Development. A public hearing was held at 5:15 pm on this preliminary plat approval prior to the Council Meeting. A motion was offered by Ms. McClelland, seconded by Mr. Stansbury, to grant preliminary plat approval of Sugar Mill Pond Phase 14, Residential Development, located in Section 12, T-11-S, R-4-E, Owner/Developer: Sugar Mill Pond Development, LLC, c/o Robert Daigle all as recommended by City Engineer Pamela Granger in a letter dated July 1, 2015, subject to the following: 1) Add No. 11 under Plat Condition of City Engineer letter to state: “Developer desires to utilize the Youngsville Sewer System. Youngsville reserves the right to require the developer to contribute funds towards upgrading the existing lift station(s) and/or collection lines”; 2) Add Item No. 12 under Plat Condition of City Engineer letter to state: “Developer desires to utilize Youngsville water system. Youngsville reserves the right to require the developer to contribute funds toward the water distribution system”; 3) Amend Condition 1 of the Lafayette Planning and Zoning Areawide Development Review Committee letter dated June 17, 2015 to state “Provide 5’ utility servitudes...” in lieu of 10’ utility servitude; and the vote was as follows: YEAS: Abshire, Michel, Stansbury, McClelland

NAYS: None

ABSENT: Romero

Motion was adopted.

AGENDA ITEM 6. Preliminary Plat Approval of Fairhaven Phase I, Residential Development. A motion was offered by Ms. Michel, seconded by Mr. Abshire, to grant preliminary plat approval of Fairhaven Phase I (formerly known as Fairfax Phase III), Residential Development located on Chemin Metairie Parkway, Owner: Youngs Industries, c/o Robert Daigle, all as recommended by City Engineer Pamela Granger in a letter dated July 1, 2015, subject to the following: 1) Add No. 11 under Plat Condition of City Engineer letter to state: “Developer desires to utilize the Youngsville Sewer System. Youngsville reserves the right to require the developer to contribute funds towards upgrading the existing lift station(s) and/or collection lines”; 2) Add Item No. 13 under Plat Condition of City Engineer letter to state: “Developer desires to utilize Youngsville water system. Youngsville reserves the right to require the developer to contribute funds toward the water distribution system”; 3) Amend Condition 7 of the Lafayette Planning & Zoning Areawide Development Review Committee letter dated December 17, 2014 as follows: delete “and therefore must be located within dedicated private drainage servitude.” and replace with “During review of drainage analysis, the City would resolve whether the drainage servitude is public or private.”, and the vote was as follows:

YEAS: Abshire, Michel, Stansbury, McClelland

NAYS: None

ABSENT: Romero

Motion was adopted.

RESOLUTIONS

AGENDA ITEM 7. Resolution No. 2015-09 – A resolution adopting the millage rates for the City of Youngsville for the 2015 tax roll. (Public Hearing before adoption). Mayor Ritter stated that the millages are the same as the prior year and that there will be a small increase in revenue. He stated that the millages are as follows:

- General Alimony 3.820 Mills
- Fire Protection 1.860 Mills
- Fire Protection & Water works 6.000 Mills

Mayor Ritter then opened the public hearing and asked if there were any comments from the public regarding Resolution No. 2015-09. There being no comments, Mayor Ritter closed the public hearing.

A motion was offered by Mr. Abshire, seconded by Ms. Michel, to adopt Resolution No. 2015-09 a resolution adopting the millage rates for the City of Youngsville for the 2015 tax roll, and the vote was as follows:

YEAS: Abshire, Michel, Stansbury, McClelland

NAYS: None

ABSENT: Romero

Motion was approved.

ORDINANCES FOR INTRODUCTION

AGENDA ITEM 8. Ordinance No. 380-2015 – Annexation of Hasha-Dupleix Property. A motion was offered by Ms. McClelland, seconded by Mr. Abshire to introduce Ordinance No. 380-2015, an ordinance of the City of Youngsville, Louisiana amending the Official Map of the City of

Youngsville, providing for the annexation of additional land into the corporate limits of the City of Youngsville, Louisiana, being Margot Hebert Hasha & Gloria Roman Duplex property located in Lafayette Parish, Louisiana, in Section 17, Township 11 South, Range 5 East into the City of Youngsville, Parish of Lafayette, State of Louisiana, and the vote was as follows:

YEAS: Abshire, Michel, Stansbury, McClelland

NAYS: None

ABSENT: Romero

Motion was approved.

AGENDA ITEM 9. Discuss introduction of ordinance of the City of Youngsville implementing impact fees. Mayor Ritter stated that in 2013, Domingue, Szabo & Associates did a study on the cost impact new developments have on the City's sewer system. He said that over 1000 permits have been issued over the last 24 months and the impact on the infrastructure is great. Mayor Ritter said it is prudent for the City to look at the current fee structure and the time is now to consider what needs to be done about sustainability of the community as it grows. He said he wants to be sensitive to the home builders industry that played a huge part in the growth of the community as well as the developers. Mayor Ritter said that other communities have implemented impact fees.

Ms. McClelland said that she agrees and asked how the city would assess the fees and how would they be spread out. She stated that the reality is that the residential developments are creating a huge impact on our city infrastructure.

Mayor Ritter replied that the feedback that he has received is that it would be more prudent if ½ of the responsibility was on the developer and ½ on the homebuilder at the time of the building permit. He said the Council has adopted several ordinance that have made the community a better place to live by mandating certain things from developers and builders.

Ms. Michel suggested a round table discussion with local developers and builders and that it is important that the City maintain the integrity of the community and the roads but would like to get more feedback.

Mayor Ritter replied that he did meet with the Acadiana Home Builders incoming President and Executive Director and was supplied with a study about the economic impact of home building. He asked the Council to take a look at the study and see what the impact a development has on a community so we can be weighing the option of both sides. Mayor Ritter said that the developers and builders have been successful because people are choosing to live in Youngsville.

Comments from the public:

- Mac Gibson, President of the Acadiana Home Builders Association (AHBA), said that impact fees would only effect the new homeowners and that the "big box" builders would have a competitive edge over the smaller builders. He requested a chance to meet with the Mayor and Council again before any decision is made.
- Kay Gibson, Past President of AHBA, questioned the amount recommended for the fee and suggested that it be reduced.
- Mike Cameron feels that the burden should be spread amongst everyone and suggested an increase in the property tax or an increase in the water and sewer fees.

- Teddy Beaulieu applauded the Mayor and Council for the tough decisions they have to make. He said that as a developer they have to pay impact fees in other parishes and agreed with a round table discussion to decide how much is needed. He said as a developer and a resident of Youngsville he doesn't want to have to worry about roads falling apart because we are having to take all of the money to pay for sewer. Mr. Beaulieu said that he feels that all costs to residents, including property taxes, need to be in the equation and then see what is needed.

Mayor Ritter reminded everyone that Youngsville is not like the City of Broussard, City of Scott or City of Carencro because we don't have a Hwy 90 or I-10 running through our community, so the sales tax revenue income is not like in these cities that are located on major highways with many businesses. He said he believes that the \$2,200 figure is not much to ask for people wanting to move into a city that has first rate schools, a first rate Sports Complex and a proven quality of life. Mayor Ritter said there will always be a reason why not to implement the fee, but the City may regret not taking advantage of this window of growth opportunity which will eventually pass.

City Attorney George Knox said that Youngsville has tried to model itself after the Smart Growth Model which talks about having so much commercial and so much residential to have a thriving community. He said the residential development has far outpaced the commercial development and if it gets to the point where commercial development catches up then tax revenues will increase. Mr. Knox said when the developers build the houses, that is a onetime fee, and because of the surge of residential development, we are having all of these infrastructure problems. He stated that the current residents are saying that the infrastructure problems didn't exist until all of this development so tack a fee on to the people who want to move into our community and want what we have. Mr. Knox concluded by stating that when commercial development begins to grow the Council can take a look at scaling back on the fee.

Mr. Stansbury said that he would like to see an economic development plan to help bring in new businesses and would like to see change in the land use ordinance to say that if you have so many acres to develop as a residential development then so much has to be set aside for commercial businesses.

Pamela Granger stated that Ascension Parish, St. Tammany Parish, Bossier City, Sulphur to name a few all have implemented impact fees and many of the developers that are building here develop in those communities. She said that 90% of the available lots are being sold to the "big box" builders who are buying the lots as soon as final plat approval is given.

Mayor Ritter stated that several months ago, he reached out to the then President of the Acadiana Home Builders Association (AHBA) and offered his assistance by asking what is it that the City could do to level the playing field. He said that he even suggested that the City could adopt more stringent regulations that the local builders are already doing but the "big box" builders are not such as building an attic that could be held for storage and also that the National Building Codes require minimum standards and do not talk about quality. Mayor Ritter said that he asked the President what could the City do and what should the City do and the President responded that he would talk to the AHBA but never got back to him. He stated that the other communities are waiting to see what Youngsville does because they are having the same issues. The Mayor said that he is not afraid for Youngsville to be the first in the area to implement the fee just like the City

has been the first in many areas such as adopting a strong sign ordinance and land use & development regulations ordinance. The fee derived would be used solely for water, sewer, drainage & road improvements and possibly economic development.

COUNCIL ANNOUNCEMENTS

Mayor Ritter reminded everyone that the Mustang Pony World Series will be held on August 6 – 9, 2015 at the Sports Complex.

ADJOURNMENT

There being no further business before the Council, a motion to adjourn was offered by Ms. Michel, seconded by Ms. McClelland, and unanimously approved.

/s/ Ken Ritter
Ken Ritter, Mayor

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