

PROCEEDINGS OF THE MAYOR AND CITY COUNCIL OF THE CITY OF YOUNGSVILLE, LOUISIANA
TAKEN AT THE CITY COUNCIL REGULAR MEETING HELD ON THURSDAY, SEPTEMBER 10, 2026 AT
6:00 PM AT YOUNGSVILLE CITY HALL COUNCIL CHAMBERS

1. OPENING

1.1. Invocation was led by Pastor Andy Tribe, Youngsville Community Church.

Mayor Ritter expressed his condolences to the family of Youngsville resident Rocky Landry.

1.2. Pledge of Allegiance was led by Simone B. Champagne.

2. ROLL CALL

PRESENT: Mayor Ken Ritter, Shannon D. Bares (Division A), Mayor Pro Tem Lindy Bolgiano (Division B), Nicholas Niland (Division D) entered the meeting at 6:07 p.m., Simone B. Champagne (Division E).

ABSENT: Matt Romero (Division C).

STAFF: Nicole Guidry (City Clerk), Cathryn Greig (CFO), Jean Paul Broussard (Police Chief), Wade Trahan (City Attorney).

3. MINUTES

3.1. Approval of August 13, 2026 minutes.

Motion made by Shannon D. Bares, seconded by Lindy Bolgiano, approving the August 13, 2026 minutes.

YEAS: Shannon D. Bares, Lindy Bolgiano, Simone B. Champagne.

NAYS: None.

ABSTAINED: None.

ABSENT: Matt Romero.

ABSENT AT VOTE: Nicholas Niland.

Motion Approved.

4. FINANCE REPORT

4.1. Approval of July 2026 finance report.

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

YEAS: Shannon D. Bares, Lindy Bolgiano, Simone B. Champagne.

NAYS: None.

ABSTAINED: None.

ABSENT: Matt Romero.

ABSENT AT VOTE: Nicholas Niland.

Motion Approved.

5. OTHER BUSINESS

5.1. Gabriel Lewis introduced himself as Justice of the Peace elect for Ward 9.

5.2. Art LeBreton, Jr. announced his candidacy for Chief of Police.

5.3. David Way announced his candidacy for 15th JDC District Court Judge, Division I.

6. RESOLUTIONS

- 6.1. Resolution No. 2026-24 - A Resolution authorizing the Mayor of the City of Youngsville to execute a Cooperative Endeavor Agreement and all necessary documentation between the Louisiana Department of Treasury, State Of Louisiana, and the City of Youngsville for an appropriation from Act 3 of the 2026 Regular Legislative Session for road construction, maintenance & repairs. (\$200,000)

Motion made by Simone B. Champagne, seconded by Lindy Bolgiano, adopting Resolution No. 2026-24.

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

NAYS: None.

ABSTAINED: None.

ABSENT: Matt Romero.

Resolution Adopted.

- 6.2. Resolution No. 2026-25 - A Resolution authorizing the Mayor of the City of Youngsville to execute a Cooperative Endeavor Agreement and all necessary documentation between the Louisiana Department of Treasury, State Of Louisiana, and the City of Youngsville for an appropriation from Act 961 of the 2026 Regular Legislative Session for Road Improvements. (\$50,000)

Motion made by Lindy Bolgiano, seconded by Shannon D. Bares, adopting Resolution No. 2026-25.

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

NAYS: None.

ABSTAINED: None.

ABSENT: Matt Romero.

Resolution Adopted.

- 6.3. Resolution No. 2026-26 - A Resolution adopting the Louisiana Compliance Questionnaire for Audit Engagement for the City of Youngsville for fiscal year ending June 30, 2026.

Motion made by Simone B. Champagne, seconded by Lindy Bolgiano, adopting Resolution No. 2026-26.

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

NAYS: None.

ABSTAINED: None.

ABSENT: Matt Romero.

Resolution Adopted.

- 6.4. Resolution No. 2026-27 – A Resolution authorizing the Mayor to execute Equipment Lease-Purchase Agreements for the Youngsville Police Department.

Members of the council held discussions on the details of the lease with Chief Broussard and CFO Cathryn Greig. Ms. Champagne requested the Chief Broussard provide a written fleet plan.

Motion made by Simone B. Champagne, seconded by Lindy Bolgiano, adopting Resolution No. 2026-27, as amended.

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

NAYS: None.

ABSTAINED: None.

ABSENT: Matt Romero.

Resolution Adopted.

7. ORDINANCES FOR PUBLIC HEARING AND FINAL ADOPTION

- 7.1. Ordinance No. 517-2026 – An Ordinance of the City of Youngsville, Louisiana, amending the Code of Ordinances Chapter 130 “Land Use Regulations” as it relates to regulations of gas stations, was read aloud and opened for Public Hearing by Mayor Ritter.

Hearing no comments, a motion made by Lindy Bolgiano, seconded by Shannon D. Bares, adopting Ordinance No. 517-2026.

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

NAYS: None.

ABSTAINED: None.

ABSENT: Matt Romero.

Ordinance Adopted.

8. ORDINANCES FOR INTRODUCTION

- 8.1. Ordinance No. 518-2026 - 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 the tracts owned by J & M Land Investments, LLC and S & C Developers, LLC, consisting of 196.778 acres located in Section 30. Township 11 South, Range 5 East, Lafayette Parish, as shown on that map titled Map Showing Property to be annexed into the City of Youngsville, LA, containing 196.778 acres, prepared by Jeremy P. Soirez, Professional Land Surveyor, dated May 7, 2026.

Development investor John Cazayoux stated that the entire development would consist of approximately 600 residential homes ranging from \$250,000 - \$1.3 million with lot sizes ranging from 55'-120'. Upon questioning, he advised that there is a possibility for future variance requests and that the developers are holding discussions with local contractors.

Public comments were received from Brian Langlinais and Dewayne Viator.

Mayor Ritter and members of the Council held various discussions on the processes for annexation and platting associated with the proposed development.

Motion made by Lindy Bolgiano, seconded by Nicholas Niland, introducing Ordinance No. 519-2026.

YEAS: Lindy Bolgiano, Nicholas Niland.

NAYS: Shannon D. Bares, Simone B. Champagne.

ABSTAINED: None.

ABSENT: Matt Romero.

Motion Failed.

- 8.2. Ordinance No. 519-2026 - An Ordinance of the City of Youngsville, Louisiana amending the Code of Ordinances Chapter 130 “Land Use Regulations” as it relates to regulations of bars, lounges and nightclubs.

Motion made by Simone B. Champagne, seconded by Lindy Bolgiano, introducing Ordinance No. 519-2026.

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

NAYS: None.

ABSTAINED: None.

ABSENT: Matt Romero.

Motion Approved.

9. MAYOR & COUNCIL ANNOUNCEMENTS

9.1. Mayor/Staff Announcements

- Roads/Drainage: Hwy. 89 Phase 1B – wrapping up transitions, Phase 2 – 60% complete with design & working on utility relocations. Fortune Rd Ext. – accepted and under the lien period. Larriviere Improvements – finishing up transitions from Hill Ridge to Hwy. 92, followed by completion of the second bridge. Left Turn Lanes - completed road work, working on ditch section near A&P Electrical. Road Striping Project – working preconstruction meeting. Chemin Agreeable Ph. 1 - complete and punch list underway. Hwy 89 Sidewalk – pending CEA from TAP grant.
- Water/Sewer: WWTP - 47% complete. Water Filter 4 – delivery expected in Feb. SMP Pump Station & Pump Station 5 Upgrades – plans complete, pending funds. Pump Stations 8 & 17 - preconstruction meeting last week.
- Fire Department – The Fire Prevention Program was approved on Aug. 31 by the Fire Marshall. They're moving forward continuing with pre-fire plans and will start building inspections.
- Farmers Market - Sat 8-12. Empower Women Connection - Sept 24. Career Fair at YSC - Nov 10. Chamber Golf Tournament - Nov 20. Little Big Town Concert this Saturday.

9.2. Council Announcements – none.

10. ADJOURNMENT

10.1. Adjourn Meeting

Motion made by Lindy Bolgiano, seconded by Nicholas Niland, to adjourn the meeting.
YEAS: Shannon D. Bares, Lindy Bolgiano, Nicholas Niland, Simone B. Champagne.

NAYS: None.

ABSTAINED: None.

ABSENT: Matt Romero.

Motion Approved.

/s/ Nicole Guidry

Nicole Guidry, City Clerk

/s/ Ken Ritter

Ken Ritter, Mayor