



CITY COUNCIL REGULAR MEETING AGENDA
201 IBERIA STREET - COUNCIL CHAMBERS
Thursday, May 14, 2026 at 6:00 PM

1. OPENING

- 1.1 Invocation led by Pastor Chris Williams, The Pentecostals of Youngsville.
- 1.2 Pledge of Allegiance led by Simone B. Champagne.

2. ROLL CALL

3. MINUTES

- [3.1](#) Approval of April 9, 2026 minutes.

4. FINANCE REPORT

- 4.1 Approval of March 2026 finance report.

5. PRELIMINARY PLATS (PUBLIC HEARING AND ADOPTION)

- [5.1](#) Request for Preliminary Plat approval of Sugar Mill Pond, Phase 30, located in Section 7, T11S, R5E.

6. OTHER BUSINESS

- [6.1](#) Bid Review - Youngsville Water Plant Filter Addition
- [6.2](#) Moe Alghubari to request a variance to allow a pool in the 30' rear setback, located at 204 & 206 Ivy Cottage Dr., Le Jardin D'Abel Subdivision.
- [6.3](#) Appointment of Scott Clostio to the Youngsville Civil Service Board, representing the Police Department Board Member for a three-year term, elected by the Youngsville Police Department on February 20, 2026.

7. RESOLUTIONS

- [7.1](#) Resolution No. 2026-13 - A Resolution authorizing and directing the Mayor to execute for an on behalf of the City of Youngsville of the Parish of Lafayette, Louisiana, an Act of Substantial Completion form Glenn Lege Construction, LLC, contractor, pertaining to the completion of a contract for the Fortune Road Extension and Roundabout Project.
- [7.2](#) Resolution No. 2026-14 - A Resolution of the City of Youngsville in support of the Hwy. 89 Pavement Preservation Project: Chemin Metairie Pkwy. to Church St.; authorizing the Mayor to execute any and all documents; and assume responsibility for local match funding.

8. ORDINANCES FOR PUBLIC HEARING AND FINAL ADOPTION

- [8.1](#) Ordinance No. 511-2026 - An Ordinance of the City of Youngsville, Louisiana amending the Code of Ordinances, Chapter 130 "Land Use Regulations" to establish procedures for commercial development variances.

9. ORDINANCES FOR INTRODUCTION

- [9.1](#) Ordinance No. 512-2026 - An Ordinance of the City of Youngsville, Louisiana, declaring intent to acquire full ownership of immovable property designated as 504 Avenue A.
- [9.2](#) Ordinance No. 513-2026 - An Ordinance of the City of Youngsville, Louisiana, amending the Code of Ordinances Chapter 12 "Nuisances" as it relates to operations and fines for construction or repairs.

10. MAYOR & COUNCIL ANNOUNCEMENTS

[10.1](#) Mayor/Staff Announcements

10.2 Council Announcements

11. ADJOURNMENT

11.1 Adjourn Meeting

In accordance with the Americans with Disabilities Act, persons with an ADA recognized disability who needs accommodations to participate in this meeting should contact the City Clerk at cityclerk@youngsvillela.gov or (337) 856-4181 no later than 8:00 am on the day of the scheduled meeting in order to request such assistance. Livestream provided at <https://www.youngsville.us/livestream/>

1. OPENING

- 1.1 Invocation was led by Pastor Joe Cormier, First Assembly Youngsville.
- 1.2 Pledge of Allegiance was led by Pack 457.

2. ROLL CALL

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

ABSENT: None.

STAFF: Terry Bourque (COO), Jean Paul Broussard (Police Chief), Wade Trahan (City Attorney), Tim Robichaux (Parks & Rec).

3. RECOGNITIONS/PERSONS TO ADDRESS THE MAYOR & COUNCIL

- 3.1 Francis Touchet, Jr., Superintendent of Lafayette Parish School System provided a quarterly update.
- 3.2 Charles Sharma with Krewe De Acadian announced the 2026 BYOB (Bringing You Our Best) Hamburger & Hotdog Festival to be held at the Youngsville Sports Complex Amphitheater on April 12.
- 3.3 William "Dirk" Soileau with Entergy addressed the Council with information on services to the City of Youngsville.

4. MINUTES

- 4.1 Approval of March 12, 2026 minutes.

Motion made by Matt Romero, seconded by Simone B. Champagne, approving the March 12, 2026 meeting minutes.

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

NAYS: None.

ABSTAINED: None.

ABSENT: None.

Motion Approved.

5. FINANCE REPORT

- 5.1 Approval of February 2026 finance report.

Motion made by Simone B. Champagne, seconded by Lindy Bolgiano, approving the February 2026 finance report.

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

NAYS: None.

ABSTAINED: None.

ABSENT: None.

Motion Approved.

6. OTHER BUSINESS

- 6.1 Discuss a variance to the Land Use Regulations for a Slemco substation, to be located at 1029 Savoy Road.

Glenn Angelle and Charles Kramer with Slemco provided brief information on the various substations that provide service to the City of Youngsville. Mr. Angelle acknowledged the hurdles Slemco is experiencing in order to provide power to the growing city. As a result, Slemco previously purchased 5 acres of land on Savoy Rd next to an existing transmission line in order to bring 5 new circuits to solely serve the City of Youngsville.

Questions and concerns were raised by the members of the Council and public as it relates to the proposed substation.

Mayor Ritter advised that the required variances would include a waiver for the 100' greenbelt and a waiver for a number of trees per equivalent acre, for the three sides that abut residential lots. In addition, a waiver to the 400' commercial development requirement would be necessary.

Public comment was received from: Jason Leonard, George Taylor, Bradley Kohrt, Rick Kohrt, Reid Smith, Bryan McElroy, Kelly Daniel, Kathy Crutchfield and Ricky Murphy.

Motion made by Matt Romero, seconded by Lindy Bolgiano, denying variances to the Land Use Regulations for a Slemco substation, to be located at 1029 Savoy Road.

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

NAYS: None.

ABSTAINED: None.

ABSENT: None.

Motion Approved.

- 6.2 Bryan McClain requested a variance to the rear setback for a shed located at 117 Greenhouse Rd., Charli's Crossing.

Motion made by Nicholas Niland, seconded by Matt Romero, granting a variance to the rear setback for a shed located at 117 Greenhouse Rd., Charli's Crossing.

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

NAYS: None.

ABSTAINED: None.

ABSENT: None.

Motion Approved.

7. RESOLUTIONS

- 7.1 Resolution No. 2026-12 - A Resolution amending the 2025-2026 1981 Sales Tax Fund Budget to accept a \$50,000 award in Opioid Abatement funds, and to allocate said funds to a mobile camera surveillance trailer; and further authorize the Mayor to execute any and all agreements associated with this grant project.

Motion made by Lindy Bolgiano, seconded by Shannon Bares, adopting Resolution No. 2026-12.

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

NAYS: None.

ABSTAINED: None.

ABSENT: None.

Resolution Approved.

8. ORDINANCES FOR INTRODUCTION

8.1 Ordinance No. 511-2026 - An Ordinance of the City of Youngsville, Louisiana amending the Code of Ordinances, Chapter 130 "Land Use Regulations" to establish procedures for commercial development variances.

Motion made by Matt Romero, seconded by Lindy Bolgiano, introducing Ordinance No. 511-2026.
YEAS: Shannon D. Bares, Lindy Bolgiano, Matt Romero, Nicholas Niland, Simone B. Champagne.

NAYS: None.

ABSTAINED: None.

ABSENT: None.

Motion Approved.

9. MAYOR & COUNCIL ANNOUNCEMENTS

9.1 Mayor/Staff Announcements

- **Roads/Drainage:** Fortune Rd. Ext. - 95% complete, adding an apron for big trucks. Hwy. 89 Improvements - 85% complete on Ph. 1A, Ph. 1B is 30% complete, Ph. 2 is 60% complete with plans. Hwy. 92/Prescott - 90% complete with design. Chemin Agreeable improvements pending as current focus is on left turn lanes on Hwy 92 which is about 40% complete. Stripe Project - plans and specs to go over with mayor. Lariviere Rd - 50% complete. Hwy 89. Sidewalk Grant – in CEA phase. Submitted for a grant for road improvements for Hwy 89 south of Church St to Chemin Metairie. Lariviere & Hwy 92 Roundabout – kickoff meeting being scheduled.
- **Water/Sewer:** WWTP – formed the foundation of the headworks, preparing foundation for sequencing batch reactors. Water Plant – advertising bids for 4th filter. SMP Pump Station – progressing on plans. Pump Station 5 – pending funds. Pump Station 1 – impellers ordered. Pump Stations 8 & 17 – submitting to LDH for permitting.
- **Sports Complex:** teams and leagues continue with games. Conference USA Collegiate Women's Beach Tournament on April 23 – 25, televised on ESPN. Youngsville Lions Club Fais Do Do Festival & Litter Pick Up Day on April 18. Farmers Market on Saturday at Foster Park.
- Chamber Banquet on April 21. Rotary Club has open scholarship opportunity.

9.2 Council Announcements

- Councilman Niland – Announced Healthy Kids Running Series kickoff at Foster Park this Sunday. Addressed e-bike concerns used by children throughout the City.
- Councilman Bolgiano –Eggstravaganza was phenomenal. Welcomed back Miguel Cardoza, Combat Medic with the 2nd Battalion, 56th Infantry.

10. ADJOURNMENT

10.1 Adjourn Meeting

Motion made by Matt Romero, seconded by Shannon Bares, to adjourn the meeting.

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

NAYS: None.

ABSTAINED: None.

ABSENT: None.

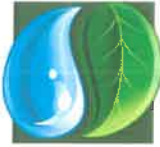
Motion Approved.

/s/ Nicole Guidry

Nicole Guidry, City Clerk

/s/ Ken Ritter

Ken Ritter, Mayor



McBADE

ENGINEERS & CONSULTANTS, LLC

327 Iberia St., Suite 5
Youngsville, La 70592
(337)451-5823

April 29, 2026

Honorable Ken Ritter
Mayor
City of Youngsville
P.O. Box 592
Youngsville, LA 70592

**Subject: Sugar Mill Pond Subdivision Phase 30
Preliminary Plat Review**

Dear Mayor Ritter:

The above referenced preliminary plat has been submitted and reviewed for general compliance with the requirements for development in the City of Youngsville (City). The Lafayette Consolidated Government (LCG) Development and Zoning Divisions has completed their review of the Preliminary Plat and the Areawide Development Review Committee (ADRC) report dated April 15, 2026 is attached.

We recommend the City of Youngsville approve this Preliminary Plat subject to the following comments and to all the attached ADRC review comments:

SPECIFIC PLAT REVISIONS

- A. We recommend no waivers to the 6 Plat Revisions included in the ADRC Review Report.
- B. Please include names and addresses of all adjacent property owners.
- C. Please correct TYPICAL UTILITY NICHE LOT detail LOT 1-13.
- D. Please identify Gas line easement width on the plat.
- E. Provide address for lot per ADRC report.
- F. Please add a note that sidewalks are required along all City streets.

PLAT/SUBDIVISION CONDITIONS

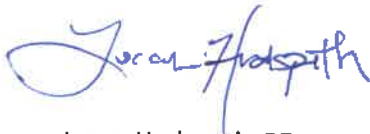
1. We recommend waivers for condition items #6 and #7 and replace with the City of Youngsville's drainage, floodplain and detention requirements.
2. We recommend no additional waivers to the remaining 14 conditions.
3. We recommend replacing condition item #13 with the following: The minimum finished floor elevation of any structure enclosed on three or more sides must be the higher value of either 1' above the BFE, 1.5' above the road's center line if the structure is outside the SFHA, or 2' above the road's center line if the structure is inside the SFHA.

4. The review of this Preliminary Plat is for general conformance with overall development requirements. The developer must submit detailed engineering plans for review and approval by the appropriate authority prior to construction. It is the responsibility of the developer and/or the developer's engineer to notify, coordinate, and ultimately adjudicate any review comments to the satisfaction of the appropriate authority. This would include any individual permits that may be required for construction activities.
5. If applicable, a perimeter fence shall be required where a development faces a public street, park, or other public property in accordance with the City's Ordinances.
6. Approval of the Preliminary Plat does not imply that utility services necessary to serve the development currently exist, or if they do exist have the capacity to serve the planned development. Any such evaluation and determination would take place by the respective utility during the detailed review of the engineering plans.
7. If desired in the future, the owner/developer is responsible for any required sewer infrastructure to convey sewer from the development to the City of Youngsville Sanitary Sewer Treatment Plant or the nearest location with available capacity as determined by the City. The available capacity of the sewer system at the point of discharge from the development into the City sewer system shall be evaluated by the City Engineer during the detailed review of engineering plans. The City reserves the right to require the developer to contribute funds towards the upgrade of existing lift station(s) and collection lines that may result from the addition of the development's sewage discharge to the overall system.
8. If desired in the future, the owner/developer shall utilize the City water system as the source of water for the development. The available capacity of the existing water system in the area relative to the proposed development's consumption of City water shall be evaluated during the detailed review of engineering plans. The City reserves the right to require the owner/developer to contribute funds towards the City's water distribution system to provide the requested water services to the development.
9. A minimum of 10% Common Open Space is required for all residential developments. Detention ponds can only account for 50% of common area. Detention ponds must be aerated to count as Common Open Space.
10. Submittal of a drainage impact analysis shall be submitted to the City for review and approval prior to construction. Please note that this plat is subject to the new 25-year detention requirements.
11. All signage shall conform to the City Sign Ordinance. The proposed signage will be evaluated when the required sign permit application is submitted for review.
12. Any changes to the Preliminary Plat made after this initial review may require a resubmittal of the Preliminary Plat.
13. The owner/developer is reminded that the final design and all construction activities associated with the development of this plat, including required submittals and permits, must comply with the applicable City Ordinances in effect at the time of submittal and the City's Residential Design Development and Resource Guide.
14. The Developer is reminded that inspection services are required in the most recent Unified Development Code.

15. The Developer is reminded that this letter does not permit the initiation of construction activities.
16. The construction plans submitted for detailed review should be a complete set of plans including the Overall Plan, Preliminary Plat, Grading Plan, Streets Design, Water/Sewer Design, Stormwater Design, and Erosion Control Plan. Plans submitted lacking sufficient detail to enable a detailed review will be returned without being reviewed.
17. Additional easements may be required for this development. This will be evaluated during the review of the actual development construction plans.

If you have any questions or need additional information about this, please contact me.

Sincerely,
McBade Engineers & Consultants, L.L.C.



Lucas Hudspeth, PE

cc: Ken Ritter, Mayor
Nicole Guidry, City Clerk
Terry Bourque, CAO
Adam D. Meche P.L.S./Surveyor

AREAWIDE DEVELOPMENT REVIEW COMMITTEE
COMPREHENSIVE REPORT

ADRC Meeting Date: April 15, 2026
Case Number: 2026-24-PC
Case Name: Sugar Mill Pond, PH 30
Recommendation: Approval subject to the following conditions.

CONDITIONS:

1. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to: Office of Public Health, Acadian Regional Office, 825 Kaliste Saloom Road, Bldg. 3 - Suite 100, Lafayette, LA 70508. (Lafayette Parish Health Unit)
2. Provide 10' utility servitudes along all lots bordering public and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property corners including typical utility niche diagram. (LDC 89-30 (c)(2)) (LUS)
3. Submittal of complete construction plans to the City of Youngsville will be required. Construction plans shall include, but not be limited to, a site grading, drainage and erosion control plans and details of all tie-ins to public infrastructure. Submittal may take place at the time of building permit application. (LDC Art. 3, 89-25 (b)) (Drainage)
4. The construction plans shall include geotechnical recommendations for all roadway typical sections, including sub-base material, within the development. The recommendations shall be based on site specific soil borings, properties of any borrow material, and anticipated traffic loading(s). The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed. (LDC Art.3, 89-44 (c)) (Drainage)
5. The construction testing/inspection results are to be submitted to City of Youngsville at the time of final inspection. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved and constructed. (LDC Art. 4, 89-59 (f)) (Drainage)
6. The citizens of Lafayette requested enhanced measures be made to prevent additional flooding, therefore as of October 2017 any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically on a one to one excavation ratio. Submittal may take place at the time of building permit application. For details of this requirement, please review section 89-42 (g). (Drainage)
7. All development activities on property must be in compliance with 89-42 (g) "Development within a Special Flood Hazard Area" of Article 3 of the Unified Development Code for the City and Parish of Lafayette, LA. Note: Less than 5 acres of the proposed development are located within a Special Flood Hazard Area. (LDC Art. 3, 89-42 (g)) (Drainage)

8. Submittal of a drainage impact analysis to the City of Youngsville for review and approval is required. Analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from <https://www.lafayette-la.gov/docs/default-source/d-p-documents/planning-files/lafayette-development-code-october-2023.pdf>. Building permits shall not be issued until the analysis has been approved. (LDC Art. 3, 89-42 (c) and (d)) (Drainage)
9. Upon reviewing the drainage impact analysis, Private and/or public drainage servitudes may be required to achieve proper storm water management. (Drainage)
10. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the City of Youngsville. Violation of this provision can result in a cease and desist order being issued for the development (LDC Art. 3, 89-42 (d)). (Drainage)
11. Add drainage servitude for W23(L9). Drainage servitude language should read "30' public drainage servitude from apparent top bank and inclusive of channel". (Drainage)
12. **Correct Note:** According to the Federal Emergency Management Agency, Flood Insurance Rate Map (F.I.R.M.) Panel 22055C0250J dated December 21, 2018, this property is located in Flood Zone AE, which is the zone associated with property subject to inundation by the 1% annual chance flood hazard and considered a special flood hazard area. (Drainage)
13. **Add Note:** Any structure, enclosed on three or more sides, built or placed on property in the one hundred (100) year Flood Zone (1% Annual Chance Floodplain; Flood Zones A, AE, or AH) as depicted on this plat shall be elevated so as to ensure the lowest floor of such structure and all electrical/mechanical equipment is located at a minimum of one foot (1') above the base flood elevation height for the area at that time. (Drainage)
14. **Add Note:** Any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically. (Drainage)
15. Ensure that the numerical block range for Sea Island Lane will continue to rise in numerical sequence from the existing portion of this roadway. (Lafayette Parish Communications)
16. Americans with Disabilities Act (A.D.A.) compliant sidewalks are required to be constructed along all public roads. The A.D.A. compliant sidewalks are required to be constructed prior to final approval and recordation or provide a letter of credit for the construction of the sidewalk. LDC 89-44 (e). (Traffic, Roads & Bridges-Traffic Engineering)

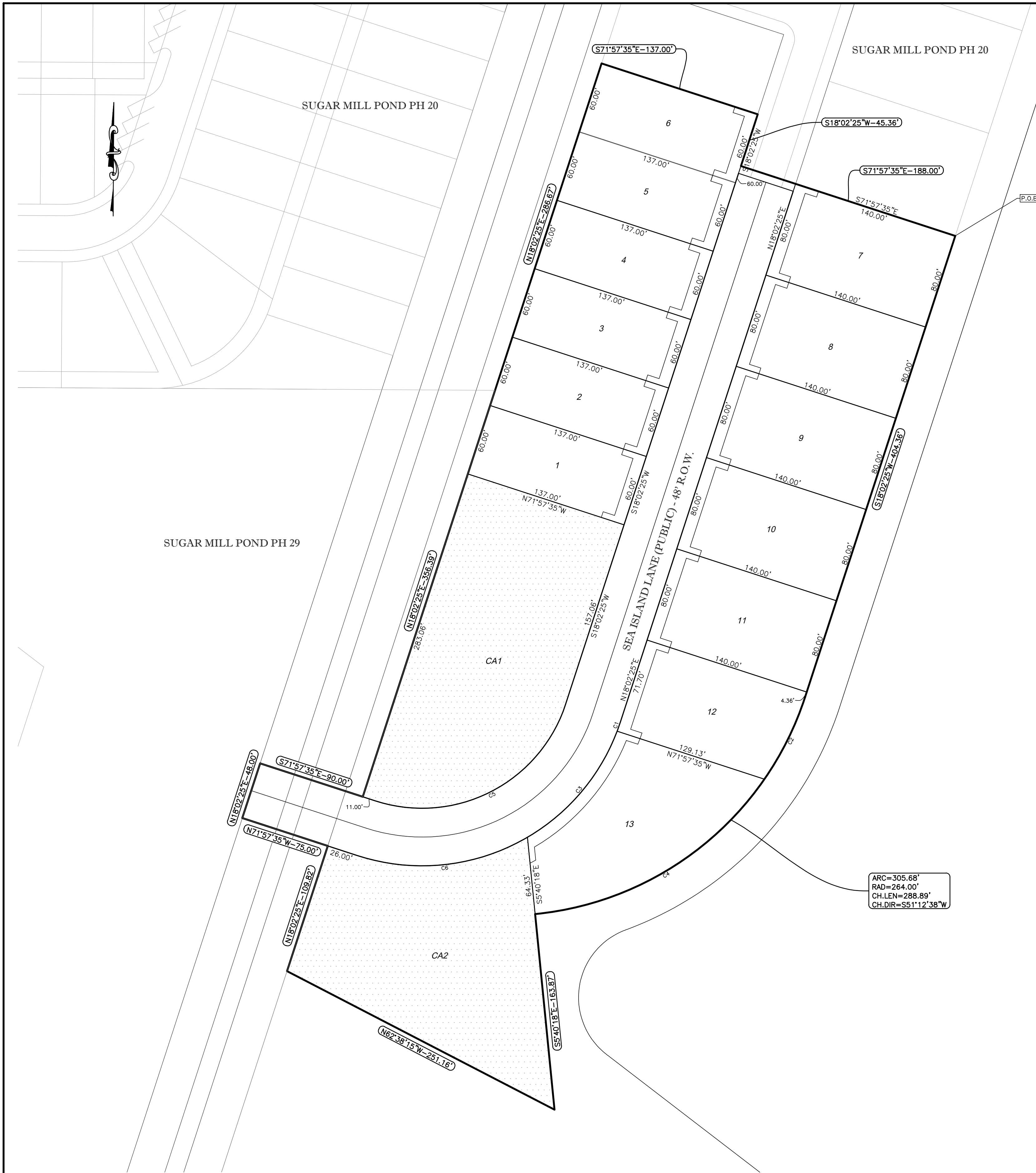
REVISIONS:

1. The names of abutting subdivisions including citations of any reference plats and in the case of abutting unplatted property, the notation "Unplatted". (LDC Art. 10, Sec 89-301) (Development)
2. A title block which includes the subdivision or development name, type of subdivision or development (residential, commercial), scale and preparation date. (LDC Art. 10, Sec 89-301)
*Label residential or commercial in title block. (Development)

3. North arrow (in the same orientation as the plat) and scale (written and graphic) for the plat and vicinity map (1" = 3,000') showing the location of the proposed subdivision or development and the entire subject property. (LDC Art. 10, Sec 89-301) *Show a north arrow for the vicinity map & include roads that are nearby. (Development)
4. Proposed number of lots. (LDC Art. 10, Sec 89-301) (List separately - Common Area lots in General Notes) (Development)
5. Dimensions and bearings of lot lines (to the nearest foot) as well as line and curve tables containing the length and radii of all curved street and lot lines, bearings, length of all straight streets and lot lines (LDC Art. 10, Sec 89-301) *Correct or remove duplicate 60' callout on Lot 6. (Development)
6. Addresses: **TBD** (Development)

OTHER COMMENTS/SUGGESTIONS:

1. The Postal Service determined that centralized delivery is the most efficient, cost effective and safest method of providing service to our customers. Specifically, all new delivery points should provide Cluster Box Units (CBUs) as the mode of delivery established in the planning stages of a new development. All new deliveries must be established in the following order: CBU delivery to the maximum extent possible, followed by curbside and sidewalk. Please contact LaTasha L. Lewis with the USPS at 225-339-1023.
2. **Note:** All work to be performed within public right-of-way must be permitted. City of Youngsville right-of-way permits may be obtained at City of Youngsville City Hall.
3. **Note:** It is recommended that the finish floor elevation of any structure enclosed on three or more sides be at minimum 1' (one) foot higher than the centerline of the adjacent road or 1' higher than the 2-D BLE elevations as found at <https://webapps.usgs.gov/infrm/estbfe/>, whichever is higher.
4. Provide and show on final plat, any additional utility servitudes needed for required utilities facilities.
5. Land disturbance activities (such as clearing, filing, grading, etc.) that are conducted prior to [or in preparation of] a building permit will require a **Land Disturbance Permit**. Please contact us directly at 337-291-8529 to discuss the application process.
6. All sites, regardless of size, are subject to stormwater pollution provisions in Lafayette Consolidated Government Code of Ordinance No. O-237-2007, § 2, 10-16-07. Erosion control measures must be installed prior to the commencement of clearing and grading activities. Violation of these provisions can result in an issuance of fines and/or a Cease and Desist Order.
7. Land disturbance of **one acre** or more requires the preparation and submittal of a **SWPPP**.
8. Land disturbance of **five acres** or more requires the preparation and submittal of an **NOI** to the state DEQ and a copy must be provided to LCG's EQ Dept.



- LEGEND**
- PROPERTY BOUNDARY
 - PROPOSED UTILITY EASEMENT LINE
 - PROPOSED STREET RIGHTS-OF-WAY
 - LOT LINE
 - CENTERLINE OF ROADWAY
 - COMMON AREA
 - SET 1/2" IRON ROD
 - FOUND PROPERTY MONUMENT (SEE PLAT)

GENERAL NOTES:

TOTAL NUMBER OF RESIDENTIAL LOTS: 13

AREA OF RESIDENTIAL LOTS: 3.042 ACRES

AREA OF COMMON AREA: 1.509 ACRES

AREA OF RIGHT OF WAY: 0.884 ACRES

TOTAL AREA OF DEVELOPMENT: 5.442 ACRES

MINIMUM LOT AREA: 8,220 SQ. FEET (LOT 1-6)

MINIMUM FRONTAGE: 60.00' (LOT 1-6)

DEVELOPMENT NOTE

THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH CITY OF YOUNGVILLE DRAINAGE AND SUBDIVISION ORDINANCE.

CURVE TABLE				
Curve #	Radius	Arc	Chord Bearing	Chord Length
C1	174.00'	8.30'	N19° 24' 24"E	8.30'
C2	264.00'	76.72'	S26° 21' 54"W	76.45'
C3	174.00'	118.10'	N40° 13' 03"E	115.85'
C4	264.00'	228.96'	S59° 32' 08"W	221.85'
C5	126.00'	197.92'	S63° 02' 25"W	178.19'
C6	174.00'	148.92'	S83° 51' 04"W	142.59'

Lot Area Table	
LOT #	SQ. FT.
CA2	30,369
CA1	35,372
1	8,220
2	8,220
3	8,220
4	8,220
5	8,220
6	8,220
7	11,200
8	11,200
9	11,200
10	11,200
11	11,200
12	10,924
13	16,282

SURVEY NOTES

1. BEARINGS AND DIMENSIONS ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE(1702), NAD 83(2011), AS DERIVED FROM GPS OBSERVATIONS. AREA CALCULATIONS HAVE BEEN MADE RELATIVE TO SAID GRID COORDINATES, VERTICAL DATUM IS NAVD88, GEOID 12A.

2. FIELD WORK PERFORMED ON *TBD*

3. THIS SURVEYOR HAS MADE NO ATTEMPT REGARDING RESEARCH INTO SERVITUDE, EASEMENTS, RIGHT OF WAYS, OR PIPELINES AND SHALL NOT BE RESPONSIBLE FOR SUCH ENCUMBRANCES. IN ADDITION, NO ATTEMPT HAS BEEN MADE BY THIS SURVEYOR TO VERIFY TITLE OR ACTUAL LEGAL OWNERSHIP.

4. THIS PLAT DOES NOT DEPICT ALL UTILITY LOCATIONS, OR EASEMENTS VISIBLE OR OF RECORD, THAT MAY EXIST ON OR ADJACENT TO PROPERTY.

CONTRACTOR NOTE

THE CONTRACTOR FOR CONSTRUCTION ON THE LOTS SHALL SUBMIT AND COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN AS REQUIRED BY THE CITY OF YOUNGVILLE. PLEASE NOTE THAT NO CONSTRUCTION PERMITS WILL BE ISSUED UNTIL CERTIFICATION THAT THE NOTICE OF INTENT FOR EACH LOT HAS BEEN SENT TO LA DEQ.

DEVELOPER

SUGAR MILL POND INVESTORS, LLC
C/O JORDAN DAIGLE
200 PRESCOTT BLVD, STE 200
YOUNGVILLE, LA 70592

TYPES OF IMPROVEMENTS

PUBLIC STREETS: ASPHALT, CURB & GUTTER WITH SIDEWALKS

WATER: CITY OF YOUNGVILLE

SEWER: CITY OF YOUNGVILLE

ELECTRIC: SLEMCO

TELEPHONE: AT&T

CABLE TV: COX COMMUNICATIONS

GAS: CENTER POINT

SIDEWALKS: TO BE INSTALLED BY BUILDER

REQUESTED SETBACKS

	HOUSE	GARAGE
FRONT:	15'	20'
SIDE:	5'	5'
REAR:	10'	

FLOODMAPS

THIS PROPERTY IS LOCATED IN ZONE AE

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND LOCATED IN SECTION 12 OF TOWNSHIP 11--SOUTH RANGE 4--EAST AND SECTION 7 OF TOWNSHIP 11--SOUTH RANGE 5--EAST, YOUNGVILLE LOUISIANA, CONTAINING 5.442 ACRES, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS:

COMMENCING AND BEGINNING AT THE SOUTH EAST CORNER OF LOT W-92 OF SUGAR MILL POND PHASE 20

THENCE, SOUTH 18° 02' 25" WEST FOR A DISTANCE OF 404.36 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 66° 20' 28", HAVING A RADIUS OF 264.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 51° 12' 38" WEST FOR A DISTANCE OF 288.89 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, SOUTH 05° 40' 18" EAST FOR A DISTANCE OF 163.87 FEET TO A POINT ON A LINE.

THENCE, NORTH 62° 38' 15" WEST FOR A DISTANCE OF 251.16 FEET TO A POINT ON A LINE.

THENCE, NORTH 18° 02' 25" EAST FOR A DISTANCE OF 109.82 FEET TO A POINT ON A LINE.

THENCE, NORTH 71° 57' 35" WEST FOR A DISTANCE OF 75.00 FEET TO A POINT ON A LINE.

THENCE, NORTH 18° 02' 25" EAST FOR A DISTANCE OF 48.00 FEET TO A POINT ON A LINE.

THENCE, SOUTH 71° 57' 35" EAST FOR A DISTANCE OF 90.00 FEET TO A POINT ON A LINE.

THENCE, NORTH 18° 02' 25" EAST FOR A DISTANCE OF 356.39 FEET TO A POINT ON A LINE.

THENCE, NORTH 18° 02' 25" EAST FOR A DISTANCE OF 286.67 FEET TO A POINT ON A LINE.

THENCE, SOUTH 71° 57' 35" EAST FOR A DISTANCE OF 137.00 FEET TO A POINT ON A LINE.

THENCE, SOUTH 18° 02' 25" WEST FOR A DISTANCE OF 45.36 FEET TO A POINT ON A LINE.

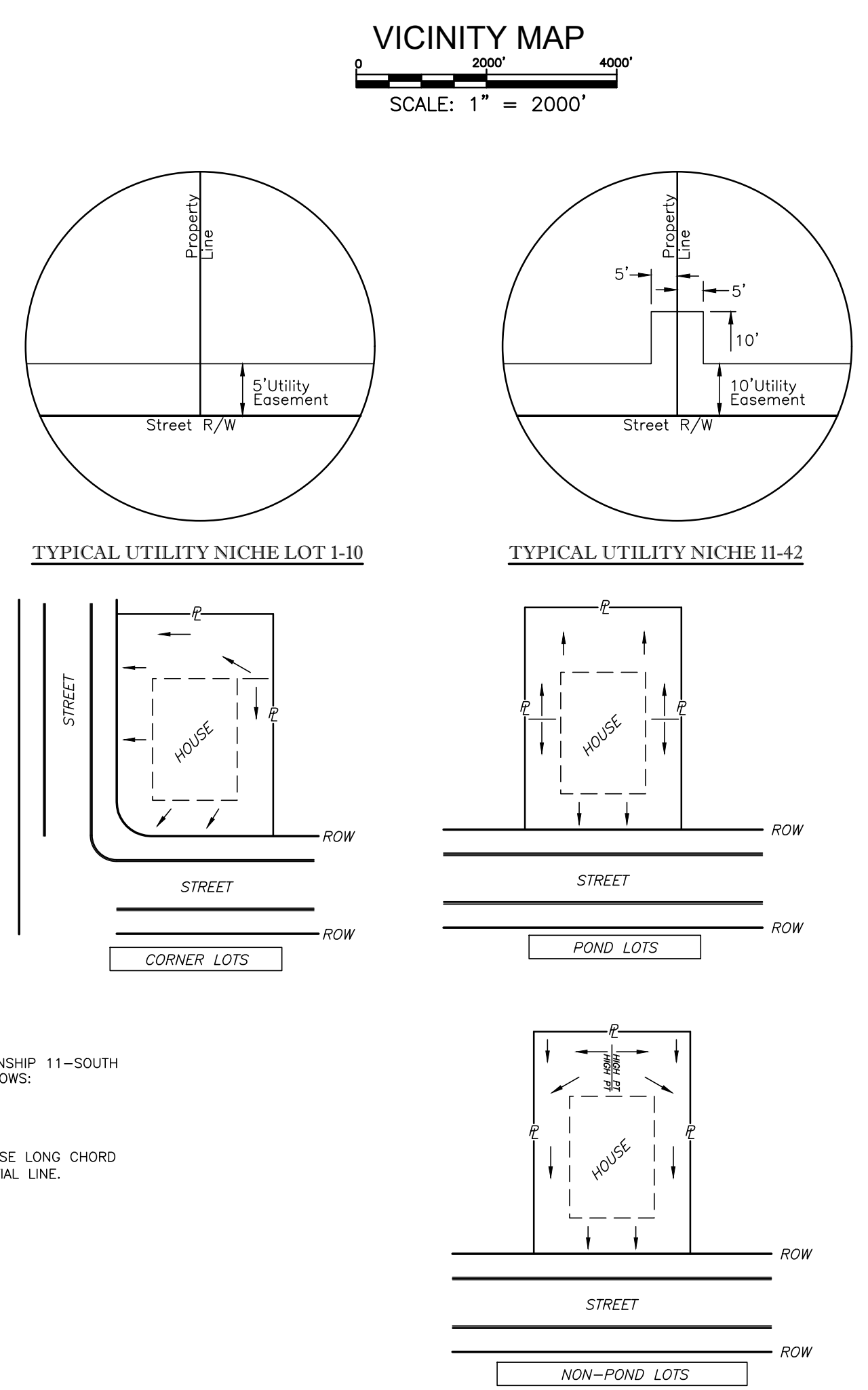
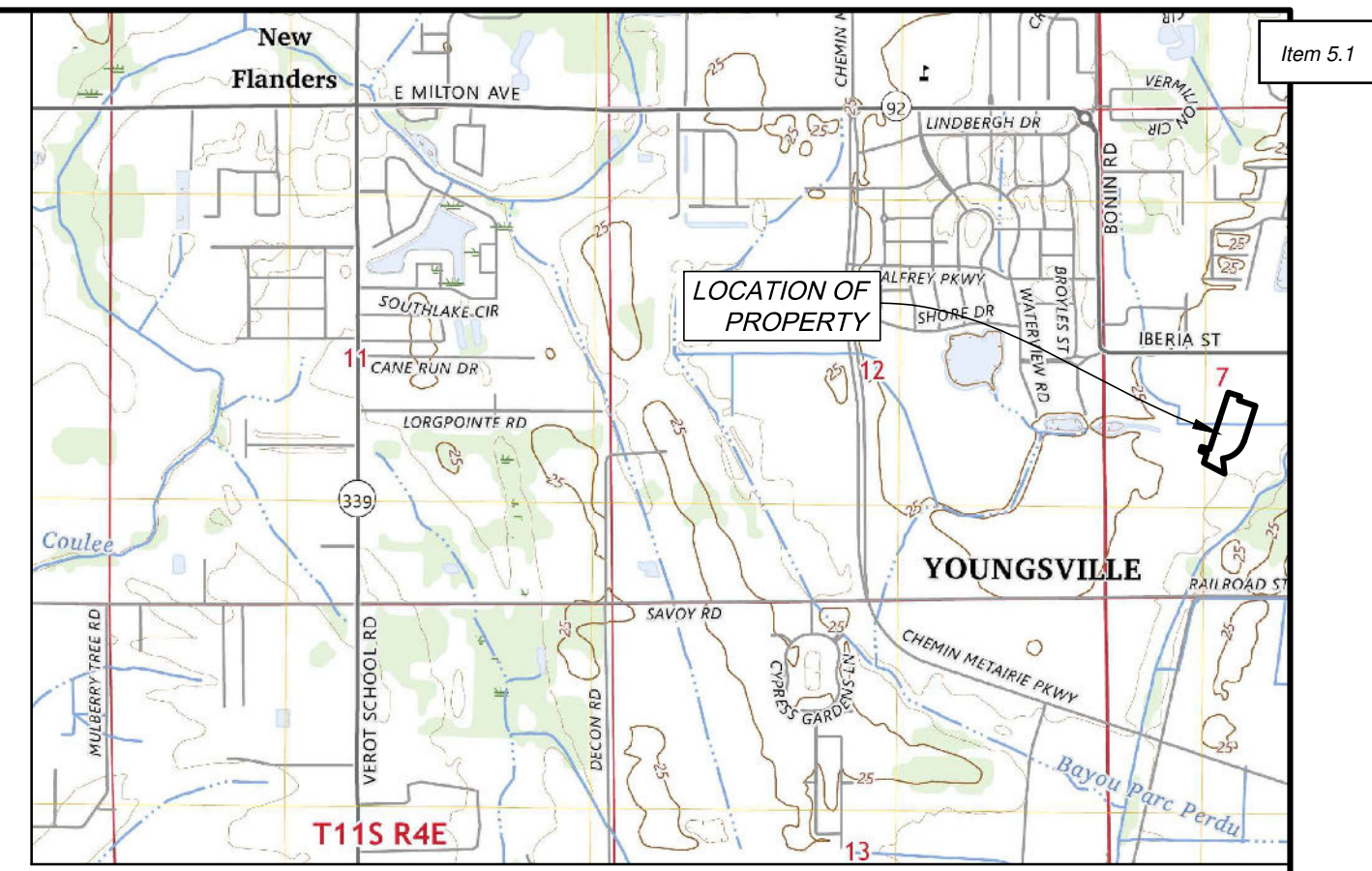
THENCE SOUTH 71° 57' 35" EAST A DISTANCE OF 188.00 FEET TO THE POINT OF BEGINNING

- REFERENCE PLATS**
1. A FINAL PLAT OF SUGAR MILL POND PHASE 10A RECORDED IN ACT # 2023-10181
 2. A FINAL PLAT OF SUGAR MILL POND PHASE 10B RECORDED IN ACT # 2023-11096
 3. A FINAL PLAT OF SUGAR MILL POND PHASE 20 RECORDED IN ACT # 2024-4347
 4. A FINAL PLAT FOR SUGAR MILL POND PHASE 22 RECORDED IN ACT # 2022-12859

PRELIMINARY

NOT INTENDED TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS A BASIS FOR THE ISSUANCE OF A PERMIT

ADAM D. MECHE, P.L.S.
PROFESSIONAL LAND SURVEYOR NO. 5079



A PRELIMINARY PLAT OF
**SUGAR MILL POND
PHASE 30**
A TRADITIONAL NEIGHBORHOOD
DEVELOPMENT

LOCATED IN
SECTION 7, THIS-RSE
CITY OF YOUNGVILLE
LAFAYETTE PARISH
LOUISIANA

SCALE: 1" = 50'

DATE OF PLAT:
MARCH 31, 2026

PREPARED BY
PIONEER SURVEYING, LLC
822 HARDING ST. SUITE 204
LAFAYETTE, LOUISIANA 70503
TEL. (337) 443-0756



May 6, 2026

Item 6.1

Mayor Ken Ritter
City of Youngsville
P. O. Box 592
Youngsville, LA 70592

102 Asma Boulevard
Suite 305
Lafayette, LA 70508

(337) 232-5182
FAX (337) 237-7132

www.dsaengineering.com

RE: Youngsville Water Plant Filter Addition
(DS&A #4859.21)

Dear Mayor Ritter:

Bids were received, opened, and read aloud at 10:00 a.m. on Wednesday, May 6, 2026, at City Hall for the above referenced project. Three bids were received. A tabulation of the bids is attached. The engineer's estimate for the project was \$250,000.

We recommend the bid be awarded for the contract price of \$397,000 to the apparent low bidder, NCMC, LLC.

Please place this item on the next Council agenda for action.

Should you have any questions or comments, please do not hesitate to contact us.

Sincerely,

DOMINGUE, SZABO & ASSOCIATES, INC.

Susan H. Richard, P.E.

shr
Enclosure(s)

BID TABULATION

Domingue, Szabo & Associates, Inc.
Professional Engineers
Lafayette, Louisiana

Bid Date: Wednesday, May 6, 2026
Bid Time 10:00am
Place Youngsville City Hall
201 Iberia Street
Youngsville, LA 70592

JOB: YOUNGSVILLE WATER PLANT FILTER ADDITION
For the
CLIENT: CITY OF YOUNGSVILLE, LOUISIANA
(DS&A #4859.21)

BIDDER	LICENSE NO.	BID BOND	CORPORATE RESOLUTION	ADDENDA	BASE BID
NCMC, LLC	8999	Yes	Yes	Yes	\$397,000.00
Mitchell Contracting, Inc.	58085	Yes	Yes	Yes	\$428,125.00
L King Company, LLC	42360	Yes	Yes	Yes	\$532,824.00



YOUNGSVILLE CITY COUNCIL
AGENDA ITEM REQUEST FORM

Requested Council Meeting Date: 4/9/26

Item Requested: ☐ Information Only ☒ Action (Resolution/Ordinance/motion)

Fiscal Impact: ☐ Yes (budget revision document shall be included w/submission) ☒ No

Detailed Description of Request: Mr. Alghubari requests a variance to construct a pool in the required 30' rear setback of at 204 and 206 Ivy Cottage Drive in Le Jardin D'Abel subdivision.

Adequate documentation supporting request(s) shall be submitted with submission, such as, but not limited to:

- contracts ▪ reports ▪ correspondence ▪ plats/plans/renderings/maps ▪ proposals/bids
- photos ▪ budget amendments ▪ recommendation letters ▪ sample ordinance/resolution

Name of Requestor: Moe Alghubari
(if applicable)

Requestor Contact Info.: moe@acadianahomebuilders.com
(if applicable)

Reviewed & Approved by Staff Member:

Lucas Hudspeth
Signature/Title

3/26/26
Date

Requests, once approved by department heads are to be submitted to the City Clerk (nicoleguidry@youngsvillela.gov) no later than the Tuesday of the week prior to the requested meeting date. Completion of this form does not entitle the requestor to be added to the requested agenda; some items may require additional time for review. The clerk will notify the staff member with a date & time for the requestor to attend. All documentation is subject to PUBLIC RECORD.



Youngsville

MAYOR
Ken Ritter

CAO
Simone B. Champagne

CITY CLERK
Sally M. Angers, MMC

City of Youngsville
P.O. Box 592
305 Iberia Street
Youngsville, LA 70592
(337) 856-4181 * Fax (337) 856-8863

CITY COUNCIL

Jamison Abshire
Lauren Michel
Matt Romero
Kenneth Stansbury
Dianne McClelland

May 12, 2017

Le Jardin D'Abel
Mr. Bob Austin
187 South Beadle Road
Lafayette, LA 70508

Re: Le Jardin d'Abel Subdivision Variance Approval

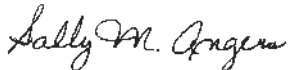
Dear Mr. Austin,

During the May 11, 2017 regular meeting of the Mayor and Council of the City of Youngsville the following variance was approved for Le Jardin d'Abel Subdivision:

(a) Reduction of the 10% minimum green space to 5% minimum green space conditioned that the lots on the plat shall have the following minimum setbacks: Front setback: 30 feet; Side setback: 7.5 feet; and Rear setback: 30 feet.

If you have any questions, please feel free to call me at (337) 856-4181.

Sincerely,



Sally Angers, City Clerk
City of Youngsville

- cc: Montagnet & Domingue, Inc.
- Sharon Wagner, Lafayette Planning Dept.
- Pamela Gonzales Granger, City Engineer
- Simone Champagne, CAO

LAW OFFICES
OF
JOHN A. MOUTON III
ATTORNEY AT LAW
1200 CAMELLIA BOULEVARD, SUITE 204
LAFAYETTE, LOUISIANA 70508

JOHN A. MOUTON III

ALSO ADMITTED IN
COLORADO

MAIL TO:
P.O. BOX 82438
LAFAYETTE, LOUISIANA 70596-2438
TELEPHONE 337/988-6498

FACIMILE 337/988-6599
EMAIL: JOHN@JMOUTONLAW.COM

May 2, 2017

VIA EMAIL: sallyangers@youngsvillela.gov

Ms. Sally Angers
City of Youngsville
P. O. Box 592
Youngsville, LA 70592

Re: Le Jardin d'Abel Subdivision
Our File No.: J-3692

Dear Sally:

This letter will confirm the desire of my client to have placed on the council agenda a request for a waiver and/or variance from the development requirements of Ordinance No. 373-2014 in order to secure from the council a waiver/variance of the 10% minimum green space required to 5% to be provided.

As a condition of the waiver, and in consideration thereof, my client is willing to provide on the plat that all lots in the subdivision shall have the following minimum setbacks:

Front setback:	Side setback:	Rear setback:
30 feet	7.5 feet	30 feet

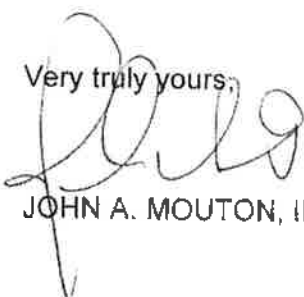
As you and the Mayor are now aware, the average lot size for lots in Le Jardin d'Abel is far in excess of the 6,000 square foot standard which the council had in mind at the time of the enactment of the green space provision.

It is my understanding that this matter will be set on the council agenda for May 11th at 6:00 p. m.

If the foregoing is inaccurate, please advise.

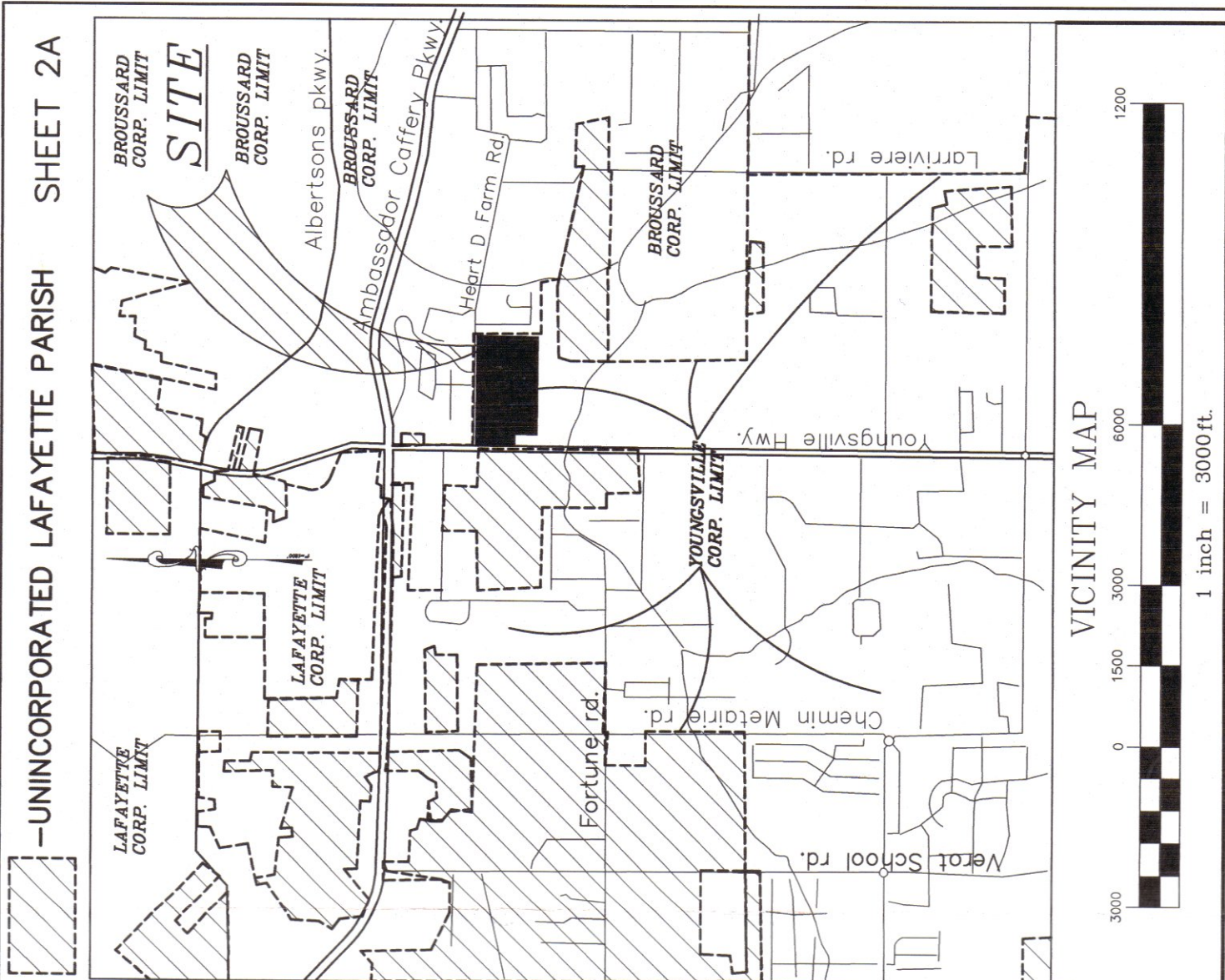
With best wishes, I am

Very truly yours,


JOHN A. MOUTON, III

JAM, III/tt

C:\WPDocs\Amy\AUSTIN-CLEMENT\LTR.Angers.wpd



FLOOD NOTES: THIS PROPERTY IS PARTIALLY LOCATED IN A FLOOD HAZARD AREA ACCORDING TO EFFECTIVE F.E.M.A. FLOOD INSURANCE RATE MAP DATED: DECEMBER 21, 2018 (ZONES X & A) Panel No. 22055C0200 J.

GENERAL NOTES:
1. BEARINGS ARE BASED ON LOUISIANA COORDINATE SYSTEM OF 1983 (CORS 96) SOUTH ZONE
DATUM: NAVD 88
GEIOD: Lafayette2012A2000miles

2. SIDEWALKS AREA TO BE PROVIDED ON ALL PUBLIC STREETS IN ACCORDANCE WITH THE CITY OF YOUNGSVILLE ORDINANCES.

3. PERIMETER FENCING WILL BE PROVIDED IN THIS DEVELOPMENT, IN ACCORDANCE WITH THE CITY OF YOUNGSHIRE ORDINANCES, ALONG LA HWY. 89 AND HEART D. FARM

4. CROSS ACCESS IS REQUIRED BETWEEN LOT 67 AND THE PROPERTY TO THE SOUTH.

5. COMMON AREAS AND DETENTION POND TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

6. WARNING! HIGH PRESSURE PIPELINE(S) EXCAVATION AND/OR CONSTRUCTION PROHIBITED WITHOUT WRITTEN PERMISSION FROM ENTERPRISE LOU-TEX NGL L.P.

7. NO EXCAVATIONS SHALL BE MADE ON LAND ADJACENT TO ANY SHELL PIPELINE WHICH WILL IN ANY WAY IMPAIR, WITHDRAW LATERAL SUPPORT OR CAUSE SUBSIDENCE,

OR RIGHT OF WAY.
THE ENCROACHMENT OF WATER, OR CAUSE DAMAGE TO THE STEEL PIPELINE

9. MONTAGNET & DOMINGUE, INC IS NOT RESPONSIBLE FOR ANY EASEMENT RIGHTS OF

WAY OR SERVICES NOT SHOWN. THIS FIRM HAS DONE NO PUBLIC RECORDS SEARCH TO LOCATE SUCH ITEMS OF RECORD.

REFERENCE PLATS:

ABN 2015-0008: ABANDONED DRAINAGE
ASSESSMENT FOR LATERAL 9 OF
COULEE LASALLE (b)

Y: ROLAND W. LAURENT, C.E. No. 5205
ATE: JULY 27, 1970
CT No. 1970-557901

R. PIERRE ROBLEY DUPLEIX, III
Y: MICHAEL J. BREAU, P.L.S. No. 4497
ATE: DECEMBER 24, 1985

OUR LADY OF LOURDES REGIONAL
MEDICAL CENTER, INC.

DATE: DECEMBER 26, 2012

EENE NORMAN

TYPICAL UTILITY
SERVITUDE NICHE

A FINAL MAP OF SURVEY SHOWING

Le Jardin d'Abel
(A COMMERCIAL & SINGLE FAMILY RESIDENTIAL

STREET ADDRESS: LA HWY 89

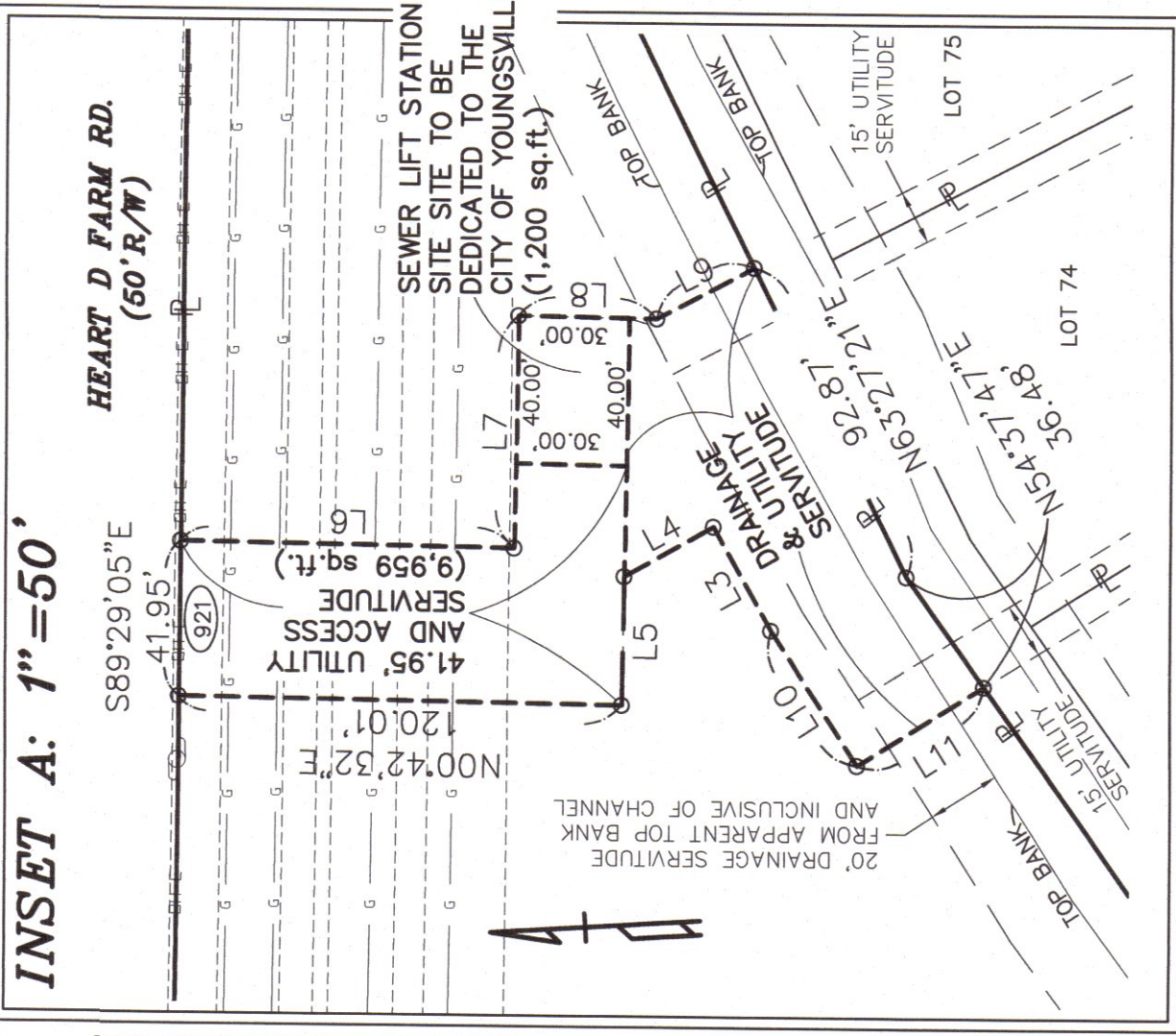
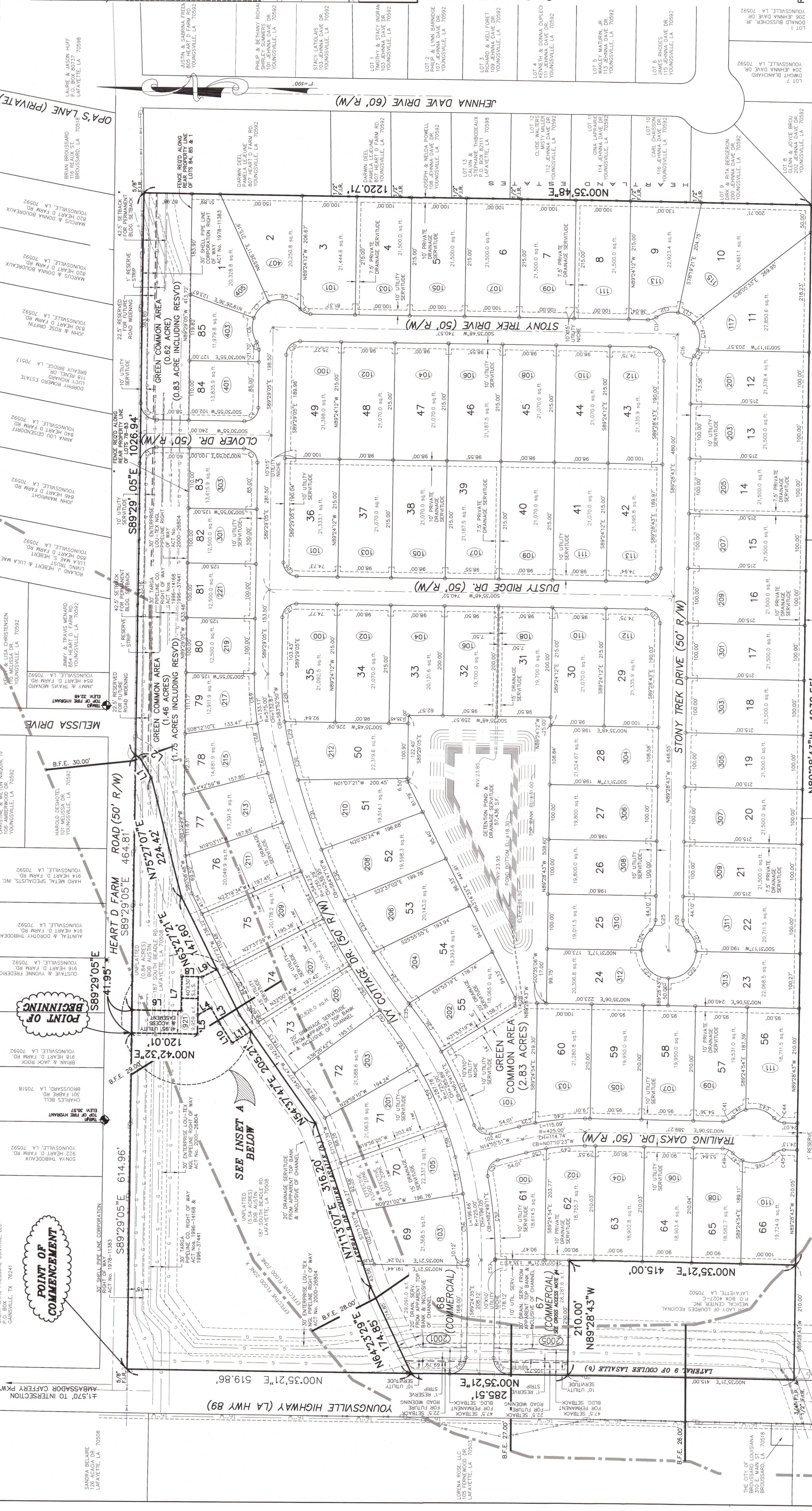
HEART D. F. YOUNG, III

LOCATED IN THE CITY OF YOUR

SECTION 32, T-10-S, R-5-E;

LAFAYETTE PARISH, LOUISIANA

PREPARED BY: A.E. Metcalfe



Curve #	Curve Table			Chord Bearing
	Ch Length	Radius		
C01	27.37	1276.29		550° 56' 26" W
C02	98.90	1276.29		550° 46' 32" W
C03	97.52	1276.29		560° 11' 08" W
C04	96.73	1276.29		564° 31' 26" W
C05	95.17	1276.29		568° 48' 37" W
C06	94.58	1276.29		573° 04' 14" W
C07	45.71	1276.29		578° 13' 12" W
C08	47.65	600.00		578° 31' 18" W
C09	91.21	600.00		588° 09' 22" W

Curve #	Ch Length	Curve Table	Chord Bearing
C31	134.34	1226.29	N70° 51' 14"E
C32	102.17	1226.29	N85° 19' 35"E
C33	108.09	1226.29	N60° 24' 47"E
C34	113.86	1226.29	N55° 13' 25"E
C35	5.0	1226.29	N52° 26' 36"E
C36	101.07	750.00	N86° 11' 23"E
C37	147.90	750.00	N85° 42' 42"E
C38	24.20	25.00	N28° 13' 10"E
C39	30.23	450.00	N13° 00' 21"W

Curve #	Curve Table			Ch. Length	Radius	Chord Bearing
	Curve #	Ch. Length	Radius			
C1	42.43	30.00	S44° 29' 05"E			
C2	42.43	30.00	N45° 30' 55"E			
C3	35.36	25.00	S45° 30' 55"W			
C4	35.36	25.00	N44° 29' 05"W			
C5	14.56	25.00	S73° 35' 07"W			
C6	44.45	50.00	S93° 02' 58"W			
C7	39.07	50.00	S43° 33' 36"W			
C8	59.73	50.00	N12° 06' 41"E			
C9	20.41	25.00	N24° 41' 29"E			

located in Section 32, Township 10
h, Louisiana, being more

Abel Subdivision

Legal Design
Le Jardin
That center
South, R
particular

LINE TABLE	
L1	L2
N60'00'19"E	N33'56'17"E
40.24'	10.22'
L3	L4
N60'37'31"E	N29'22'29"W
32.05'	27.65'
L5	L6
N89'07'44"W	S00'42'32"W
34.86'	90.27'
L7	L8
S89'04'44"E	S00'22'16"W
62.83'	37.50'
L9	L10
S27'37'28"E	N57'19'51"E
29.83'	43.28'
L11	
N32'00'14"E	
40.52'	

C42	20.41	25.00	N02 3 30 35W
C43	20.41	25.00	N02 3 30 35W
C44	20.41	25.00	N02 3 30 35W
C45	20.41	25.00	N02 3 30 35W
C46	20.41	25.00	N02 3 30 35W
C47	20.41	25.00	N02 3 30 35W
C48	20.41	25.00	N02 3 30 35W
C49	20.41	25.00	N02 3 30 35W
C50	20.41	25.00	N02 3 30 35W
C51	20.41	25.00	N02 3 30 35W
C52	20.41	25.00	N02 3 30 35W
C53	20.41	25.00	N02 3 30 35W
C54	20.41	25.00	N02 3 30 35W
C55	20.41	25.00	N02 3 30 35W
C56	20.41	25.00	N02 3 30 35W
C57	20.41	25.00	N02 3 30 35W
C58	20.41	25.00	N02 3 30 35W
C59	20.41	25.00	N02 3 30 35W
C60	20.41	25.00	N02 3 30 35W

C01	15.81	25.00	N17 50' 16"W
C02	40.63	50.00	N17 17' 52"W
C03	34.39	50.00	N17 43' 30"E
C04	50.31	50.00	N87 06' 40"E
C05	13.12	50.00	N87 06' 05"E
C06	15.81	25.00	S71 02' 37"E
C07	35.33	25.00	S45 03' 32"W
C08	35.38	25.00	S44 26' 28"W
C09	35.33	25.00	S45 03' 32"W
C20	20.41	25.00	N68 23' 36"E
C21	40.82	50.00	N68 23' 36"E
C22	70.71	50.00	N44 30' 43"E
C23	70.71	50.00	S45 31' 17"W
C24	40.82	50.00	N68 23' 02"W
C25	20.41	25.00	N68 23' 02"W
C26	35.33	25.00	N45 33' 21"E
C27	35.38	25.00	S44 26' 28"E
C28	86.81	550.00	N85 59' 19"E
C29	40.48	550.00	N75 21' 14"E
C30	69.59	728.00	N75 21' 12"E

	D	FINAL PLAT	AEM
	E	UTILITY INCHES	AEM
	F	ADDED INSET	AEM
	G	ADDED BASE FLOOD ELEVATIONS	AEM
	H	REAR MIN. SETBACK FROM "D" TO "G"	AEM
	I	DIMENSIONS & AREAS OF LOTS 24--36, 42, 43 & 49--55	AEM
	J	PER YOUNGSVILLE COMMENTS	AEM
	K	DESCRIPTION	AEM
	L	REVISIONS	BY

CITY OF YOUNGSVILLE					
CITY OF YOUNGSVILLE					
BELL SOUTH					
SUBSURFACE-CURB AND GUTTER					
ASPHALT, CURB & GUTTER					
85 RESIDENTIAL					
2 COMMERCIAL					
1 SEMI-LEFT STATION SITE					
39.11' (LOT 10)					
11,979.8 S.F. (LOT #5)					
MUNICIPAL ADDRESS					
30'					
30'					
30'					
MINIMUM SETBACKS**					
57.438 SQ. FT.					
21,860 SQ. FT.					
156,651 SQ. FT.					
5.41 ACRES					

Intersection of the Louisiana
29 US East a distance of 614.96

WATER OF IMPROVEMENTS
DRAINAGE
ELECTRIC
TELEPHONE
ROADWAY
ROADWAY

GENERAL NOTES
TOTAL NUMBER OF LOTS =

TOTAL AREA OF DEVELOPMENT
MINIMUM FRONTAGE
MINIMUM LOT SIZE

MINIMUM BUILDING SETBACKS
REAR LOT LINE
FRONT

COMMON OPEN SPACE
GREEN SPACE (RESV)
GREEN SPACE (RESV) P/W
GREEN SPACE (OTHER)
TOTAL GREEN SPACE

ing at the Southeast right of way corner
of the 1st block, Hence South 81° 07' 44"

to the 89° 09' 05"	East a distance of 41.95 feet	to the 89° 07' 44"	East a distance of 62.83 feet
to the 89° 07' 44"	East a distance of 37.50 feet	to the 89° 07' 44"	East a distance of 37.50 feet
to the 89° 07' 44"	East a distance of 29.83 feet	to the 89° 07' 44"	East a distance of 29.83 feet
to the 89° 07' 44"	East a distance of 22.92 feet	to the 89° 07' 44"	East a distance of 22.92 feet
to the 89° 07' 44"	East a distance of 16.22 feet	to the 89° 07' 44"	East a distance of 16.22 feet
to the 89° 07' 44"	East a distance of 10.22 feet	to the 89° 07' 44"	East a distance of 10.22 feet
to the 89° 07' 44"	East a distance of 10.26 feet	to the 89° 07' 44"	East a distance of 10.26 feet
to the 89° 07' 44"	East a distance of 10.26 feet	to the 89° 07' 44"	East a distance of 10.26 feet
to the 89° 07' 44"	East a distance of 13.98 feet	to the 89° 07' 44"	East a distance of 13.98 feet
to the 89° 07' 44"	East a distance of 41.50 feet	to the 89° 07' 44"	East a distance of 41.50 feet
to the 89° 07' 44"	West a distance of 210.00 feet	to the 89° 07' 44"	West a distance of 210.00 feet
to the 89° 07' 44"	West a distance of 174.85 feet	to the 89° 07' 44"	West a distance of 174.85 feet
to the 89° 07' 44"	East a distance of 316.20 feet	to the 89° 07' 44"	East a distance of 316.20 feet
to the 89° 07' 44"	East a distance of 205.21 feet	to the 89° 07' 44"	East a distance of 205.21 feet
to the 89° 07' 44"	East a distance of 40.52 feet	to the 89° 07' 44"	East a distance of 40.52 feet
to the 89° 07' 44"	East a distance of 32.05 feet	to the 89° 07' 44"	East a distance of 32.05 feet
to the 89° 07' 44"	West a distance of 27.65 feet	to the 89° 07' 44"	West a distance of 27.65 feet
to the 89° 07' 44"	West a distance of 34.86 feet	to the 89° 07' 44"	West a distance of 34.86 feet
to the 89° 07' 44"	East a distance of 120.01 feet	to the 89° 07' 44"	East a distance of 120.01 feet

of Beginning.

[illegible]

That certain parcel of ground containing ± 51.889 acres, located in Section 32, Township 10 South, Range 5 East, City of Youngsville, Lafayette Parish, Louisiana, being more particularly described as follows:

Youngsville Police Department

Item 6.3

Jean Paul Broussard
Chief of Police

P.O. Box 310
311 Lafayette Street
Youngsville, LA 70592

Office: (337) 856-5931
Fax: (337) 856-4904



MEMORANDUM

Date: May 7, 2026

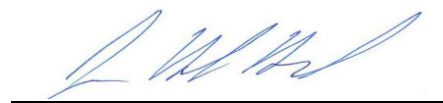
To: Mayor Ritter
City Clerk Nicole Guidry

From: Chief Jean Paul Broussard

Re: Youngsville Civil Service Board
Police Representative Election Results

Please be advised that Scott Clostio was duly elected to serve on the Youngsville City Service Board as the Police Representative on February 20, 2026.

In accordance with applicable procedures and governing requirements, this matter is being submitted to the Mayor and Council for appointment.

A handwritten signature in blue ink, appearing to read "J. P. Broussard", is written over a horizontal line.

Jean Paul Broussard
Chief of Police

The following Resolution was offered by _____, seconded by _____:

RESOLUTION NO. 2026-13

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, LLC, PERTAINING TO THE COMPLETION OF A CONTRACT FOR THE FORTUNE ROAD EXTENSION AND ROUNDABOUT PROJECT.

WHEREAS, Glenn Lege Construction, LLC, as Contractor, has substantially completed the Fortune Road extension and Roundabout Project, for the City of Youngsville, Louisiana, as of May 12, 2026, in accordance with the plans and specifications contained in the Contract Documents pertaining thereto; and

WHEREAS the City of Youngsville, Louisiana desired to accept the work as being substantially complete with punch list items as noted and attached.

NOW, THEREFORE, BE IT RESOLVED, by the City of Youngsville, of the Parish of Lafayette, Louisiana, that the Mayor of the Said City of Youngsville be and is hereby empowered, authorized and directed to execute an Act of Substantial Completion, accepting the work as being substantially complete and that the Mayor be authorized and directed to have a copy of said Notice of Substantial Completion recorded in the Conveyance Records of the Parish of Lafayette, State of Louisiana.

This resolution having been submitted to a vote, the vote thereon was as follows:

YEAS:

NAYS:

ABSTAINED:

ABSENT:

AND the resolution was declared adopted on this 14th day of May, 2026.

Ken Ritter, Mayor

Nicole Guidry, City Clerk

NOTICE OF SUBSTANTIAL COMPLETION

TO ALL WHOM IT MAY CONCERN, and especially to all subcontractors, workmen, laborers, mechanics, and furnishers of materials:

Public Notice is hereby given according to law that the undersigned Owner has accepted, as substantially complete, the work done on the Fortune Road Extension and Roundabout Project, City of Youngsville by Glenn Lege Construction, LLC, as Contractor, under its contract with said firm date of April 12, 2023, and recorded as Act No. 2023-00010865 in the Mortgage Records of the Parish of Lafayette, Louisiana.

All subcontractors, workmen, laborers, mechanics, and furnishers of materials must assert whatever claim they may have against the said Contractor, growing out of the execution of said Contract, according to law, within 45 days from registration hereof.

CITY OF YOUNGSVILLE, LOUISIANA

BY: _____

Ken Ritter, Mayor

Date: _____ day of _____, 2026

The following Resolution was offered by _____, seconded by _____:

RESOLUTION NO. 2026-14

A RESOLUTION OF THE CITY OF YOUNGSVILLE IN SUPPORT OF THE HWY. 89 PAVEMENT PRESERVATION PROJECT: CHEMIN METAIRIE PKWY. TO CHURCH ST.; AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS; AND ASSUME RESPONSIBILITY FOR LOCAL MATCH FUNDING.

WHEREAS, the City of Youngsville desires to improve the road conditions on Hwy. 89 from Chemin Metairie Pkwy. to Church St. to increase the life of the roadway; and

WHEREAS, under the provisions of Title 23, United States Code, "Highways", funds have been appropriated out of the Highway Trust Fund to finance improvement projects under the direct administration of the LA Department of Transportation and Development; and

WHEREAS, The Hwy. 89 Pavement Preservation: Chemin Metairie Pkwy. to Church St. project has been accepted; and

WHEREAS, the funding is conditional on the City adopting a resolution certifying that it will comply with certain requirements.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Youngsville, Parish of Lafayette, Louisiana, does hereby support the Hwy. 89 Pavement Preservation Project: Chemin Metairie Pkwy. to Church St.

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to enter into any and all agreements pertaining to this project.

BE IT FURTHER RESOLVED, that the City assumes full responsibility for the required local match of 20%; pre-construction engineering, construction administration and testing; rights-of-way, permits utility clearance and relocation, managing and maintaining the project; and for any legal liability incurred as a result of the project.

BE IT FURTHER RESOLVED, all resolutions, or parts thereof, in conflict herewith are hereby repealed.

The Resolution having been submitted to a vote, the vote thereon was as follows:

YEAS:

NAYS:

ABSTAINED:

ABSENT:

This Resolution was declared adopted on this 14th day of May, 2026.

Ken Ritter, Mayor

Nicole Guidry, City Clerk

The following Ordinance was offered by _____ and seconded by _____:

ORDINANCE NO. 511-2026

AN ORDINANCE OF THE CITY OF YOUNGSVILLE, LOUISIANA AMENDING THE CODE OF ORDINANCES CHAPTER 130 "LAND USE REGULATIONS" TO ESTABLISH PROCEDURES FOR COMMERCIAL DEVELOPMENT VARIANCES.

BE IT ORDAINED by the City Council of the City of Youngsville, Parish of Lafayette, Louisiana that:

WHEREAS, the City Council of the City of Youngsville desires to amend the Youngsville Code of Ordinances, Chapter 130 "*Land Use Regulations*", Section 130-5 "*Requirements, restrictions, and responses*".

NOW, THEREFORE, BE IT FURTHER ORDAINED, by the City Council of the City of Youngsville, Parish of Lafayette, Louisiana that:

SECTION 1: All of the aforescribed "WHEREAS" clauses are herein adopted as part of this Ordinance.

SECTION 2: The City of Youngsville Code of Ordinances, Chapter 130 "*Land Use Regulations*", Section 130-5 "*Requirements, restrictions, and responses*." is hereby amended and supplemented as follows:

(n) For the purposes of this chapter, any property owner interested in submitting a request for a variance(s) for a commercial business (*Neighborhood business land use (NB)*, *General Business Land Use (GB)*, *Institutional land use (IT)*, *Industrial land use (ID)* or *Obnoxious land use (OB)*) that is contiguous to a residential lot shall:

- (1) Obtain a petition form from City Hall;
- (2) Collect signatures from all immediate adjacent property owners of record listed on the current tax rolls by the Lafayette Parish Assessor. Property directly across a roadway from the proposed business site is treated as adjacent property;
- (3) Obtain a letter of no objection from the homeowners' association, if applicable;
- (4) Submit the petition and letter of no objection to City Hall no later than the Tuesday of the week prior to the Council meeting; and
- (5) Appear in person at the Council meeting.

(no) Where the ordinance requires a fence adjacent to a single-family residential neighborhood, an eight feet fence shall be used.

(ep) For buildings governed by this chapter, other than single family residences, that have more than two stories, the setback shall increase by ten feet from all property lines for each story above the second story. The total buffer is the greater of the land use grid definition or the enhanced setback listed above.

(pq) Specific requirements, restrictions, and responses for self-storage facilities.

(1) A minimum of 80 percent of the final finished face of any new self-storage building facility (single or multiple story building structure) directly facing any public street shall consist of a brick veneer final finish to maintain the aesthetic quality desired by the City of Youngsville.

(2) Each floor above the ground floor of a self-storage facility building that is facing a street shall at a minimum be comprised of 15 percent glass.

(3) The maximum property coverage of the self-storage building and pavement shall be 50 percent.

(4) Only one self-storage building will be allowed and permitted for a single property parcel.

(5) Self-storage units shall only be accessed from the interior of the building(s) or site. No unit doors may face the street or be accessed from the exterior of the building.

(6) Self-storage units shall not be used for:

a. Heavy manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances or other electrical equipment, or any other heavy industrial activity.

b. Conducting garage or estate sales. This does not preclude auctions or sales for the disposition of abandoned or unclaimed property.

c. Storage of flammable, perishable or hazardous materials or the keeping of animals.

(7) Outdoor storage is prohibited. All goods and property stored at a self-storage facility shall be stored in an enclosed building. No outdoor storage of boats, RVs, vehicles, or similar, or storage in outdoor storage pods or shipping containers is permitted.

(8) Recognition of existing facilities. Existing self-service storage businesses are permitted to expand or construct new buildings within parcels being used for self-storage as of the date of adoption of the ordinance codified in this section. The expansion or new construction shall be consistent with and meet all applicable standards.

SECTION 3: All Ordinances, or parts thereof, in conflict herewith are hereby repealed.

SECTION 4: This Ordinance shall be in full effect as permitted by law.

This Ordinance having been introduced on April 9, 2026, and published by title only giving Notice of a Public Hearing on May 14, 2026, was submitted to a vote and the vote thereon was as follows:

YEAS:

NAYS:

ABSTAINED:

ABSENT:

This Ordinance was declared adopted on this 14th day of May, 2026.

Ken Ritter, Mayor

Nicole Guidry, City Clerk

PETITION FOR COMMERCIAL BUSINESS VARIANCE
CITY OF YOUNGSVILLE, LOUISIANA

Item 8.1

WE, THE UNDERSIGNED PROPERTY OWNERS OF PROPERTY ADJACENT TO (ADDRESS OF REQUESTED VARIANCE), RESPECTFULLY PETITION THE YOUNGSVILLE CITY COUNCIL TO CONSIDER A VARIANCE FOR (AGENDA ITEM).

PARCEL	PROPERTY OWNER	ADDRESS	IN FAVOR OF VARIANCE	NOT IN FAVOR OF VARIANCE	PHONE #

SUBMITTED BY: _____ DATE: ____/____/____

The following Ordinance was offered by _____ and seconded by _____:

ORDINANCE NO. 512-2026

AN ORDINANCE OF THE CITY OF YOUNGSVILLE, LOUISIANA, DECLARING INTENT
TO ACQUIRE FULL OWNERSHIP OF IMMOVABLE PROPERTY DESIGNATED AS 504
AVENUE A.

BE IT ORDAINED, by the City Council of the City of Youngsville that:

WHEREAS, certain immovable property situated in Section 17, Township 11 South., Range 5 East containing approximately .574 acres, more or less, ("Subject Property") has been adjudicated to the City of Youngsville by act recorded under Lafayette Parish Clerk of Court file number 9925180; and

WHEREAS, the Subject Property is more fully identified as 504 Avenue A, Youngsville, LA 70592; and

WHEREAS, the City of Youngsville seeks to acquire full ownership (title) to the Subject Property at issue as provided in R.S. 47:2236; and

WHEREAS, in accordance with R.S. 47:2236 (A) the City of Youngsville is declaring its intent to acquire full ownership of the Subject Property.

NOW, THEREFORE, BE IT FURTHER ORDAINED, by the City Council of the city of Youngsville, Parish of Lafayette, State of Louisiana that:

SECTION 1: All the aforescribed "Whereas" clauses are adopted as part of this ordinance.

SECTION 2: The City of Youngsville by and through the submission and adoption of this ordinance declares its intent to acquire title (full ownership) of the Subject Property as provided by R.S. 47:2236.

SECTION 3: The City Clerk for the City of Youngsville is hereby authorized and shall record this ordinance in the mortgage records for the Parish of Lafayette in compliance with R.S. 47:2236 (B).

SECTION 4: The City Clerk for the City of Youngsville is further authorized to issue all requisite notices and publications as required by R.S. 47:2236 (C) (1&2) and (D) (1&2).

SECTION 5: This Ordinance shall be in full effect as permitted by law.

This Ordinance having been introduced on May 14, 2026, and published giving Notice of the City of Youngsville's intent to terminate all ownership rights and acquire title to the Subject Property. This Ordinance was submitted to a vote, and the vote therein was as follows:

YEAS:

NAYS:
ABSTAINED:
ABSENT:

This ordinance was declared adopted on the 11th day of June, 2026.

Ken Ritter, Mayor

Nicole Guidry, City Clerk

The following Ordinance was offered by _____ and seconded by _____:

ORDINANCE NO. 513-2026

AN ORDINANCE OF THE CITY OF YOUNGSVILLE, LOUISIANA AMENDING
THE CODE OF ORDINANCES CHAPTER 12 “NUISANCES” AS IT RELATES TO
OPERATIONS AND FINES FOR CONSTRUCTION OR REPAIRS.

BE IT ORDAINED by the City Council of the City of Youngsville, Parish of Lafayette, Louisiana that:

WHEREAS, the City Council of the City of Youngsville desires to amend the Youngsville Code of Ordinances, Chapter 12 “*Nuisances*”, Section 12-77 “*Construction or repairs*” and Section 12-83 “*Violations*”.

NOW, THEREFORE, BE IT FURTHER ORDAINED, by the City Council of the City of Youngsville, Parish of Lafayette, Louisiana that:

SECTION 1: All of the aforescribed “WHEREAS” clauses are herein adopted as part of this Ordinance.

SECTION 2: The City of Youngsville Code of Ordinances, Chapter 12 “*Nuisances*”, Section 12-77 “*Construction or repairs.*” is hereby amended and supplemented as follows:

Sec. 12-77. - Construction or repairs.

- (a) No person shall operate, or permit to be operated, any equipment or perform, or permit to be performed, any outside construction or repair work on buildings, structures or projects, or to operate any pile driver, steam shovel, pneumatic hammer, derrick, steam or electric hoist, or other construction-type device, on private property or on a public way, within any residential district or commercial district between the hours of ~~10~~8:00 p.m. of one day and 7:00 a.m. of the next day, or on major holidays (Easter Day, Thanksgiving Day, Christmas Eve, Christmas Day), except to perform emergency work.
- (b) Construction projects, pursuant to any applicable building permit, shall be subject to the maximum permissible noise level specified for industrial districts between the hours of 7:00 a.m. of one day and ~~10~~8:00 p.m. of the same day.
- (c) Construction activities to perform emergency work are excluded from the provisions of this article.

SECTION 3: The City of Youngsville Code of Ordinances, Chapter 12 “*Nuisances*”, Section 12-83 “*Violations.*” is hereby amended and supplemented as follows:

Sec. 12-83. - Violations.

Violations of this article shall be subject to fines or imprisonment, or both. Unless otherwise noted in this article, the following fines or incarceration requirements shall be enforced. Violators of [sections 12-66](#) through [12-68](#), [12-71](#), [12-72](#) through [12-73](#), and [12-75](#) through [12-79](#) shall be fined up to ~~\$500~~\$1,000.00 or imprisoned for 30 days, or both. Violators of [section 12-80](#) shall be fined not less than \$250.00 and not more than ~~\$500~~\$1,000.00 and may be incarcerated for not more than 30 days or both.

SECTION 4: All Ordinances, or parts thereof, in conflict herewith are hereby repealed.

SECTION 5: This Ordinance shall be in full effect as permitted by law.

This Ordinance having been introduced on May 14, 2026, and published by title only giving Notice of a Public Hearing on June 11, 2026, was submitted to a vote and the vote thereon was as follows:

YEAS:

NAYS:

ABSTAINED:

ABSENT:

This Ordinance was declared adopted on this 11th day of June, 2026.

Ken Ritter, Mayor

Nicole Guidry, City Clerk

**DSA PROJECT STATUS
CITY OF YOUNGSVILLE
May 2026**

Item 10.1

1. **Wastewater Treatment Plant (WWTP) Upgrade:** The Notice to Proceed was issued with an effective start date of October 13 with a one-year completion time. The contractor has formed and poured the concrete bottom slab for the headworks, and has poured the first level of walls. The headworks structure is anticipated to be complete in May. The contractor is backfilling the SBR area, then will begin pouring the bottom of the SBRs. Next month's work will include continuing to form and pour concrete, and beginning the plant piping work.
2. **New Water Treatment Plant:** Bids were opened for the addition of a fourth filter. DSA recommends award of the contract to the low bidder.
3. **Sugar Mill Pond Pump Station Upgrade:**

A parallel force main is being planned to serve growth in Sugar Mill Pond. We continue to work on the plans and awaiting gas line letter of no objection and funding.
4. **Pump Station #5 Upgrade:** This project entails upgrading Pump Station #5 on the Youngsville Highway across from Nunu's to handle sewer flow from new developments in this area. We have received the LDH permit and are preparing final documents to bid this project, and awaiting funding.
5. **Pump Station Upgrades for WWTP upgrade:** We are completing plans to upgrade Pump Station 8 (Durel/Beau Jardin) and 17 (Fieldcrest); the upgrades are necessary due to the increase in head conditions posed by the upgrade of the wastewater plant. LDH permit has been approved. We should advertise for bids shortly. Pump Station 1 (Church St) will be upgraded by changing the impellers. The impellers have been ordered and are expected to be delivered in June.