

PROCEEDINGS OF THE MAYOR AND CITY COUNCIL OF THE CITY OF YOUNGSVILLE,
LOUISIANA TAKEN AT THE CITY COUNCIL REGULAR MEETING HELD ON THURSDAY,
JANUARY 09, 2025 AT 6:00 PM AT YOUNGSVILLE CITY HALL COUNCIL CHAMBERS

1. OPENING

- 1.1 Invocation was led by Pastor Chris Williams, The Pentecostals of Youngsville.
- 1.2 Pledge of Allegiance was led by Lindy Bolgiano

2. ROLL CALL

PRESENT: Mayor Ken Ritter, Mayor Pro Tem Lindy Bolgiano (Division B), Matt Romero (Division C), Nicholas Niland (Division D), Simone B. Champagne (Division E).

ABSENT: Shannon D. Bares (Division A)

STAFF: Nicole Guidry (City Clerk), Terry Bourque (COO), Jean Paul Broussard (Police Chief), Wade Trahan (City Attorney), Cathryn Greig (CFO), Tim Robichaux (Director of Parks & Rec).

Mayor Ritter recognized Jake Benoit with Senator Kennedy's office.

3. MINUTES

3.1 Approval of December 12, 2024 regular meeting minutes

Motion made by Matt Romero, seconded by Lindy Bolgiano, approving the December 12, 2024 meeting minutes.

YEAS: Lindy Bolgiano, Matt Romero, Nicholas Niland, Simone B. Champagne.

NAYS: None.

ABSTAINED: None.

ABSENT: Shannon D. Bares.

Motion Approved.

4. FINANCE REPORT

4.1 Approval of November 2024 finance report

Motion made by Lindy Bolgiano, seconded by Matt Romero, approving the November 2024 Finance Report.

YEAS: Lindy Bolgiano, Matt Romero, Nicholas Niland, Simone B. Champagne.

NAYS: None.

ABSTAINED: None.

ABSENT: Shannon D. Bares.

Motion Approved.

5. PRELIMINARY PLATS (PUBLIC HEARING/ACTION)

- 5.1 Request for Preliminary Plat approval to subdivide 608 Avenue B into Lots 1 and 2, located in Section 7, T11S, R5E, with a request for residential development variances identified by McBade Engineers & Consultants in a letter dated January 3, 2025.

Upon hearing from the developer and members of the Council, public comments were received from Sandra Keel and Forest Darby.

Motion made by Matt Romero, seconded by Lindy Bolgiano, granting Preliminary Plat approval to subdivide 608 Avenue B into Lots 1 and 2, located in Section 7, T11S, R5E, as recommended by McBade Engineers & Consultants in a letter dated January 3, 2025, and to further grant variances to waive the minimal lot size and minimal lot width for front loaded lots within a single-family residential development.

YEAS: Lindy Bolgiano, Matt Romero, Nicholas Niland.

NAYS: Simone B. Champagne.

ABSTAINED: None.

ABSENT: Shannon D. Bares.

Motion Approved.

6. OTHER BUSINESS

- 6.1 Blake Romero requesting clarification and approval of the following for a construction, landscape & interior design facility to be located at 4404 Chemin Metairie Pkwy:

(a) the applicability of Section 107-2(b)(c) as it relates to the 51% façade requirement for the 150' depth along Chemin Metairie Pkwy and for the remaining footage of property; and

(b) to clarify that there is no conflict variance due to the adjacent subdivision being granted a variance from industrial to residential.

It was explained that the referenced parcel is within the Duchamp Industrial Area as well as the parcel on the west side of this proposed development. The issue is that the ordinance does not define the frontage along Chemin Metairie Pkwy within the industrial area, as it pertains to the 51% façade requirement. The owners intend to construct the shop building first, prior to the office that will be at the forefront of Chemin Metairie. It was noted that the owner agreed to be in full compliance with the façade ordinance for the office that fronts Chemin Metairie Pkwy but needs clarification on the shop that will be constructed first. The developer offered to install a privacy fence with landscaping in front of the shop to shield the view prior to constructing the office.

In addition, the council previously granted a variance to the neighboring parcel which created a setback conflict for this development. Both issues need to be clarified by the Council in order to move forward.

Motion made by Lindy Bolgiano to approve the requested variances for Items (a) and (b), with the stipulation... He paused and retracted his motion to allow further comment from the council.

Members of the Council engaged in further discussion with the developer.

Motion made by Lindy Bolgiano, seconded by Nicholas Niland, granting the following variances as amended; (a) to allow a waiver of the 51% facade for the shop building with option for the front of the shop building to be nonmetal or to install landscaping with an

8' fence until the office building for phase 2 is complete, and (b) to eliminate the conflict level due to the adjoining subdivision being granted a variance from industrial to residential, for the proposed construction, landscape & interior design facility to be located at 4404 Chemin Metairie Pkwy.

YEAS: Lindy Bolgiano, Matt Romero, Nicholas Niland, Simone B. Champagne.

NAYS: None.

ABSTAINED: None.

ABSENT: Shannon D. Bares.

Motion Approved.

6.2 Kevin Carter with Chemet Properties, LLC to request residential development variances for 1110A Chemin Metairie Road.

Motion made by Lindy Bolgiano, seconded by Matt Romero, granting a variance to Kevin Carter with Chemet Properties, LLC to waive the installation of curb and gutter on a private road, located at 1110A Chemin Metairie Road.

YEAS: Lindy Bolgiano, Matt Romero, Nicholas Niland, Simone B. Champagne.

NAYS: None.

ABSTAINED: None.

ABSENT: Shannon D. Bares.

Motion Approved.

7. RESOLUTIONS

7.1 Resolution No. 2025-01 - A Resolution authorizing the waiver of commercial permitting fees through December 31, 2025, to facilitate economic development.

Motion made by Matt Romero, seconded by Lindy Bolgiano, adopting Resolution No. 2025-01.

YEAS: Lindy Bolgiano, Matt Romero, Nicholas Niland, Simone B. Champagne.

NAYS: None.

ABSTAINED: None.

ABSENT: Shannon D. Bares.

Resolution Approved.

Public Comment was received from Mollie Dendy.

Lindy Bolgiano exited the meeting at 7:30 pm.

8. MAYOR & COUNCIL ANNOUNCEMENTS

8.1 Mayor/Staff Announcements

- Road Projects: Hwy. 89 - 50% complete. Fortune Ext. - 70% complete, working on the curbs before doing the concrete. Larriviere Rd - advertise starts Wednesday, bids in Feb. Hwy 89/Prescott - 70% complete. Chemin Agreeable - 30 % complete on design. Raise Grant is due at the end of month for Hwy 92 Widening.
- Water & Sewer: Wastewater Treatment Plant - reducing scope to rebid. Pumpstation 4 - started putting in wet well. Pumpstation 3 – ordered equipment to arrive in March. Water Plant - install chemical pipe next week and raising manholes, etc. Sugar Mill Pond Pumpstation - working to determine necessary servitudes. Water Line Interconnections -

bid opening February 4. Pumpstation 5 - looking at options to evaluate it. Applied for another \$5 million Water Sector Grant for the southern part of the city.

- Sports Complex: Overview of games and leagues. Bullet Softball Mardi Gras Showcase Tournament January 31 - February 2.
- Police Department: Provided an overview of call stats for 2024 - total of 9,265 service calls. 127 assaults, 39 burglaries, 139 theft, 5 Motor Vehicle burglaries, and rest undefined.
- Mardi Gras: Float registrations are open and have been distributed. The parade is set for March 1st at 11:00 a.m. with the same route.

8.2 Council Announcements

- Mr. Niland announced that the Healthy Kids Running Series will be held at Sugar Mill Pond starting in March on Sundays at 2:00 pm for 5 weekends. Arbor Day is Jan 17th - plant something green. He noted that there is an increase in RSV and Flu amongst children and to encourage them to wash their hands.

9. ADJOURNMENT

9.1 Adjourn Meeting

Motion made by Matt Romero, seconded by Simone B. Champagne, to adjourn the meeting.

YEAS: Matt Romero, Nicholas Niland, Simone B. Champagne.

NAYS: None.

ABSTAINED: None.

ABSENT: Shannon D. Bares, Lindy Bolgiano.

Motion Approved.

/s/ Nicole Guidry

Nicole Guidry, City Clerk

/s/ Ken Ritter

Ken Ritter, Mayor