

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF YOUNGSVILLE, LOUISIANA HELD ON THURSDAY, NOVEMBER 12, 2015 AT 6:00 PM AT YOUNGSVILLE CITY HALL

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

ABSENT: None

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

GUESTS: Police Chief Rickey Boudreaux, Gary P. Williams, Janet Sonnier Britton, Earline Sonnier, Blaise Sonnier, Farrell Miller, Elton Faulk, Clem LaFleur, Leah Fontenot, Charlotte Hebert, Perry Wilson, Andrew Bellard, Craig Spadoni, Donald Simon, Jordan Simon, Sandra K. Keal Broussard, Gail Cormier, Robin & Olivia Latiolais, Shai Bourque, Christina & Jena Touchet, Henry Cormier, Kimberly McCaffrey, Dalton McCaffrey, Tara Gaspard, Tricia Champagne, Layni Champagne, Carrol & Dot Broussard, Francis Delhomme, Jeremy Callais, Jody Soileau, Megan Segura, Jeremy Hidalgo, Cecil Little

Mayor Ritter called upon Pastor Richard Humphries of Asbury United Methodist Church to do the invocation.

Mayor Ritter called upon Veteran Phil Gallet to lead the Pledge of Allegiance.

AGENDA ITEM 1. **RECOGNITIONS/ANNOUNCEMENTS**

- Chad Leger and Mark Garber both addressed the Council pertaining to the runoff election for Lafayette Parish Sheriff.
- Police Chief Rickey Boudreaux recognized Olivia Latiolais, Robin Latiolais and Henry Cormier for their act of courage and bravery during a recent incident that took place on July 21, 2015.

PRELIMINARY PLATS

AGENDA ITEM 2. Request from Al Theriot to grant time extension for preliminary plat approval for Hacienda Du Lac to November 12, 2016. A motion was offered by Ms. McClelland, seconded by Ms. Michel, to grant preliminary plat approval extension for Hacienda Du Lac for a period of one year, contingent on the conditions in a letter from City Attorney George Knox to Theodore G. Edwards, dated November 12, 2015, and the vote was as follows:

YEAS: Michel, Romero, Stansbury, McClelland

NAYS: Abshire

ABSENT: None

Motion was approved.

Prior to the motion, Mayor Ritter stated that he and City Attorney George Knox met with Al Theriot, owner/developer of Hacienda du Lac, his engineer Walter Comeaux, III and his attorney Theodore G. Edwards. He said that based on the outcome of the discussion in the meeting he tentatively agreed to recommend a one year extension of the preliminary plat approval to the Council based on the following conditions:

- 1) Digging plans would be submitted by Walter Comeaux, III, to the City of Youngsville within thirty (30) days of November 12, 2015;
- 2) Complete Construction Plans, including a drainage impact study, would be submitted by Walter Comeaux, III, to the City of Youngsville, no later than June 1st, 2016;
- 3) From November 12, 2015 going forward, the City of Youngsville will be permitted to perform a site inspection at any time it so desires upon notification being provided to the developer, Al Theriot, or his engineer, Walter Comeaux, III;
- 4) All trucks entering or exiting the property will do so from the South by utilization of Chemin Agreeable or other such roadways located to the South of the property;
- 5) In the event that any of the above conditions are not complied with by the developer, Al Theriot, or his engineer, Walter Comeaux, III, then the extension of the preliminary plat approval will be terminated immediately, with notice of said termination being forwarded to the developer and the engineer.

City Attorney George Knox added that the Mayor came into the meeting with very specific requirements that needed to be met before he would recommend extension of the preliminary plat.

Walter Comeaux, III, stated that Mr. Theriot was granted permission in 2008 by then City Engineer Raymond Reaux to excavate a pond on a parcel of land located on the Burley Plantation south of Burley Road along Hwy 89. He also said that Mr. Theriot has agreed to the terms stated in the letter and that he has already started stabilizing all of the slopes in the pond. Mr. Comeaux added that the ponds will help out the drainage issues in that area.

Councilman Romero questioned if Mr. Theriot is paying sales taxes on the dirt that he is selling from the dirt pit. Mayor Ritter replied that the city would not collect if the dirt is being sold to locations outside of the City Limits.

Councilman Abshire stated that he attended the meeting in November, 2014 and Mr. Theriot stated at the public meeting that he would not be selling any of the excavated dirt and that he would be using it to build up the subdivision.

AGENDA ITEM 3. Preliminary Plat Approval of Clyde James Taylor Partition of Property located in Section 5, T-11-S, R-5-E; Owner/Developer: Clyde James Taylor (a public hearing on this preliminary plat was held at 5:00 pm prior to the regular Council meeting). A motion was offered by Mr. Romero, seconded by Mr. Abshire, to grant preliminary plat approval of Clyde James Taylor Partition of Property located in Section 5, T-11-S, R-5-E all as recommended by City Engineer Pamela Gonzales Granger in a letter dated November 3, 2015, subject to the following: 1) waive Plat Condition No. 3, and the vote was as follows:

YEAS: Abshire, Michel, Romero, Stansbury, McClelland

NAYS: None

ABSENT: None

Motion was approved.

AGENDA ITEM 4. Preliminary Plat Approval of Jardin du Lafleur Phase 1 & 2, located in Section 13, T-11-S, R-4-E, Owner/Developer: Clem L. Development 1 LLC (a public hearing on this preliminary plat was held at 5:00 pm prior to the regular Council meeting). A motion was offered by Ms. McClelland, seconded by Mr. Romero, to deny preliminary plat approval of Jardin du LaFleur Phase 1 & 2, located in Section 13, T-11-S, R-4-E as recommended by City Engineer Pamela Gonzales Granger in a letter dated November 4, 2015 and request the developer to resubmit a revised plat for public hearing, and the vote was as follows:

YEAS: Abshire, Michel, Romero, Stansbury, McClelland

NAYS: None

ABSENT: None

Motion was approved.

ORDINANCES FOR FINAL ADOPTION

AGENDA ITEM 5. ORDINANCE NO. 381-2015 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 Verot Park – Decon Road property located in Lafayette Parish, Louisiana, in Section 14, Township 11 South, Range 4 East into the City of Youngsville, Parish of Lafayette, State of Louisiana. A motion was offered by Ms. McClelland, seconded by Mr. Romero, to adopt Annexation Ordinance NO. 381-2015 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 Verot Park – Decon Road property located in Lafayette Parish, Louisiana, in Section 14, Township 11 South, Range 4 East into the City of Youngsville, Parish of Lafayette, State of Louisiana, and the vote was as follows:

YEAS: Abshire, Michel, Romero, Stansbury, McClelland

NAYS: None

ABSENT: None

Motion was approved.

AGENDA ITEM 6. ORDINANCE NO. 280.6-2015 An ordinance of the City of Youngsville, Louisiana amending and re-enacting Ordinance No. 280.5-2014 regulating the construction, installation, maintenance, alterations, and placement of all signs within the Municipal Limits of the City of Youngsville. A motion was offered by Ms. McClelland, seconded by Mr. Stansbury, to adopt Ordinance NO. 280.6-2015 an ordinance of the City of Youngsville, Louisiana amending and re-enacting Ordinance No. 280.5-2014 regulating the construction, installation, maintenance, alterations, and placement of all signs within the Municipal Limits of the City of Youngsville, and the vote was as follows:

YEAS: Abshire, Michel, Romero, Stansbury, McClelland

NAYS: None

ABSENT: None

Motion was approved.

Prior to the motion to adopt, Mayor Ritter stated that the Youngsville Chamber Business Advocacy Committee spear headed some of the recommended changes to the sign ordinance. He said the revisions that were approved by the Council at the last meeting at introduction have been included. Mayor Ritter then went over the changes that were made and asked for public comments.

Mr. Perry Wilson asked if snipe signs were allowed and what size can monument signs be. Mayor Ritter replied that snipe signs are prohibited and the maximum size of single occupancy monument sign is 30 square feet.

AGENDA ITEM 7. Acceptance of minutes of the meetings of October 8, 2015 & October 27, 2015. A motion was offered by Mr. Romero, seconded by Ms. Michel, to accept the minutes of the meetings of October 8, 2015 and October 27, 2015, and the vote was as follows:

YEAS: Abshire, Michel, Romero, Stansbury

NAYS: None

ABSENT: None

ABSTAIN: McClelland

Motion was approved.

Ms. McClelland stated that she is abstaining because she was not present for one of the meetings.

AGENDA ITEM 8. Approval of finance report for October, 2015. A motion was offered by Ms. McClelland, seconded by Mr. Abshire, to approve the finance report for October, 2015, and the vote was as follows:

YEAS: Abshire, Michel, Romero, Stansbury, McClelland

NAYS:

ABSENT: None

Motion was approved.

Mayor Ritter stated that the 2½ cent sales tax revenues are down approximately 8% from the beginning of the fiscal year to date.

Councilman Romero thanked the administration for providing a year to date revenue vs expense statement on the 1981 1 cent sales tax which funds the police department. He said the Council had recommended that the police department stay within 78 or 81percent of the sales tax and it seems that they are close.

AGENDA ITEM 9. Jared LeJeune – Request sidewalk variance for property located at 2030 Bonin Road

A motion was offered by Ms. McClelland, seconded by Ms. Michel, to grant a sidewalk variance eliminating the requirement to construct a sidewalk in front of the business at 2030 Bonin Road, and the vote was as follows:

YEAS: Abshire, Michel, Romero, Stansbury, McClelland

NAYS:

ABSENT: None

Motion was approved.

Prior to the vote on the motion, Ms. McClelland stated that she is in agreement to this variance because it is a narrow piece of property and there are no sidewalks on that side of Bonin Road and the properties along this road are not all in the city limits.

AGENDA ITEM 10. Craig Spadoni – Request variance to sign ordinance for property located at Bonin Road. A motion was offered by Mr. Romero, seconded by Ms. Michel, to grant a variance

for signage to Craig Spadoni for the business located at 2034 Bonin Road (Bead Busters and Float Rentals), allowing for a 40 square foot monument sign, and the vote was as follows:

YEAS: Abshire, Michel, Romero, Stansbury, McClelland

NAYS: None

ABSENT: None

Motion was approved.

Prior to the motion, Ms. McClelland stated that she feels that the building and lot are small so a 30 square foot sign should be very visible.

Councilman Stansbury said that there seems to be a disconnect with Mr. Spadoni and AAA Signs with knowing the legal requirements that are stated in the sign ordinance. Mr. Gary Holland, with AAA Signs, who is constructing the sign, answered that in most areas a sign size is based on the property size and not the building size. He said that he came up with the design based on that assumption.

Ms. Simone Champagne, CAO, stated that she and Mr. Holland have had this discussion many times and that the City of Youngsville's ordinance states that the monument signs are based on the building's frontage size not the property front footage.

Councilman Romero stated that every situation is different and the Council has to look at that, but that the sign ordinance is what makes the City so special. He said that this is unique area of the City since there is another business with a large sign next door. Mr. Romero concluded by stating that the sign ordinance is a living breathing document and that it is not law and the Council can decide what to do with it.

Mr. Spadoni stated that the design of his sign is unique to the business because of the crown and requested that the Council grant the variance.

AGENDA ITEM 11. MC Bank – Request variance to sign ordinance. Mayor Ritter stated that MC Bank is requesting variances to the sign Ordinance No. 280.6-2015 to allow for a parapet or sloping roof sign and to allow for an increase in the size of the directional signs from 2 square feet to 3'6".

Mr. Jeremy Callais with MC Bank stated that he is asking for a variance on the directional signs to show the entrance and exits and for safety purposes. He also said that he is requesting a sign to go on the roof because there are columns in the front and no place to put it. Mr. Callais said that the ordinance does not allow for a parapet sign or a sloping roof sign.

Councilman Abshire stated that there will be two other tenants in the building and if the Council would allow MC Bank to put the parapet/sloping roof sign then they would have to allow the other businesses and that would be three signs on the one roof.

Councilman Romero stated that MC Bank will also will be providing a multi-occupancy monument sign for the building and that the sloping sign that is being requested would be between two windows and have the Acadian style look. He also added that if the other two businesses would ask for the same type of signage the Council might consider allowing 20 square foot signs instead of 30 square feet.

Mayor Ritter stated that the ordinance allows for directional signs if they are non-advertising and that other directions can be achieved through pavement markings.

Upon questioning by Ms. McClelland as to when the developer was made aware of the sign ordinance, Ms. Granger stated that this is done at the public hearing for preliminary plat as well as when the construction plans are reviewed and approved.

Mayor Ritter asked if there were any comments from the public:

- Mr. Perry Wilson spoke in opposition to the variance stating that if the Council starts approving variances to illegal signs then what you are doing is chipping away at the ordinance and it will never stop.
- Ms. Callais spoke in favor of the variance request by stating that it would be nice to have the MC Bank sign on the roof since the building is set back from the roadway.

City Attorney George Knox recommended that each variance request be taken separately and not as a single motion.

A motion was offered by Mr. Romero, seconded by Ms. McClelland, to grant a variance to the sign ordinance for MC Bank located on Youngsville Highway, variance to allow for a sloping roof sign, and the vote was as follows:

YEAS: Romero

NAYS: Abshire, Michel, Stansbury, McClelland

ABSENT: None

Motion failed.

A motion was offered by Ms. McClelland, seconded by Mr. Stansbury, to grant a variance to the sign ordinance for MC Bank located on Youngsville Highway, variance to allow for an increase in the size of three (3) directional signs from 2 square feet to 3'6", and the vote was as follows:

YEAS: Abshire, Michel, Romero, Stansbury, McClelland

NAYS:

ABSENT: None

Motion was approved.

Before the vote on Ms. McClelland's motion, Councilman Romero stated that MC Bank agreed to forego the logo on the directional signs and to decrease the size of the monument sign in order to get the variance to put the sloping roof sign. He said that he would make another motion to reconsider the sloping roof sign.

Mayor Ritter said there has been much time and effort put into the sign ordinance. He said part of economic development is to let people know what to expect which is what the City has been doing. Mayor Ritter stated that the City is creating an illusion that if you come and ask it may or may not be granted.

Mr. Callais asked if the sloping roof sign could be reconsidered if the owner of the building would state in writing that the other two businesses would not be allowed a sloping roof sign. Mayor Ritter replied that the variance request would have to be resubmitted with different conditions and would have to go back before the Council.

AGENDA ITEM 12. Discuss and consider amending Recreation Facility Parking Lot Project budget and authorize the Mayor to execute change orders. A motion was offered by Ms. McClelland, seconded by Mr. Stansbury, to approve \$253,000 in additional funding for the Recreational Facility Parking Lot project for extra parking spaces, sidewalk, lighting and striping, and the vote was as follows:

YEAS: Abshire, Michel, Stansbury, McClelland

NAYS: Romero

ABSENT: None

Motion was approved.

Mr. Romero qualified his nay vote by stating that sales tax dollars are down and he needed more information on the lighting.

Prior to the motion, Mayor Ritter stated that the cost for additional parking, sidewalk, lighting and striping is estimated to be \$253,000. He said that another quote will be obtained for the striping to try and reduce that cost.

Upon questioning by Councilman Abshire on the status of the Capital Outlay funding, Mayor Ritter stated that he and Ms. Champagne had a meeting with Governor Jindal's Commissioner of Administration. He said that the \$1.5 million is in Priority 2 and the Bond Commission's funding was all firmed up. The Commissioner told them that the only way to move the funding from Priority 2 to Priority 1 would be to get the Legislature to move funds from another project which is very unlikely.

AGENDA ITEM 13. Staff Report

- 10 Year Master Plan Presentation. Mayor Ritter stated that this was the first task that he gave to City Engineer Pamela Gonzales Granger to do in order to have a road map of where the City needed to go. He then called upon Ms. Granger to present the recently completed 10 Year Master Plan which outlines the needs of the City for the next 10 years. Ms. Granger stated that the Master Plan will provide the following:
 1. A guide to manage and implement growth and development in smart, efficient and cost effective manners.
 2. Outlines existing infrastructure issues
 3. Recommends a preventive maintenance program. Presents strategies and projects to provide critical infrastructure to areas of future development
 4. Prioritizes projects based upon specific criteria
 5. Considers existing and potential funding mechanisms
 6. Evaluates construction durations and the geographic area to minimize disruptions to the citizens
 7. Includes a non-project list of activities to address: Administrative & regulatory procedures
 8. Serve as support for the future Economic Development Plan
 9. Can be used each year when adopting a budget for an annual plan
 10. It is a comprehensive document that includes the Growth Guidance Plan, Applicable Ordinances and Design Development and Resources Guide

Ms. Granger concluded the presentation by stating that there are a projected \$50 million dollars in capital improvement projects over the next 10 years which include: repair, rehab, provide for growth, \$28 million in roads and bridges; \$7 million in drainage; \$6 million in sewer; \$4 million in facilities and \$2 million in water.

Mayor Ritter stated that he will be putting a resolution on a future meeting agenda for the Council to consider approving the plan.

Councilman Stansbury suggested having a workshop/town hall meeting prior to allow the citizens to have input and also for the Council to have time to digest all of the information. Mayor Ritter agreed.

Upon questioning by Councilman Stansbury as to whether adopting the plan will give leverage in getting grants and other funding, Ms. Granger replied that when you go to get grant funding the question is always asked if there is a plan. She said that having an adopted plan is crucial when requesting funding.

Mayor Ritter announced that Gary Williams has been contracted with to get the easements necessary for many of the upcoming projects including the LCDBG, Savoy Road project and others. He also stated that the City has applied for Capital Outlay funding for the Sports Complex parking which would be reimbursable, a new fire substation, widening of Hwy 89 and S. Larriviere road improvements. Mayor Ritter stated that he will be getting with the new City-Parish President Joel Robideaux as well as the School Board to discuss Larriviere and their part in helping fund the road improvement to S. Larriviere.

Mayor Ritter stated that the Sports Complex update was emailed to the Council and asked if there were any questions. There were none.

RESOLUTIONS

AGENDA ITEM 14. Resolution No. 2015-18 - A resolution of the City Council of the City of Youngsville Implementing a Public Records Request Fee Schedule. A motion was offered by Mr. Romero, seconded by Mr. Stansbury, to adopt Resolution No. 2015-18 – a resolution implementing a public records request fee schedule, and the vote was as follows:

YEAS: Abshire, Michel, Romero, Stansbury, McClelland

NAYS: None

ABSENT: None

Motion was approved.

Mayor Ritter stated that the City has been getting several public records requests that require a great amount of time and effort from the staff and there are no set fees in place. He said this would alleviate any guessing as what to charge.

AGENDA ITEM 15. Resolution No. 2015-19 – A resolution of the Youngsville City Council supporting and approving the formation of in-house Sports Leagues for the Sports Complex Recreation Facility. A motion was offered by Mr. Abshire, seconded by Ms. Michel, to adopt Resolution No. 2015-19 - a resolution of the Youngsville City Council supporting and approving

the formation of in-house Sports Leagues for the Sports Complex Recreation Facility, and the vote was as follows:

YEAS: Abshire, Michel, Romero, Stansbury, McClelland

NAYS: None

ABSENT: None

Motion was approved.

AGENDA ITEM 16. Resolution No. 2015-20 - A resolution authorizing and directing the Mayor to execute for and on behalf of the City of Youngsville of the Parish of Lafayette, Louisiana, an Act of Substantial Completion from Glenn Lege Construction, Inc. pertaining to the completion of a contract for the Chemin Metairie Parkway Phase 1 Emergency Roadway Patching & Reconstruction Project. A motion was offered by Ms. McClelland, seconded by Mr. Abshire, to adopt Resolution No. 2015-20 a resolution authorizing and directing the Mayor to execute for and on behalf of the City of Youngsville of the Parish of Lafayette, Louisiana, an Act of Substantial Completion from Glenn Lege Construction, Inc. pertaining to the completion of a contract for the Chemin Metairie Parkway Phase 1 Emergency Roadway Patching & Reconstruction Project, and the vote was as follows:

YEAS: Abshire, Michel, Romero, Stansbury, McClelland

NAYS: None

ABSENT: None

Motion was approved.

ORDINANCES FOR INTRODUCTION

AGENDA ITEM 17. ORDINANCE NO. 134.4-2015 - An Ordinance to amend and re-enact Ordinance No. 134.3-2013 prescribing the rates, charges, and deposits on water, sewage, solid waste and recycle service accounts served by the City of Youngsville, Louisiana. A motion was offered by Ms. McClelland, seconded by Mr. Stansbury, to introduce Ordinance No. 134.4-2015 an ordinance to amend and re-enact Ordinance No. 134.3-2013 prescribing the rates, charges, and deposits on water, sewage, solid waste and recycle service accounts served by the City of Youngsville, Louisiana, and the vote was as follows:

YEAS: Abshire, Michel, Romero, Stansbury, McClelland

NAYS: None

ABSENT: None

Motion was approved.

Prior to the motion, Mayor Ritter stated that the City has a 40 year agreement, adopted in 1998, with Lafayette Consolidated Government (LCG) for Lafayette Utilities System (LUS) to provide water to the citizens of the City of Youngsville. He said that the agreement allows LCG/LUS to increase the rates every two (2) years and that he received a letter from LUS dated September 30, 2015 informing him that the wholesale rate will increase by 23% beginning January 1, 2016. Mayor Ritter stated that the base rate would remain the same and the new rate, if approved by the Council, will go from \$2.80 per thousand gallons to \$3.44 beginning January 2, 2016 and that the base rate will not be effected. He stated that the City cannot afford to absorb this increase and after meeting with LCG officials, there is no way out of the increase.

Councilwoman McClelland stated that the law states that the City cannot lose money on its utilities so there is no choice in this matter and that she is glad that the base rate was not increased.

AGENDA ITEM 18. ORDINANCE NO. 382-2015 An ordinance approving a franchise agreement with Lafayette Utilities System. A motion was offered by Mr. Romero, seconded by Ms. McClelland, to introduce Ordinance No. 382-2015 an ordinance authorizing the Mayor of the City of Youngsville, Louisiana to execute a franchise agreement with Lafayette City-Parish Consolidated, and the vote was as follows:

YEAS: Abshire, Michel, Romero, Stansbury, McClelland

NAYS: None

ABSENT: None

Motion was approved.

Prior to the vote, Mayor Ritter stated that this will allow LUS to serve the Super One Store. He said that LUS requested a 30 year agreement but he only feels comfortable granting a 10 year agreement.

AGENDA ITEM 19. ORDINANCE NO. 383-2015 An ordinance approving a lighting agreement with Lafayette Utilities System. A motion was offered by Mr. Stansbury, seconded by Mr. Romero, to introduce Ordinance No. 383-2015 authorizing the Mayor of the City of Youngsville, Louisiana to execute a street lighting agreement with Lafayette City-Parish Consolidated Government, and the vote was as follows:

YEAS: Abshire, Michel, Romero, Stansbury, McClelland

NAYS: None

ABSENT: None

Motion was approved.

COUNCIL ANNOUNCEMENTS

Mayor Ritter congratulated Councilman Ken Stansbury for being named to the “Top 20 Under 40” group.

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 carried.

/s/ Ken Ritter
Ken Ritter, Mayor

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