



CITY COUNCIL REGULAR MEETING AGENDA
201 IBERIA STREET - COUNCIL CHAMBERS
Thursday, October 8, 2026 at 6:00 PM

1. OPENING

- 1.1. Invocation led by Pastor Travis Minnich, First Assembly Youngsville.
- 1.2. Pledge of Allegiance led by Shannon D. Bares.

2. ROLL CALL

3. MINUTES

- 3.1. Approval of September 10, 2026 minutes.

4. FINANCE REPORT

- 4.1. Approval of August 2026 finance report.

5. PRELIMINARY PLATS (PUBLIC HEARING AND ADOPTION)

- 5.1. Request for Preliminary Plat approval of Burley Plantation, Phases 1A & 1B, located in Section 19, T11S, R5E.
- 5.2. Request for Preliminary Plat approval of Sugar Mill Pond, Phase 31, located in Section 12, T11S, R4E.

6. OTHER BUSINESS

- 6.1. Susan Theall to announce her candidacy for District Judge, Division M.
- 6.2. Dyan Schnarrs to announce her candidacy for District Judge, Division M.
- 6.3. Proclamation recognizing October 4-10, 2026, as National 4-H Week.
- 6.4. Ann Raush to request the following variances for commercial development located at 1101 Fortune Rd:
 - a. To waive the required 36' access entrance.
 - b. To waive the required sidewalk along Fortune & Atlas Roads.
- 6.5. Colton Blanco to request a variance to allow the operation of a food truck within 100 ft from the main entrance of a fixed food establishment (Crawfish Boss) (Sec. 8-105.)
- 6.6. Jessica Tavernit to request a variance to allow a 5' reduction in the rear setback and a 10' reduction on the west side setback for mobile home located at 167 Vermilion Circle.

7. RESOLUTIONS

- 7.1. Resolution No. 2026-28 – A Resolution of the City of Youngsville declaring movable property as surplus and further authorizing disposal in accordance with state law.
- 7.2. Resolution No. 2026-29 – A Resolution amending the 2026-2027 Utility Fund Budget in the amount of \$75,000 for a noise reduction enclosure at the Water Treatment Plant.
- 7.3. Resolution No. 2026-30 – A Resolution amending the 2026-2027 1999 Sales Tax Fund Budget in the amount of \$130,000 for bar screen repair at the Wastewater Treatment Plant.

8. ORDINANCES FOR PUBLIC HEARING AND FINAL ADOPTION

- 8.1. 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.

9. ORDINANCES FOR INTRODUCTION

- 9.1. Ordinance No. 520-2026 - 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.

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/>

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



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

September 30, 2026

Honorable Ken Ritter
Mayor
City of Youngsville
201 Iberia Street
Youngsville, LA 70592

**Subject: Burley Plantation Phases 1A and 1B
Residential Development**

Dear Mayor Ritter:

The preliminary plat for Burley Plantation, Phases 1A and 1B (A Single-Family Residential Development located in Section 19, T11S - R5E, Lafayette Parish, Louisiana) has been submitted and reviewed for general compliance with the requirements for development in the City of Youngsville (City).

We recommend the City of Youngsville approve this Preliminary Plat—specifically the corporate portion falling within the municipal limits—subject to the following specific revisions and development conditions:

SPECIFIC PLAT REVISIONS

- A. Provide a comprehensive legal description of the property on the plat.
- B. Lots 90-101 along the southwestern boundary are verified to sit outside the current city boundary line. These lots are in Unincorporated Lafayette Parish and must be formally annexed into the City of Youngsville before final plat recordation.
- C. Explicitly identify all primary drainage servitudes across the property, with specific labeling and dimensional boundaries for Bayou Parc Perdue W-23 (Lat 1A).
- D. Identify common/detention areas to be used for each development phase in acres. Note: drainage servitudes shall not be considered common area.
- E. Include utility servitude niche for each lot.
- F. Include note requiring sidewalks along all City streets as required per City of Youngsville Ordinances.
- G. Streets shall be curb and gutter.

- H. Provide curve tables and tangent lengths for all lots.
- I. Include Floodplain Note: Any structure, enclosed on three or more sides, must be elevated so that the minimum elevation of its Finished Floor Elevation (FFE) is the higher value of either 1' above the Base Flood Elevation (BFE), 1.5' above the road's center line in located in Flood Zone X or X500, or 2' above the road's center line in located in Flood Zones A or AE.
- J. Revise the street geometry to connect the northern stub of Zurich Avenue completely through to the right-of-way of Street B to achieve proper neighborhood traffic connectivity.
- K. The minimal size of the lot property line adjacent to the street is 65 feet for front-loaded lots and 55 feet for back - loaded lots. Please include incentives with an amenity plan to meet minimal design standards.
- L. An approved LADOTD access permit for Guillot Road (80' Public R/W) must be obtained prior to construction. LADOTD may require a Traffic Impact Analysis (TIA) and specific highway turning lane modifications, which must be fully engineered into the civil construction plans before a City Construction Permit will be issued.

PLAT/SUBDIVISION CONDITIONS

1. 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.
2. 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
3. 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.
4. 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.
5. 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 development.

6. Add the drainage servitude for Bayou Parc Perdu W-23 (Lat 1A). Drainage servitude language should read "30' public drainage servitude from apparent top bank and inclusive of channel" on both sides of channel.
7. Add Note: Any development that fills or modifies a designated Special Flood Hazard Area must mitigate that development activity volumetrically.
8. Back out parking is not allowed.
9. A Traffic Impact Analysis is required if traffic generated is anticipated to be greater than 100 trips per hour.
10. 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

11. Ensure that the roadways labeled as "Street A", "Street B", "Street C", "Street D", and "Street E" are assigned approved names submitted through standard procedures.
12. 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.
13. 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.
14. 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.
15. 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.

16. 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.
17. 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 City's 25-year storm detention requirements.
18. 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.
19. Any changes to the Preliminary Plat made after this initial review may require a resubmittal of the Preliminary Plat.
20. 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.
21. The Developer is reminded that inspection services are required in the most recent Unified Development Code.
22. The Developer is reminded that this review letter does not permit or authorize the initiation of construction activities.
23. 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.
24. 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.

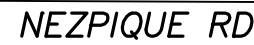
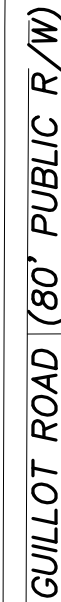
September 30, 2026

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



Lucas Hudspeth, PE

cc: Nicole Guidry, City Clerk
Terry Bourque, CAO
Mr. McLain, Owner/Developer
Andre' Montagnet, PE, PLS, Engineer/Surveyor



GENERAL NOTES

- TOTAL NUMBER OF LOTS----- 92

- TOTAL AREA OF DEVELOPMENT----- 65.08 ACRES

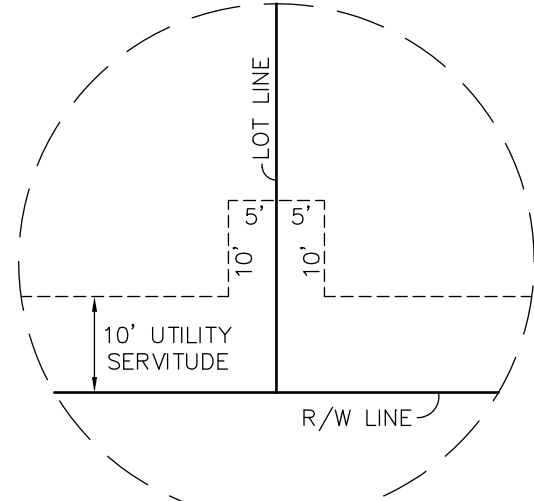
 TOTAL AREA OF PH 1A----- 36.01 ACRES

 TOTAL AREA OF PH 1B----- 29.07 ACRES

MINIMUM FRONTAGE----- 60.0'

MINIMUM LOT SIZE----- 7,800 SQ. FT.

----- MUNICIPAL ADDRESS

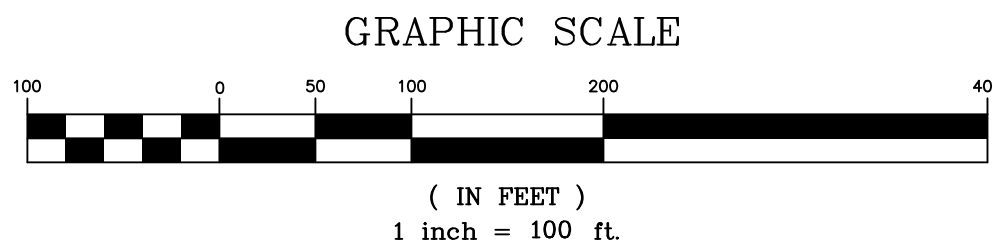


TYPICAL UTILITY
SERVITUDE NICHE

DATE: AUGUST 21, 2026 SCALP

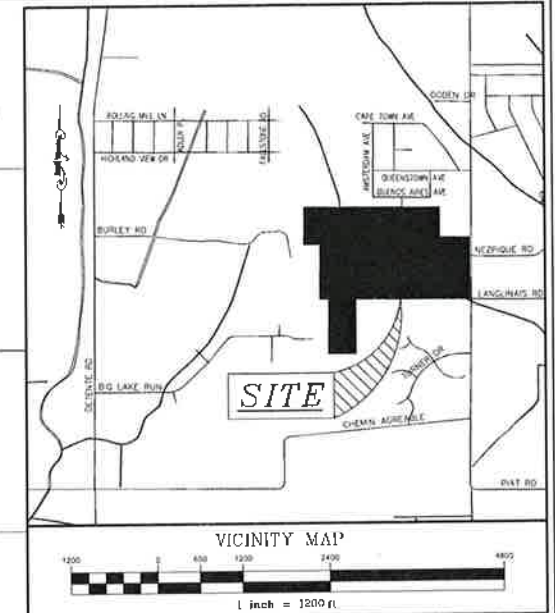
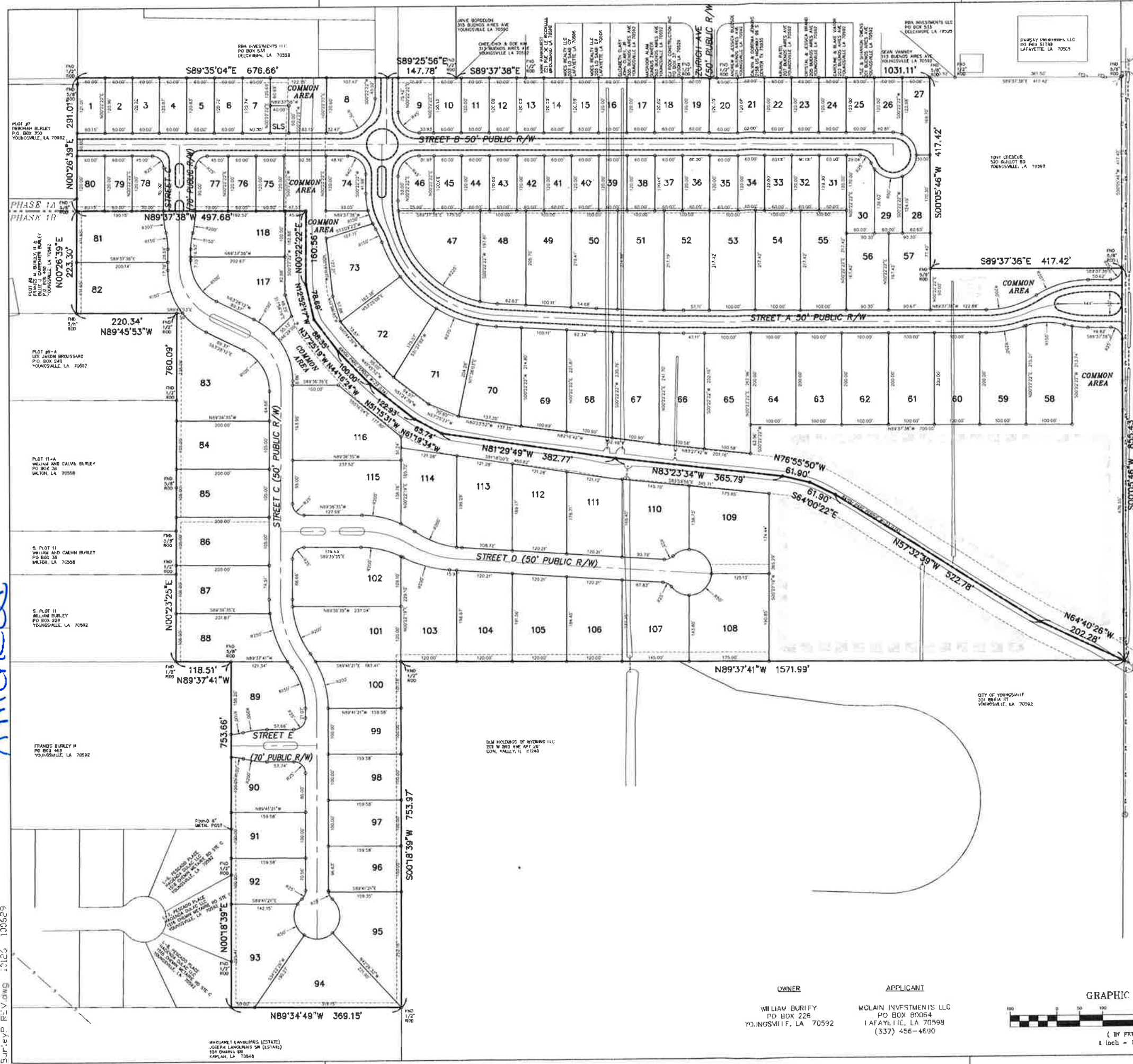
A circular professional seal for a Land Surveyor in the State of Louisiana. The outer ring contains the text "STATE OF LOUISIANA" at the top and "LAND SURVEYOR" at the bottom, separated by small stars. In the center, there is a small emblem of a pelican feeding its young in a nest. Below the emblem, the text reads: "A. E. MONTAGNET", "License No. 4484", "PROFESSIONAL", "8/21/26", and "LAND SURVEYOR".

<u>OWNER</u>	<u>APPLICANT</u>
WILLIAM BURLEY PO BOX 226 YOUNGSVILLE, LA 70592	MCLAIN INVESTMENTS LLC PO BOX 80064 LAFAYETTE, LA 70598 (337) 456-4690



Amended

Burley_P REV.dwg 10/26 130629



NOTES:
BEARINGS ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1984 (NAD 83), SOUTH ZONE.
ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM), Panel No. 22050275J DATED DECEMBER 21, 2018, THIS PROPERTY IS LOCATED IN ZONE X, WHICH IS NOT CONSIDERED A SPECIAL FLOOD HAZARD AREA.
THIS SURVEY WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION BASED ON STANDARDS FOR CLASS C SURVEYS IN ACCORDANCE WITH THE APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
MONTAGNET & DOMINGUE, INC. IS NOT RESPONSIBLE FOR ANY EASEMENTS, RIGHTS OF WAY OR SERVITUDES NOT SHOWN. THIS FIRM HAS DONE NO PUBLIC RECORDS SEARCH TO LOCATE SUCH ITEMS OF RECORD.
REFERENCE PLAT:
BURLEY PLANTATION
BY: ROLAND LAURENT, P.L.S.
DATE: AUGUST 14, 1978
REVISED: OCTOBER 9, 1978
ACT NO. 1978-22091
BURLEY PLANTATION
BY: F. LEE JULLEY, P.L.S.
DATE: SEPTEMBER 1981
ACT NO. 1981-29832
WILLIAM C. BURLEY
BY: WALTER COMEAUX, I. P.L.S.
DATE: FEBRUARY 21, 2020
ACT NO. 2020-8849
MON CHERIE SUBDIVISION
BY: FRANCIS FORTELL, P.L.S.
DATE: MARCH 21, 2022
ACT NO. 2022-12077
TYPICAL UTILITY SERVITUDE NICHE
TYPES OF IMPROVEMENTS
WATER --- CITY OF YOUNGVSILLE
SEWER --- CITY OF YOUNGVSILLE
ELECTRIC --- SLEMCO
COMMUNICATIONS --- AT&T/DOX
DRAINAGE --- SUBSURFACE
ROADWAY --- ASPHALT
GAS --- CENTENNIT ENERGY
GENERAL NOTES
TOTAL NUMBER OF LOTS --- 118
TOTAL AREA OF DEVELOPMENT --- 65.08 ACRES
TOTAL AREA OF PH 1A --- 36.01 ACRES
TOTAL AREA OF PH 1B --- 29.07 ACRES
MINIMUM FRONTAGE --- 57.86'
MINIMUM LOT SIZE --- 7,860 SQ. FT.
CITY OF YOUNGVSILLE
101 BROAD ST.
YOUNGVSILLE, LA 70592
CITY OF YOUNGVSILLE
1812 MILITARY CAMPUS RD. STE. 303
WABINGTON, NC 28402

NOTE: THIS DOCUMENT IS PRELIMINARY. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.
A PRELIMINARY MAP OF SURVEY CREATING
BURLEY PLANTATION, PHASES 1A & 1B
(A RESIDENTIAL DEVELOPMENT)
STREET ADDRESS: GUILLOT RD
YOUNGVSILLE, LA 70592
LOCATED IN THE CITY OF YOUNGVSILLE
SECTION 19, T-11-S, R-5-E,
LAFAYETTE PARISH, LOUISIANA
PREPARED BY: *PRELIMINARY*
ANDRE E. MONTAGNET
P.L.S. NO. 4484
C.E. NO. 18687
MONTAGNET AND DOMINGUE, INC.
136 CLARA VON DRIVE
LAFAYETTE, LOUISIANA 70503
Phone: (337)981-2130 Fax: (337)981-3282
DATE: AUGUST 21, 2026 SCALE: 1"=100'
OWNER
WILLIAM BURLEY
PO BOX 226
YOUNGVSILLE, LA 70592
APPLICANT
MCLAIN INVESTMENTS LLC
PO BOX 80064
LAFAYETTE, LA 70508
(337) 456-4690
GRAPHIC SCALE
1"=100 FT.
1 inch = 100 ft.



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

September 30, 2026

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

**Subject: Sugar Mill Pond Subdivision Phase 31
Preliminary Plat Review**

Dear Mayor Ritter:

The preliminary plat for Sugar Mill Pond Phase 31 (A Traditional Neighborhood Development located in Section 12, T11S - R4E, Lafayette Parish, Louisiana) 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 September 16, 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 4 Plat Revisions included in the ADRC Review Report.
- B. Please include names and addresses of all adjacent property owners.
- C. Provide the specific address for the lots per the ADRC report.
- D. Please add a note that sidewalks are required along all City streets.
- E. Please revise title to Traditional Neighborhood Development
- F. Please add a Floodplain note : 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
- G. Please ensure the turn radiuses are designed adequately for Emergency Vehicles to maneuver in Private Right of Access. Submit results to the City of Youngsville for review.

- H. Please revise property boundary lines so that the boundaries do not encroach on the Private Right of Passage. Include a 5' setback between the boundary and Private Right of Passage.
- I. Please note all utilities located within the Private Right of Access will remain private and all maintenance will be the sole responsibility of the Homeowner Association.

PLAT/SUBDIVISION CONDITIONS

- 1. We recommend waivers for condition items #6 and #7 and replace them with the City of Youngsville's drainage, floodplain and detention requirements.
- 2. We recommend no additional waivers to the remaining 20 conditions.
- 3. 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.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. 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.
- 8. A minimum of 10% Common Open Space is required for all residential developments. Detention ponds can only account for 50% of common area and must be aerated to count as Common Open Space.

9. 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 Youngsville 25-year detention requirements.
10. 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.
11. Any changes to the Preliminary Plat made after this initial review may require a resubmittal of the Preliminary Plat.
12. 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.
13. The Developer is reminded that inspection services are required in the most recent Unified Development Code.
14. The Developer is reminded that this letter does not permit the initiation of construction activities.
15. 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.
16. 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: September 16, 2026

Case Number: 2026-60-PC

Case Name: Sugar Mill Pond - Phase 31

Recommendation: Approval subject to the following conditions.

CONDITIONS:

1. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: "Effluent will drain as approved by the State of Louisiana, Department of Public Health." (Lafayette Parish Health Unit)
2. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property corners and include 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. **Add 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 X, which is not considered a Special Flood Hazard Area. (Drainage)
13. Ensure that the roadway labeled as Streets A is assigned an approved name submitted through standard procedures. (Lafayette Parish Communication District)
14. Ensure that the numerical block range for Edgemere Street will continue to rise or lower in numerical sequence from the existing portion of this roadway. If it is not possible, ensure that roadway labeled with this name is assigned an approved name submitted through standard procedures. (Lafayette Parish Communication District)
15. Ensure that numerical block range for Harbor Road will continue to rise or lower in numerical sequence from the existing portion of this roadway. If it not possible, ensure that the roadway labeled with this name is assigned an approved name submitted through standard procedures. (Lafayette Parish Communication District)
16. Ensure 27' private Right of Passages between Lot 28-36, 37-45 are assigned approved names submitted through standard procedures. (Lafayette Parish Communication District)
17. Twenty percent (20%) open space is required. The calculation must be shown on the final plat. (Development)
18. There is no call for C72 in the curve table. (GIS)
19. Corner lots are subject to the line of sight requirements. 89-44(f). (Traffic, Roads & Bridges-Traffic Engineering)
20. A 25’ right of way radius must be dedicated at the intersection of Edgemere Street and Tidewater Way. LDC 89-44 (a) (2) (Traffic, Roads & Bridges-Traffic Engineering)

21. A Traffic Impact Analysis is required. LDC 89-26 (d) (c). (Traffic, Roads & Bridges-Traffic Engineering)
22. Americans with Disabilities Act (A.D.A.) compliant sidewalks are required to be constructed along all public streets. The A.D.A. compliant sidewalks are required to be constructed prior to final approval and recordation or at the time of the issuance of the certificate of occupancy. LDC 89-44 (e). (Traffic, Roads & Bridges-Traffic Engineering)

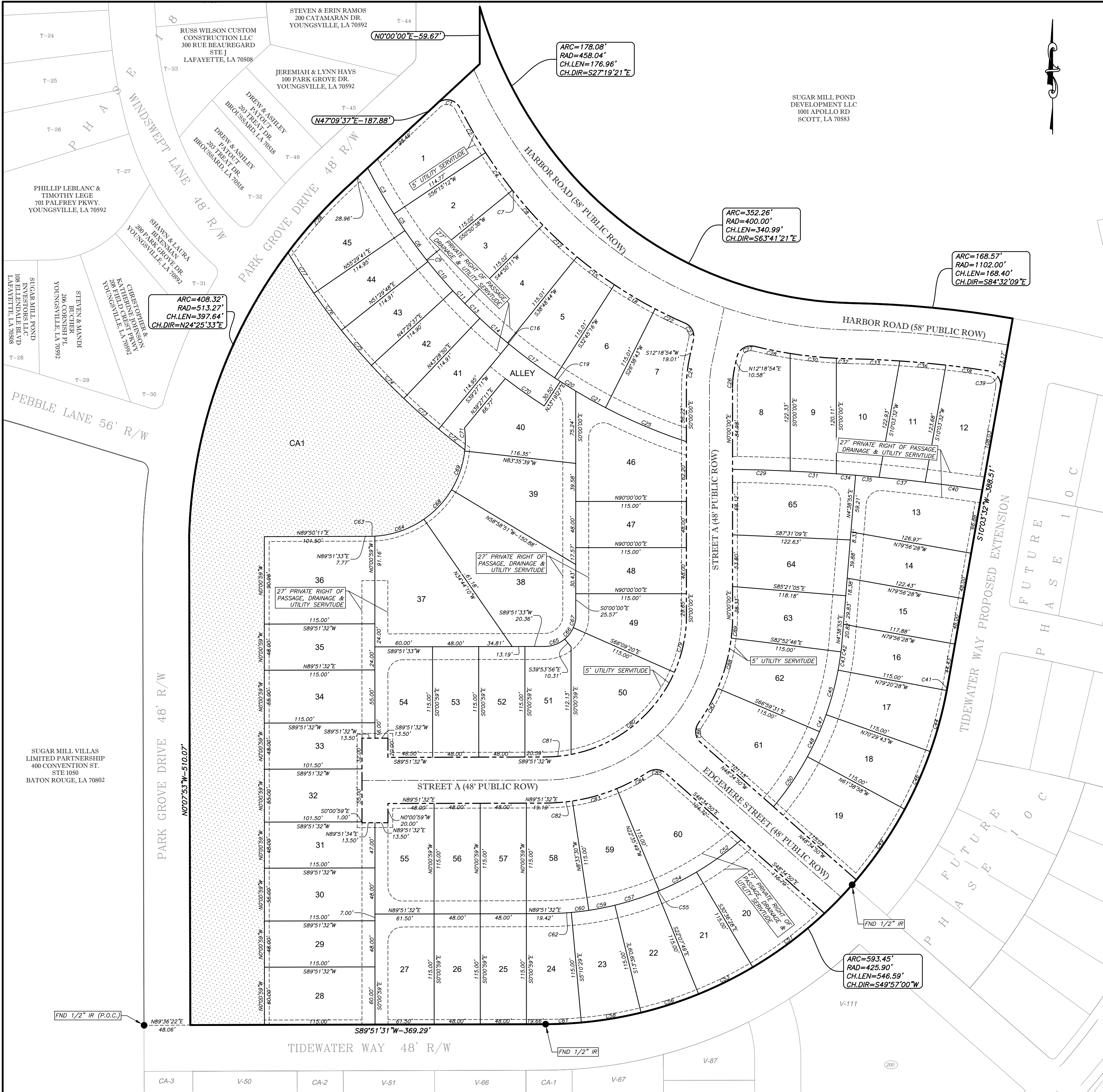
REVISIONS:

1. Dimensions and bearings of lot lines (to the nearest one hundredth (i.e. two decimal places)) 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, and the area in square feet of each lot. (LDC Art. 10, Sec 89-301) (Development)
2. 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) Add streets names surrounding the development. Recommendation for black & white map due to Clerk of Court scanning in black and white only. (Development)
3. Exterior boundaries overlap with Sugar Mill Pond Phase 1 (Act. 2005-45882). (Development)
4. Addresses: TBD Addresses to be determined at final plat review. (Development)

OTHER COMMENTS/SUGGESTIONS:

1. Provide and show on final plat, any additional utilities easement needed for required utilities facilities.
2. 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.
3. 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.
4. Land disturbance of **one acre** or more requires the preparation and submittal of a **SWPPP**.
5. **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.
6. **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.

7. 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.
8. Plat approval does not ensure that the condition of the property is such that the appropriate responding fire service can provide adequate fire protection to the property. It is the responsibility of the property owner, it's agents and/or representatives, to ascertain from the appropriate responding fire service what improvements to the property, if any, are required to best ensure adequate fire protection to the property.
9. This property is currently located in the unincorporated area of Lafayette Parish, therefore not zoned.



BUILDING SETBACKS

HOUSE
FRONT: 5'
SIDE: 5'
REAR: 13.5'
CORNER/SIDE 5'

DEVELOPER

RJD DEVELOPERS, LLC
200 PRESOTT BLVD, SUITE 200
YOUNGVILLE, LA 70592

OWNER

SUGAR MILL POND INVESTORS, LLC
200 PRESOTT BLVD, SUITE 200
YOUNGVILLE, LA 70592

TYPES OF IMPROVEMENTS

PUBLIC STREETS: ASPHALT, CURB & GUTTER WITH SIDEWALKS
WATER: CITY OF YOUNGVILLE
SEWER: CITY OF YOUNGVILLE
ELECTRIC: SLEMO
TELEPHONE: AT&T
CABLE TV: COX COMMUNICATIONS
GAS: ATMOS

GENERAL NOTES:

TOTAL NUMBER OF RESIDENTIAL LOTS: 65
AREA OF RESIDENTIAL LOTS: 10.291 ACRES
AREA OF COMMON AREA: 2.079 ACRES
AREA OF RIGHT OF WAY: 2.015 ACRES
TOTAL AREA OF DEVELOPMENT: 14.385 ACRES
MINIMUM LOT AREA: 5,056 SQ. FEET
MINIMUM FRONTAGE: 48.00'

LOTS CA-3, V-50, CA-2, V-51, V-66, CA-1, V-67, V-87, V-111
OWNER: SUGAR MILL POND INVESTORS LLC
108 ELLENDALE BLVD.
LAFAYETTE, LA 70508

CURVE TABLE				
Curve #	Radius	Length	Delta	Chord
C1	15.02'	27.74'	105°48'52"	S79°49'11"E - 23.97'
C2	526.13'	54.01'	5°52'34"	S29°51'10"E - 53.99'
C3	573.00'	55.08'	5°30'28"	S29°39'37"E - 55.06'
C4	526.13'	48.06'	5°14'03"	S35°24'38"E - 48.05'
C5	573.00'	20.91'	2°05'27"	S33°27'35"E - 20.91'
C6	573.00'	38.01'	3°48'02"	S36°24'20"E - 38.00'
C7	526.13'	2.94'	0°19'13"	S38°11'17"E - 2.94'
C8	458.00'	45.22'	5°39'27"	S41°17'21"E - 45.21'
C9	573.00'	1.98'	0°11'51"	S38°24'17"E - 1.98'
C10	573.00'	40.03'	4°00'11"	S40°30'18"E - 40.03'
C11	573.00'	18.21'	1°49'17"	S43°25'02"E - 18.21'
C12	458.00'	48.39'	6°03'13"	S47°08'41"E - 48.37'
C13	573.00'	21.92'	2°11'30"	S45°25'25"E - 21.92'
C14	573.00'	38.57'	3°51'23"	S48°26'51"E - 38.56'
C15	458.00'	48.75'	6°05'56"	S53°13'16"E - 48.73'
C16	573.00'	1.71'	0°10'17"	S50°27'41"E - 1.71'
C17	573.00'	59.20'	5°55'09"	N53°30'24"W - 59.17'
C18	458.00'	49.25'	6°09'42"	S59°21'05"E - 49.23'
C19	573.00'	7.10'	0°42'34"	S56°49'15"E - 7.10'
C20	573.00'	19.01'	1°54'03"	N58°07'34"W - 19.01'
C21	573.00'	35.41'	3°32'27"	S60°50'49"E - 35.40'
C22	458.00'	34.58'	4°19'32"	S64°35'42"E - 34.57'
C23	15.00'	20.70'	79°04'22"	S27°13'17"E - 19.10'
C24	148.00'	31.81'	12°18'54"	S60°27'27"W - 31.75'
C25	573.00'	91.32'	9°07'51"	S67°10'58"E - 91.22'
C26	100.00'	21.49'	12°18'54"	N60°27'27"E - 21.45'
C27	15.00'	23.93'	91°24'47"	N58°01'17"E - 21.47'
C28	458.00'	37.98'	4°45'06"	S78°38'52"E - 37.97'
C29	1915.00'	60.03'	1°47'46"	N88°17'16"W - 60.03'
C30	458.00'	48.28'	6°02'25"	S84°02'38"E - 48.26'
C31	1915.00'	48.08'	1°26'19"	N86°40'14"W - 48.08'
C32	458.00'	14.82'	1°51'15"	S87°59'27"E - 14.82'
C33	1044.00'	51.26'	2°48'48"	S87°30'41"E - 51.26'
C34	1915.00'	20.05'	0°36'00"	N85°39'05"W - 20.05'
C35	1915.00'	24.65'	0°44'15"	N84°58'57"W - 24.65'
C36	1044.00'	48.18'	2°38'38"	S84°46'57"E - 48.17'
C37	1915.00'	48.12'	1°26'23"	N83°53'38"W - 48.11'
C38	1044.00'	44.76'	2°27'23"	S82°13'57"E - 44.76'
C39	15.00'	23.84'	91°03'45"	S35°28'22"E - 21.41'
C40	1915.00'	60.05'	1°47'48"	N82°16'33"W - 60.05'
C41	425.90'	4.66'	0°37'35"	S10°20'44"W - 4.66'
C42	310.90'	7.98'	1°28'14"	N6°23'06"E - 7.98'
C43	310.90'	19.20'	3°32'18"	N8°53'23"E - 19.20'
C44	425.90'	65.75'	8°50'45"	S15°04'54"W - 65.69'
C45	310.90'	48.00'	8°50'45"	N15°04'54"E - 47.95'
C46	425.90'	65.75'	8°50'45"	S23°55'39"W - 65.69'
C47	310.90'	19.01'	3°30'12"	N21°15'23"E - 19.01'
C48	310.90'	28.99'	5°20'33"	N25°40'45"E - 28.98'
C49	425.90'	89.20'	11°59'58"	S34°21'01"W - 89.03'
C50	310.90'	62.97'	11°36'14"	N43°09'09"E - 62.86'
C51	425.90'	93.49'	12°34'37"	S33°06'13"W - 93.30'
C52	310.90'	57.36'	10°34'17"	N40°06'21"E - 57.28'
C53	425.90'	63.02'	8°28'40"	S63°37'51"W - 62.96'
C54	310.90'	43.47'	8°00'40"	N63°23'51"E - 43.43'
C55	310.90'	2.53'	0°28'00"	N67°38'11"E - 2.53'
C56	425.90'	63.02'	8°28'40"	S72°06'31"W - 62.96'
C57	310.90'	46.00'	8°28'40"	N72°06'31"E - 45.96'
C58	425.90'	63.02'	8°28'40"	S80°35'11"W - 62.96'
C59	310.90'	27.64'	5°05'39"	N78°53'40"E - 27.63'
C60	310.90'	18.36'	3°23'01"	N83°08'00"E - 18.36'
C61	425.90'	37.48'	5°02'33"	S87°20'47"W - 37.47'
C62	310.90'	27.36'	5°02'33"	N87°20'47"E - 27.35'
C63	100.00'	5.74'	3°17'14"	N88°12'55"E - 5.74'
C64	100.00'	54.64'	31°18'28"	N70°55'04"E - 53.97'
C65	32.90'	22.84'	39°45'59"	S69°29'03"W - 22.38'
C66	32.90'	15.08'	26°15'24"	S36°58'22"W - 14.95'
C67	32.90'	10.05'	17°30'21"	S15°05'30"W - 10.01'
C68	100.00'	42.31'	24°14'41"	N43°08'30"E - 42.00'
C69	100.00'	42.96'	24°36'48"	N18°42'45"E - 42.63'
C70	603.50'	49.55'	4°42'15"	S54°47'54"E - 49.54'
C71	100.00'	22.58'	12°56'13"	N0°48'12"W - 22.53'
C72	683.34'	48.36'	3°59'47"	N48°29'03"W - 48.35'
C73	683.34'	48.18'	3°58'53"	N44°29'43"W - 48.17'
C74	683.34'	48.06'	3°58'18"	N40°31'08"W - 48.05'
C75	683.34'	48.00'	3°58'01"	N36°32'58"W - 48.00'
C76	683.34'	50.17'	4°08'45"	N32°29'35"W - 50.16'
C77	510.45'	92.21'	10°21'00"	N42°01'50"E - 92.08'
C78	147.90'	53.84'	20°51'21"	S13°24'59"W - 53.54'
C79	147.90'	142.86'	55°20'32"	S51°30'56"W - 137.37'
C80	147.90'	27.57'	10°40'51"	S84°31'38"W - 27.53'
C81	195.90'	28.81'	8°25'34"	N85°39'16"E - 28.78'
C82	195.90'	48.00'	14°02'18"	N74°25'20"E - 47.88'
C83	195.90'	37.11'	10°51'11"	N61°58'36"E - 37.05'
C84	15.00'	19.60'	74°52'10"	S86°00'55"W - 18.24'
C85	15.00'	21.93'	83°45'10"	N6°42'15"W - 20.03'
C86	195.90'	41.59'	12°09'52"	N29°05'25"E - 41.51'
C87	195.90'	54.32'	15°53'15"	N15°03'51"E - 54.15'
C88	195.90'	15.47'	4°31'26"	N4°51'31"E - 15.46'

Lot Area Table	
LOT #	SQ. FT.
ALLEY	3,900
CA1	90,567
1	7,279
2	6,148
3	6,232
4	6,260
5	6,306
6	6,369
7	7,566
8	7,436
9	5,793
10	6,710
11	5,923
12	7,364
13	8,277
14	5,996
15	5,767
16	5,623
17	6,541
18	6,541
19	8,749
20	8,674
21	6,269
22	6,269
23	6,269
24	5,976
25	5,520
26	5,520
27	7,072
28	6,900
29	5,520
30	6,325
31	5,507
32	5,583
33	5,088
34	6,325
35	5,520
36	10,463
37	12,277
38	13,931
39	9,155
40	7,380
41	5,094
42	5,074
43	5,061
44	5,056
45	7,494
46	9,883
47	5,520
48	5,520
49	6,849
50	8,763
51	5,571
52	5,520
53	5,520
54	6,630
55	6,803
56	5,520
57	5,520
58	6,506
59	7,140
60	8,563
61	8,411
62	8,081
63	6,520
64	6,739
65	8,590

SURVEY NOTES

- 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.
- FIELD WORK PERFORMED ON TBD
- 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.
- THIS PLAT DOES NOT DEPICT ALL UTILITY LOCATIONS, OR EASEMENTS VISIBLE OR OF RECORD, THAT MAY EXIST ON OR ADJACENT TO PROPERTY.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED EASEMENT LINE
- PROPOSED STREET RIGHTS-OF-WAY
- LOT LINE
- CENTERLINE OF ROADWAY
- FLOODZONE LINE
- COMMON AREA
- SET 1/2" IR
- FOUND 1/2" IR (OR OTHERWISE NOTED)

REFERENCES

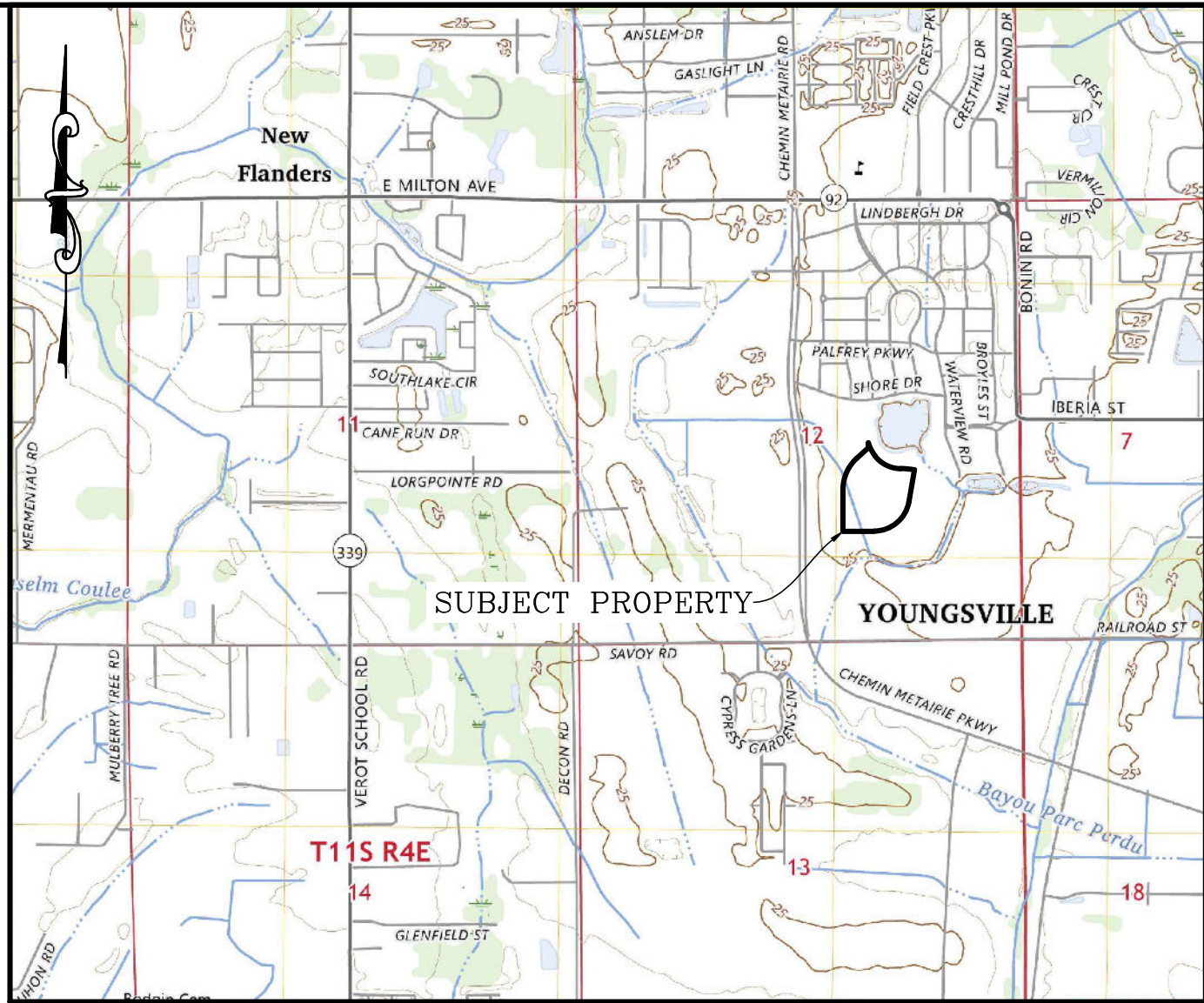
- PLAT OF SUGAR MIL POND PHASE 17 FILED IN ACT NO. 2020-46883
- FINAL PLAT OF SUGAR MILL POND PHASE I FILED 10/11/05
- REVISED RESUBDIVISION OF LOT A-1 SUGAR MILL POND PHASE I FILED 7/22/10

LEGAL DESCRIPTION

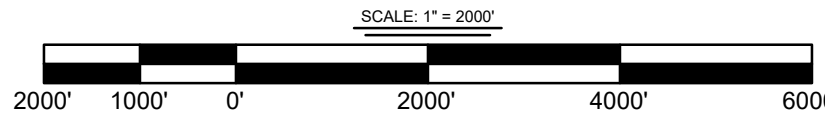
A CERTAIN PARCEL OF CONTAINING 14.385 ACRES, LOCATED IN SECTION 12 TOWNSHIP 11-SOUTH RANGE 4-EAST, CITY OF YOUNGVILLE, LAFAYETTE PARISH, LOUISIANA, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT A FOUND 1/2" IRON ROD MARKING THE EASTERN R.O.W. OF PARK GROVE DRIVE & THE NORTHERN R.O.W. OF TIDEWATER WAY
THENCE, N 89° 36' 22" E FOR A DISTANCE OF 48.06 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.)

THENCE, N 00° 07' 53" W FOR A DISTANCE OF 510.07 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 45° 34' 49", HAVING A RADIUS OF 513.27 FEET, AND WHOSE CHORD BEARS S 24° 25' 33" E FOR A DISTANCE OF 397.64 FEET TO A POINT.
THENCE, N 47° 09' 37" E FOR A DISTANCE OF 187.88 FEET TO A POINT.
THENCE, N 00° 00' 00" E FOR A DISTANCE OF 59.67 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 22° 16' 31", HAVING A RADIUS OF 458.04 FEET, AND WHOSE CHORD BEARS S 27° 19' 21" E FOR A DISTANCE OF 176.96 FEET TO THE BEGINNING OF A CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 50° 27' 28", HAVING A RADIUS OF 400.00 FEET, AND WHOSE CHORD BEARS S 63° 41' 21" E FOR A DISTANCE OF 340.99 FEET TO THE BEGINNING OF A CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 08° 45' 51", HAVING A RADIUS OF 1102.00 FEET, AND WHOSE CHORD BEARS S 84° 32' 09" E FOR A DISTANCE OF 168.40 FEET TO A POINT.
THENCE, S 10° 03' 32" W FOR A DISTANCE OF 388.51 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 79° 50' 06", HAVING A RADIUS OF 425.90 FEET, AND WHOSE CHORD BEARS S 49° 57' 00" W FOR A DISTANCE OF 546.59 FEET TO A POINT.
THENCE, S 89° 51' 31" W FOR A DISTANCE OF 369.29 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.)



VICINITY MAP



I HEREBY CERTIFY THAT THIS PLAT IS REPRESENTATIVE OF A SURVEY PERFORMED UNDER MY SUPERVISION AND GUIDANCE AND IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN THE RULES OF PROFESSIONAL CONDUCT SET FORTH BY THE L.A.P.E.L.S., A CLASS C SURVEY DESCRIBED THEREIN

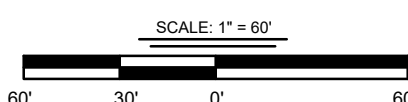
PRELIMINARY

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

ADAM D. MECHE, P.L.S.
PROFESSIONAL LAND SURVEYOR NO. 9079

A PRELIMINARY PLAT OF
SUGAR MILL POND PHASE 31
A SINGLE FAMILY
RESIDENTIAL DEVELOPMENT

LOCATED IN
SECTION 12 T11S - R4E
LAFAYETTE PARISH
LOUISIANA



DATE OF PLAT:
SEPTEMBER 3, 2026

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

National 4-H Week Proclamation

WHEREAS, this year's National 4-H Week theme, "Beyond Ready," reminds us that 4-H is building a ready generation in a world of change and equips young people with skills for the future while meeting them where they are today;

WHEREAS, 4-H is America's largest youth development organization, supporting six million youth across the country; and

WHEREAS, 4-H programs are delivered by the Cooperative Extension System – a community of more than 100 public land-grant colleges and universities across the Nation – that provides experiences for young people to learn by doing;

WHEREAS, 4-H is in every city and county in the United States and helps 6 million youth become engaged, successful and independent; and

WHEREAS, 4-H connects young people and adults to their communities, preparing them for work and life through experiential and inquiry-based learning while providing emerging research for positive youth development; and

WHEREAS, expanding from its strong agricultural roots, 4-H helps young people explore the world around them and grow into productive adults; and

WHEREAS, supporting future leaders in science, agriculture and community leadership is an important imperative for U.S. Department of Agriculture National Institute of Food and Agriculture 4-H program; and

NOW, THEREFORE, I, Ken Ritter, Mayor of Youngsville, do hereby proclaim October 4 –10, 2026 as NATIONAL 4-H WEEK throughout the City of Youngsville, Louisiana and encourage all our citizens to recognize 4-H for the significant impact it has made and continues to make by empowering youth with the skills they need to lead for a lifetime.

IN WITNESS WHEREOF, I have hereunto set my hands on this 8th day of October 2026.

Ken Ritter
Mayor, City of Youngsville



YOUNGSVILLE CITY COUNCIL
AGENDA ITEM REQUEST FORM

Requested Council Meeting Date: 10/8/26

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

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

Detailed Description of Request: _____

Variance Request for commercial development located at
1101 Fortune Road. Owners are requesting a variance from
constructing the required 36' access entrance on Atlas Road.

Attached Site and Pavement Plan

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: Ann Raush
(if applicable)

Requestor Contact Info.: 337-856-5314 ann.raush.w16n@statefarm.com
(if applicable)

Reviewed & Approved by Staff Member:

Lucas Hudspeth
Signature/Title

9/10/26
Date

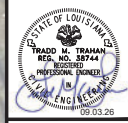
Requests, once approved by department heads are to be submitted to the City Clerk (nicoleguidry@youngsvillela.gov) no later than the Tuesday of the week prior to the requested meeting date. Completion of this form does not entitle the requestor to be added to the requested agenda; some items may require 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.

NOTE:

1. SITE SHALL BE STRIPPED OF ALL TOPSOIL MATERIAL IN THE UPPER CRUST, PARTICULARLY ANY LOOSE OR WATER SOFTENED SURFACE MATERIAL, VEGETATION OR ANY SIMILAR MATTER.
2. ALL EXPOSED SURFACES SHALL BE PROOF-ROLLED TO DETECT ANY SOFT SPOTS, WHICH SHALL BE REMOVED ALONG WITH SOFT SPOTS OBSERVED DURING OTHER CONSTRUCTION ACTIVITIES.
3. ONCE PREPARED, THE SITE SHALL BE FILLED AS NECESSARY IN 8" LIFTS WITH SUITABLE BACKFILL MATERIAL AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS OBTAINED IN THE STANDARD PROCTOR COMPACTION TEST.
4. CONTRACTOR SHALL PREPARE AND COMPLY WITH STORM WATER POLLUTION AND PREVENTION PLAN AS REQUIRED BY THE CITY OF YOUNGVILLE.
5. CONTRACTOR SHALL PROVIDE SITE PROOF FENCING ALONG THE WHOLE PERIMETER OF THE CONSTRUCTION SITE AS WELL AS THE STAGING AREA. THIS SHALL BE MAINTAINED UNTIL THE ACCEPTANCE OF THE PROJECT.
6. ALL WASTE MATERIAL SHALL BE DISPOSED OF LEGALLY OFFSITE.



REV. NO.	REV. DATE	REV. DESCRIPTION	REV. BY



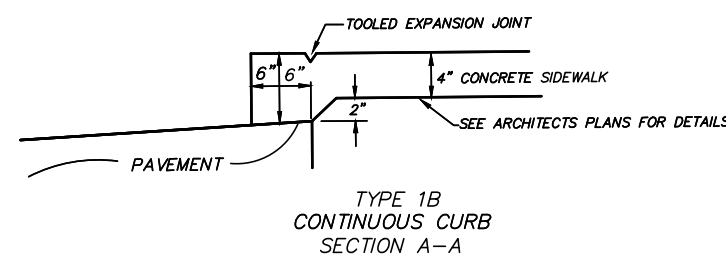
PERMIT SET / BID SET

CONSTRUCTION PLANS
FOR
STATE FARM
OFFICE BUILDING
YOUNGVILLE, LA

DRAWN BY: DHS
APPROVED BY: TMT
JOB NO: 25-561
DATE: 09-03-2026

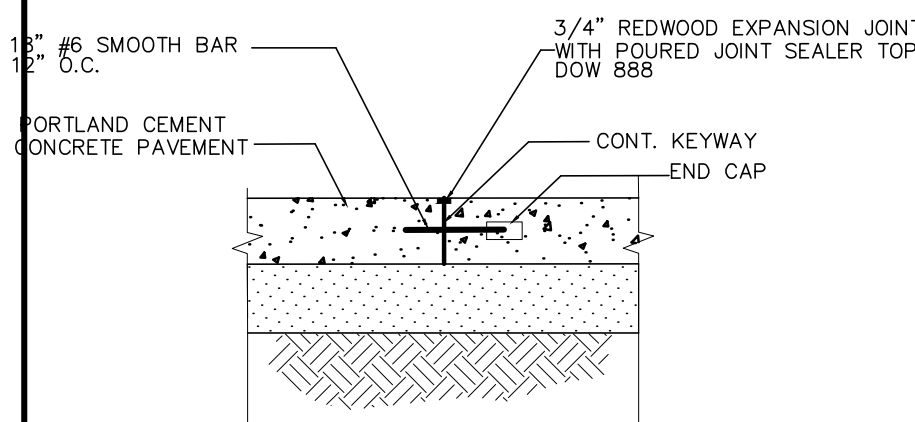
DEMO-EX TOPO
PLAN

C1.1



1A	CURB MAY BE PIN ON OR MONOLITHICALLY PLACED	
2	SIDEWALK	
3A	4B	HANDI CAP RAMPS (SEE HANDI CAP RAMP DETAIL SHEET)
4C	SAFETY RAMPS (SEE HANDI CAP RAMP DETAIL SHEET)	

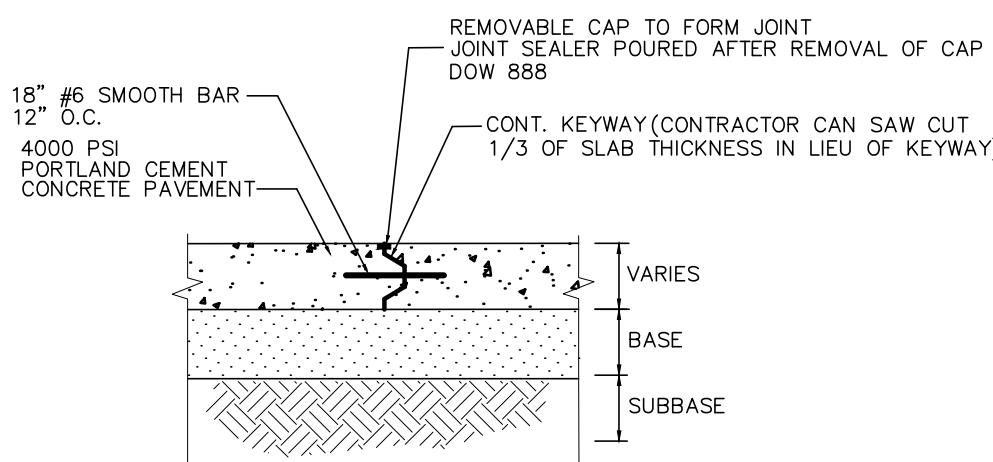
TURNDOWN DETAIL
SIDEWALK AT PAVEMENT



TYPICAL EXPANSION JOINT
(E.J. EVERY 100' MAX. SPACING)

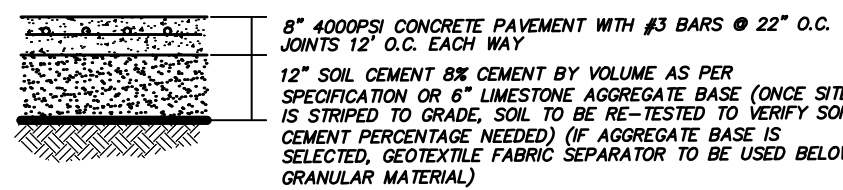
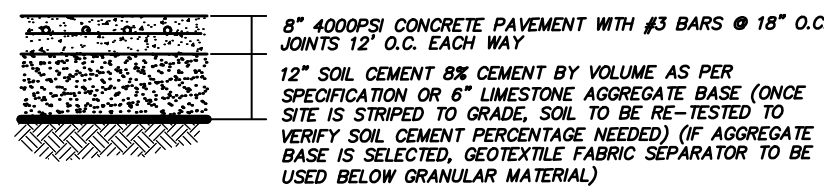
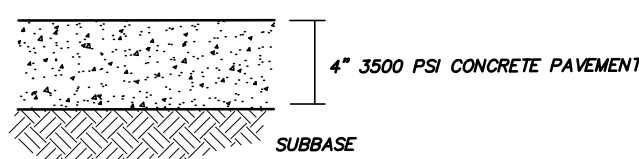
NOTES:

- 1) WHERE SAW CUT JOINTS ARE USED, THE SAVING OPERATION SHALL BEGIN AS SOON AS CONCRETE HAS REACHED SUFFICIENT STRENGTH TO SUPPORT EQUIPMENT. THE SAVING OPERATION SHALL BE COMPLETED WITHIN 12 HRS OF THE TIME THE JOINTS ARE MADE.
- 2) CONCRETE SHALL BE AT LEAST 7 DAYS PRIOR TO SEALING JOINTS. JOINTS SHALL BE THOROUGHLY CLEANED IMMEDIATELY PRIOR TO SEALING. JOINTS SHALL BE ELASTICALLY SEALED TO SEALING. JOINTS SHALL BE FREE OF FRACTURES, BREAKS, SPOOLS OR VOIDS.
- 3) JOINT MATERIAL SHALL BE A POLYURETHANE SEALANT AND SHALL BE SUBMITTED TO THE TESTS OF (B) OF THE 2016 EDITION OF THE LOUISIANA STANDARDS AND SPECIFICATIONS FOR ROADS AND BRIDGES.
- 4) SCORE JOINTS IN SIDEWALK, CONCRETE WALKWAYS, ETC., SHALL BE TIGHTLY SAWN.
- 5) PUBLIC WORKS MUST INSPECT ALL DRIVEWAY TI-NES AND ALL DRAINAGE TI-NES PRIOR TO POURING OF CONCRETE AND BACKFILLING RESPECTIVELY.



TYPICAL CONSTRUCTION JOINT
(12' MAX. SPACING)

TYPICAL JOINT DETAILS CONCRETE

 PARKING BAYS PAVEMENT CONCRETE DRIVES[illegible]

EXISTING CONCRETE PAVEMENT

TYPICAL PAVEMENT SECTIONS



FORTUNE ROAD

ATLAS ROAD

PLAN
SCALE IN FEET

SCALE IN FEET



822 HARDING STREET, SUITE 204
LAFAYETTE, LA 70503
PH: 337-443-0920
HENSENGENGINEERING.COM

[illegible]

PERMIT SET / BID SET

CONSTRUCTION PLANS
FOR
STATE FARM
OFFICE BUILDING
YOUNGSVILLE, LA

DRAWN BY: DHS

APPROVED BY: TMT

JOB NO: 25-561

DATE: 09-03-2026

PAVEMENT
PLAN

C1.4

X:\HTEC\0-PROJECT FOLDER\2028-561 ANN RAUSH STATE FARM - YOUNGSVILLE\4-PLANS\1-DWG\1-CONSTRUCTION PLANS\C1.4 PAVEMENT PLAN.DWG



YOUNGSVILLE CITY COUNCIL
AGENDA ITEM REQUEST FORM

Requested Council Meeting Date: 10/8/26

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

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

Detailed Description of Request: _____

Variance Request for commercial development located at
1101 Fortune Road. Owners are requesting a variance from
constructing the required sidewalk along Fortune Road
and Atlas Road.

Attached Demolition and Site Plan

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: Ann Raush
(if applicable)

Requestor Contact Info.: 337-856-5314 ann.raush.w16n@statefarm.com
(if applicable)

Reviewed & Approved by Staff Member:

Lucas Hudspeth
Signature/Title

9/10/26
Date

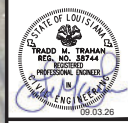
Requests, once approved by department heads are to be submitted to the City Clerk (nicoleguidry@youngsvillela.gov) no later than the Tuesday of the week prior to the requested meeting date. Completion of this form does not entitle the requestor to be added to the requested agenda; some items may require 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.

NOTE:

1. SITE SHALL BE STRIPPED OF ALL TOPSOIL MATERIAL IN THE UPPER CRUST, PARTICULARLY ANY LOOSE OR WATER SOFTENED SURFACE MATERIAL, VEGETATION OR ANY SIMILAR MATTER.
2. ALL EXPOSED SURFACES SHALL BE PROOF-ROLLED TO DETECT ANY SOFT SPOTS, WHICH SHALL BE REMOVED ALONG WITH SOFT SPOTS OBSERVED DURING OTHER CONSTRUCTION ACTIVITIES.
3. ONCE PREPARED, THE SITE SHALL BE FILLED AS NECESSARY IN 8" LIFTS WITH SUITABLE BACKFILL MATERIAL AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS OBTAINED IN THE STANDARD PROCTOR COMPACTION TEST.
4. CONTRACTOR SHALL PREPARE AND COMPLY WITH STORM WATER POLLUTION AND PREVENTION PLAN AS REQUIRED BY THE CITY OF YOUNGVILLE.
5. CONTRACTOR SHALL PROVIDE SITE PROOF FENCING ALONG THE WHOLE PERIMETER OF THE CONSTRUCTION SITE AS WELL AS THE STAGING AREA. THIS SHALL BE MAINTAINED UNTIL THE ACCEPTANCE OF THE PROJECT.
6. ALL WASTE MATERIAL SHALL BE DISPOSED OF LEGALLY OFFSITE.



REV. NO.	REV. DATE	REV. DESCRIPTION	REV. BY



PERMIT SET / BID SET

CONSTRUCTION PLANS
FOR
STATE FARM
OFFICE BUILDING
YOUNGVILLE, LA

DRAWN BY: DHS
APPROVED BY: TMT
JOB NO: 25-561
DATE: 09-03-2026

DEMO-EX TOPO
PLAN

C1.1

PETITION FOR COMMERCIAL BUSINESS VARIANCE
CITY OF YOUNGSVILLE, LOUISIANA

WE, THE UNDERSIGNED PROPERTY OWNERS OF PROPERTY ADJACENT TO (1101 FORTUNE RD), RESPECTFULLY PETITION THE YOUNGSVILLE CITY COUNCIL TO CONSIDER A VARIANCE FOR (ANN RAUSH REQUESTING THE FOLLOWING VARIANCES FOR COMMERCIAL DEVELOPMENT LOCATED AT 1101 FORTUNE RD: (A) TO WAIVE THE REQUIRED 36' ACCESS ENTRANCE; AND (B) TO WAIVE THE REQUIRED SIDEWALK ALONG FORTUNE & ATLAS ROADS.).

PARCEL	PROPERTY OWNER	ADDRESS	IN FAVOR OF VARIANCE	NOT IN FAVOR OF VARIANCE	PHONE #
6032756	GRUBB JOHN AND ROXANNE	112 ATLAS RD	Roxanne Grubb ✓		337-298-2754
6011404	LOUIS ANZALONE COMPANIES	1109 FORTUNE RD			337-255-0589
6045609	LANGLINAIS DALE FRANCIS RICHARD BRENDA GAIL	1023 FORTUNE RD	Brenda Gail Langlinais ✓		337-856-5165
6017137	BOURQUE BETTY T	1106 FORTUNE RD	Betty Bourque ✓		337-303-6589 (Linda Cosse) • daughters
→	Louis Anzalone @ gmail.com		• said he was in favor & would email me but did not get email back!		

SUBMITTED BY: Ann L. Raush DATE: 10 / 1 / 20

All documentation is subject to PUBLIC RECORD.



+1 (337) 255-0589

iMessage
Encrypted

Yesterday 1:37 PM

Mr Louis ~ It's Ann Raush with State Farm. It was nice to talk with you today. I emailed you (louisanzalone@gmail.com) today. Please check your email and respond as I need to bring the form to City Hall tomorrow morning. Thank you.

Ok remind me tomorrow

Today 8:05 AM

Good morning! I just dropped my papers off at city hall and they do need your response. Please either respond to the email I sent or they also said a text saying you are in favor of me going to the city to request my variances would work too! So you can reply "I'm in favor" to this text. Thank you!

Delivered

Yes I'm in favor of this project



AGENDA ITEM REQUEST FORM

Name of person(s) requesting item: Colton Blanco
(Customers name if applicable)

Contact Information: riverbendseafoodllc@gmail.com 337-322-8536
(Customers contact if applicable)

Council Meeting Date Requested: 10/8/26

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

Agenda Item Title: Variance to operate a food truck less than 100ft from brick and mortar restaurant.

Detailed description of agenda item: Crawfish Boss would like to request a variance to operate a food truck within 100ft from the brick and mortar restaurant, La Casa Bayou.

Supporting Documents Attached

☐ Sufficient Info to draft Reso./Ord. ☐ Contract ☐ Report ☐ Plats/Plans/Renderings

☐ Proposals/Bids ☐ Recommendation Letter

☐ Other (Please list): 1 _____ 3 _____
2 _____ 4 _____

Submission Authorization

Authorized Sponsor (Staff Member): Kayla Lemke

Date: 9/10/26

All requests should be submitted to the City Clerk's Office no later than the Wednesday of the week prior to the City Council meeting. Depending on the nature of the request, some actionable items require more time to draft. Minor requests that are informational and require no research **may** be added prior to distribution, please ask.

Permission / No objection
to operate food truck
from La Casa Bayou,

2. LIMITED RETAINED USE BY SUBLANDLORD

Sublandlord shall only occupy, maintain equipment within, and operate from the specifically designated drive-through cooking area. Sublandlord is strictly prohibited from expanding its commercial operations, installing equipment, mounting signage, or staging inventory beyond the designated boundaries of the drive-through footprint without a prior written amendment executed with the same formalities as this Sublease and signed by both parties.

3. ACCESS RESTRICTIONS

The owners, officers, employees, managers, independent contractors, vendors, delivery personnel, family members, and invited guests of Sublandlord are strictly prohibited from entering Subtenant's designated Exclusive Areas without prior written or verified electronic authorization from an authorized manager of Subtenant. Sublandlord agrees to strictly manage its logistics and personnel within the drive-through footprint to eliminate operational cross-contamination, noise disruption, or interference with Subtenant's business flow.

4. KEYS, LOCKS, AND SECURITY INFRASTRUCTURE

Subtenant retains the absolute and unencumbered right to change primary door locks, control distribution of physical keys, issue digital access credentials, and install independent alarm, access control, and electronic surveillance systems to secure the Exclusive Areas. The unauthorized duplication of physical keys, sharing of access codes, or tampering with security systems by Sublandlord or its agents is strictly prohibited and shall immediately constitute a material breach of this Sublease.

5. EQUIPMENT, FURNITURE, INVENTORY, AND FIXTURES

All existing restaurant equipment, furniture, inventory, and fixtures located within the Exclusive Areas shall remain on the premises as-is and are to be purchased by Subtenant (La Casa Bayou and Bar LLC). This includes, but is not limited to: commercial ranges, fryers, flat-top grills, the commercial hood and fire suppression system, reach-in refrigerators and freezers, food preparation tables, the ice machine, the dishwasher, all client dining tables and chairs, bar stools, built-in booths, commercial shelving units, the point-of-sale (POS) system (if included), margarita machines, frozen beverage equipment, and all associated kitchen smallwares. All items transferred under this provision shall be explicitly listed in a comprehensive inventory exhibit signed by both parties and attached hereto.

6. REPAIRS AND MAINTENANCE OBLIGATIONS

The operational duties for ongoing maintenance and upkeep are designated as follows:

- **Subtenant Responsibilities:** Subtenant shall be solely responsible for routine cleaning, daily operational maintenance, minor mechanical repairs, and regular pest control within its Exclusive Areas, unless otherwise expressly agreed in writing.

COMMERCIAL RESTAURANT SUBLEASE AGREEMENT

THIS COMMERCIAL RESTAURANT SUBLEASE AGREEMENT (hereinafter referred to as the "Sublease") is entered into and made effective as of the last date of execution below, by and between the following contracting parties:

Sublandlord: Riverbend Seafood LLC (hereinafter referred to as "Sublandlord")

Subtenant: La Casa Bayou and Bar LLC (hereinafter referred to as "Subtenant")

RECITALS

1. WHEREAS, Sublandlord is the authorized primary lessee of certain commercial premises operating as a full-service restaurant facility; and
2. WHEREAS, Sublandlord desires to sublease a significant portion of the interior and operating areas of the premises to Subtenant, while reserving a strictly defined, limited area for Sublandlord's own specialized operations; and
3. WHEREAS, Subtenant desires to sublease the exclusive areas and operate a commercial restaurant and bar facility under the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants, terms, conditions, and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. PRE-OPERATIONAL IMPROVEMENTS, PERMITTING, AND COMMENCEMENT OF RENT

1. Following execution of this Sublease Agreement, the parties acknowledge and agree that the remainder of the month of July and the entirety of August shall be reserved as a pre-operational period to allow Subtenant sufficient time to complete all necessary improvements, renovations, equipment installation, inspections, permitting, licensing, utility activations, health department approvals, fire marshal approvals, and any other work reasonably required to prepare the premises for lawful commercial operation. During this pre-operational period, Subtenant shall be permitted full access to the Exclusive Areas for construction, installation, training, setup, and all related business preparation activities. The parties further agree that a \$4,900 down payment shall be due and payable immediately following the execution of this Agreement. Lease Payment No. 1 shall become due and payable on September 17, with all subsequent monthly lease payments due on the 17th day of each successive calendar month for the duration of this Sublease, unless otherwise modified by a written agreement executed by both parties. This provision is intended to provide Subtenant with a reasonable commencement period for the completion of all necessary upgrades and regulatory requirements prior to the commencement of the monthly rental payment obligations.

Sublandlord hereby subleases to Subtenant, and Subtenant hereby accepts from Sublandlord, the exclusive use, possession, management, and control of the vast majority of the interior restaurant premises. The areas granted strictly to the exclusive control of Subtenant include, but are not limited to, the following:

Sublandlord retains no automatic right of entry, access, or operational oversight to these Exclusive Areas except as is lawfully provided under the emergency access provisions of this Sublease.

Permission to operate
food truck from
property owner, House of
Sharks-LLC

STATE OF LOUISIANA

PARISH OF LAFAYETTE

AFFIDAVIT

BE IT KNOWN that on the 22nd day of July, 2026:

BEFORE ME, the undersigned Notary Public, duly qualified in and for the afore
stated Parish and State;

PERSONAL CAME AND APPEARED, the affiant herein, **BERT ISTRE**, who
stated the following under oath;

That he is the Managing Member of **HOUSE OF SHARKS, LLC**, whose Tax Identification Number is **-***6138, a Louisiana Limited Liability Company, domiciled and having its principal place of business at 231 Santander Drive, Youngsville, Louisiana 70592, who is the LESSOR on a Commercial Lease with **THE CRAWFISH BOSS, LLC, a/k/a RIVERBEND SEAFOOD, LLC** whose Tax Identification Number is **-***-3453, a Louisiana Limited Liability Company, domiciled and having its principal place of business at, 104 Rue De Nimes, Broussard, Louisiana 70518, hereinafter called "LESSEE"; dated September 3, 2024, filed for record on September 10, 2024, under Entry Number 2024-00028900, conveyance records of Lafayette Parish, Louisiana.

That the following described property was leased to **THE CRAWFISH BOSS, LLC, a/k/a RIVERBEND SEAFOOD, LLC** who now wishes to sublease the main building **LA CASA BAYOU AND BAR, LLC** to open a full service restaurant, while still maintaining the use of the mobile trailer for the selling of boiled seafood to go during crawfish season. **HOUSE OF SHARKS, LLC**, through its Managing Member, **BERT ISTRE**, hereby consents to the sub-lease of the main building for the opening of a full service restaurant on the following described property, to-wit:

That certain lot of ground, together with all buildings and improvements and the component parts thereof, situated in Section 12, T11S, R4E, Lafayette Parish, Louisiana, containing 1.415 acres, more or less, and being shown and depicted on that certain plat of survey entitled "Plat of

Survey Showing Property and Improvements to be Acquired by Samuel Pratkanis prepared by Edmond E. Dupre, Jr., Inc. dated September 29, 1983, a copy of which is attached to that certain act filed under Entry No. 84-42080, records of Lafayette Parish, Louisiana, which plat of survey is made a part hereof by reference thereto, said lot having such measurements, boundaries, configurations and dimensions as are more fully shown and described on said plat of survey.

Said lot bears the municipal address of 2600 East Milton Avenue,
Youngsville, Louisiana, 70592.

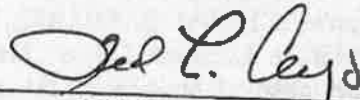
EXECUTED THIS 23RD DAY OF JULY, 2026.

LESSOR

By:



BERT ISTRE
HOUSE OF SHARKS, LLC
Title: Managing Member



NOTARY PUBLIC
PRINTED NAME: TED L. AYO ~ NOTARY NUMBER 8232





AGENDA ITEM REQUEST FORM

Name of person(s) requesting item: Jessica Tavernit
(Customers name if applicable)

Contact Information: 337-322-4222 Tavernit@cox.net
(Customers contact if applicable)

Council Meeting Date Requested: Oct. 8, 2026

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

Agenda Item Title: Setback Reduction to side and rear property lines

Detailed description of agenda item: Requesting a reduction in setbacks
Reduction of 5ft from the rear property line and 10 ft from the side
property line.

Supporting Documents Attached

☐ Sufficient Info to draft Reso./Ord. ☐ Contract ☐ Report ☒ Plats/Plans/Renderings

☐ Proposals/Bids ☐ Recommendation Letter

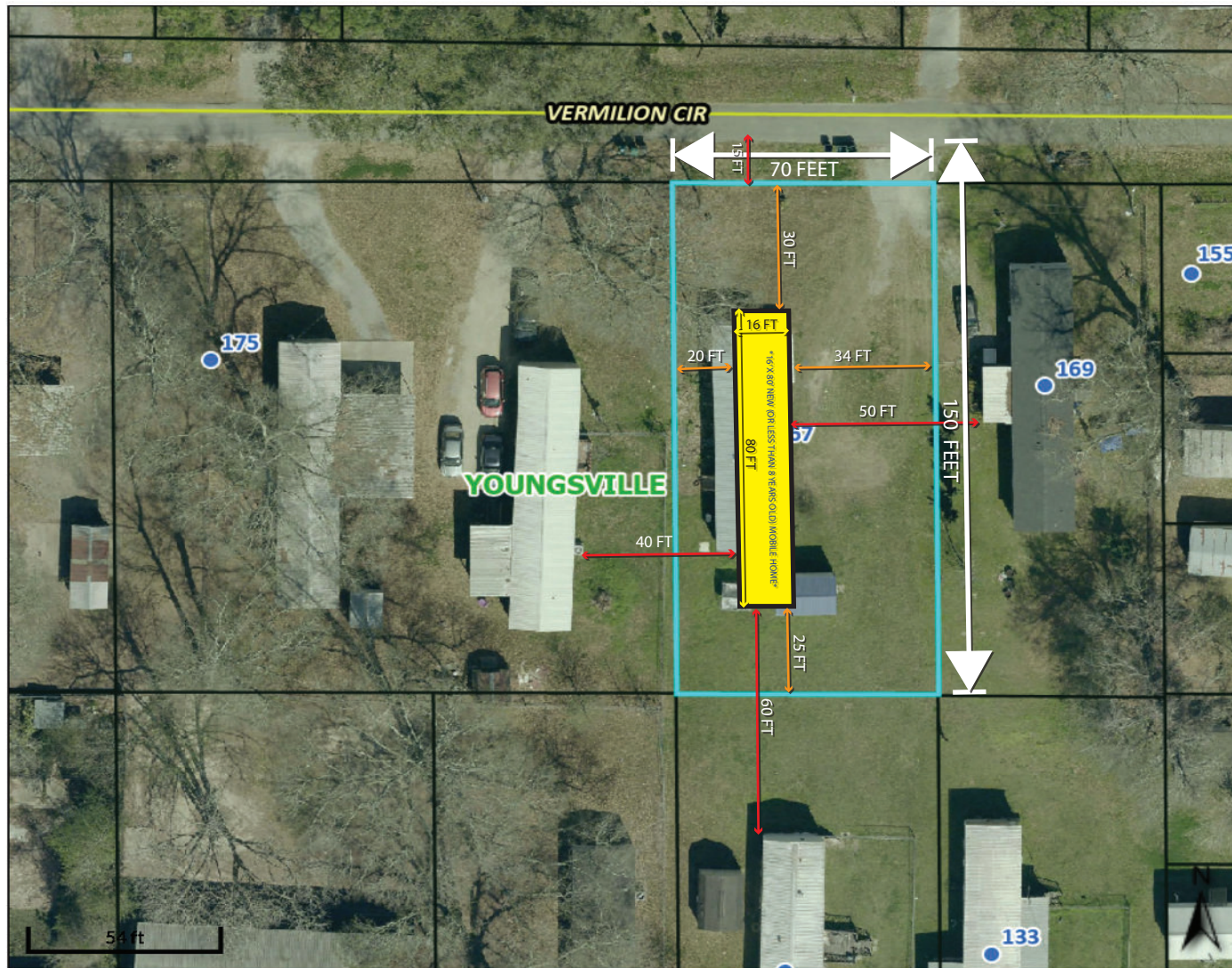
☐ Other (Please list): 1 site plan 3 _____
2 _____ 4 _____

Submission Authorization

Authorized Sponsor (Staff Member): Kayla Lemke

Date: 10-1-2026

All requests should be submitted to the City Clerk's Office no later than the Wednesday of the week prior to the City Council meeting. Depending on the nature of the request, some actionable items require more time to draft. Minor requests that are informational and require no research **may** be added prior to distribution, please ask.



SITE PLAN FOR:
167 VERMILION CIRCLE
YOUNGVILLE, LA 70592

IN VERMILION VILLAGE
MOBILE HOME SUBDIVISION

OWNERS:
JESSICA & GREG TAVERNIT
116 SUMMER MORNING CT
LAFAYETTE, LA 70508

Parcel ID	6070879	Class	RES - Residential	Owner Address	CASE PATRICIA DENOVA
Property Address	100 BLK VERMILION CIR				108 SONNIER RD
	YOUNGVILLE				CARENCRO LA 70520-6329
District	YOUNGVILLE				
Brief Tax Description	LOT 74 VERMILION VILLAGE SUB				
	(Note: Not to be used on legal documents)				

Date created: 9/30/2026
Last Data Uploaded: 9/30/2026 3:45:47 AM

Classic Series SW

Huff 408-80-3-16



Standard Features

- Floor Decking: Floor Decking 23/32" OSB
- Interior Wall On Center: 2x4 Interior Walls 16" O.C. with 2x4 top & bottom plate
- Dormer: Dormer on Front Side with Standard Roof
- Rear Door: 1 Lite Inswing door
- Siding: Premium Gauge Vinyl Siding Installed on "Tallwall" 7/16" OSB Sheathing with Air Guard Moisture Barrier Between Vinyl Siding & Storm Sheathing
- Ceiling Fans: Wire & Brace for Ceiling Fan in Living Room, Den, and Bedrooms
- Safety Alarms: Smoke Detectors in each Bedroom & Living Area, all Smoke Detectors are Interconnected to Alarm Simultaneously if Any One Alarm Activates
- Washer Dryer Plumb Wire: Plumbed for Washer with leak proof faucet compartment
- Molding: 5 1/4" Crown Molding Throughout
- Bathroom Faucets: Price Pfister Nickel
- Bathroom Shower: One Piece White Fiberglass Shower Stalls
- Bathroom Bathtubs: One Piece White Fiberglass Tub/Shower Combo
- Kitchen Refrigerator: 25cu Side by Side LG Stainless Steel
- Kitchen Range Hood: Microwave/Venthood Over Range
- Kitchen Flooring: Luxury Vinyl Plank Flooring
- Kitchen Dishwasher: LG Stainless Steel Pot Scrubber Dishwasher
- Kitchen Cabinetry: 36"/42" Solid Wood Door Cabinetry with Soft Close Doors and Drawers
- Insulation (Floors): R-11
- Insulation (Ceiling): R-30
- Exterior Wall: 2x6 Exterior Walls 16" O.C. with 2x6 top & bottom plate
- Floor Joists: 2x8 Floor Joists (optional 2x10)
- Roof Truss: Minimum 2x4 Trusses 24" O.C.
- Front Door: 38" x 82" 6-Panel Steel Exterior Door with Full View Storm Door
- Shingles: 30 Year Architectural Shingles
- Window Type: Vinyl Thermopane Windows with Low-E Glass, Grids & Tilt-Sash
- Baseboards: 5 1/4" Baseboards throughout
- Ceiling Texture: Smooth Ceilings
- Electrical Service: 200 Amp Service with all Copper Wire
- Thermostat: Programmable Thermostat for Heating and Cooling
- Water Heater: 50 gal. Water Heater with Pressure Relief Valve with Drain Pan & Dual Elements
- Bathroom Flooring: Luxury Vinyl Plank Flooring
- Bathroom Fans: Exhaust Fan with Light in Baths
- Bathroom Toilet Type: Elongated "Water Saver" Porcelain Commodes
- Kitchen Sink: Single Bowl 60/40 Farm Sink
- Kitchen Range Type: 30" Electric Smooth-top Range
- Kitchen Lighting: Recess LED Can Ceiling Lights / Chandelier in all Dining Rooms
- Kitchen Faucets: Industrial Style Price Pfister Faucet (Nickel or Black)
- Kitchen Countertops: Solido Edge Laminate Countertops
- Exterior Lighting: Exterior Light at Entrance Doors
- Interior Doors: 6-Panel Interior Doors
- Insulation (Walls): R-19
- Kitchen Appliances: LG Stainless Steel Appliances

Due to the fact that Franklin Homes continuously updates and modifies its products, our brochures and literature are for illustrative purposes only. Floorplan dimensions are nominal. We reserve the right to make changes due to material changes, prices, colors specifications, features at anytime without notice or obligation. Your retailer can provide you with specific information on the home of your choice.



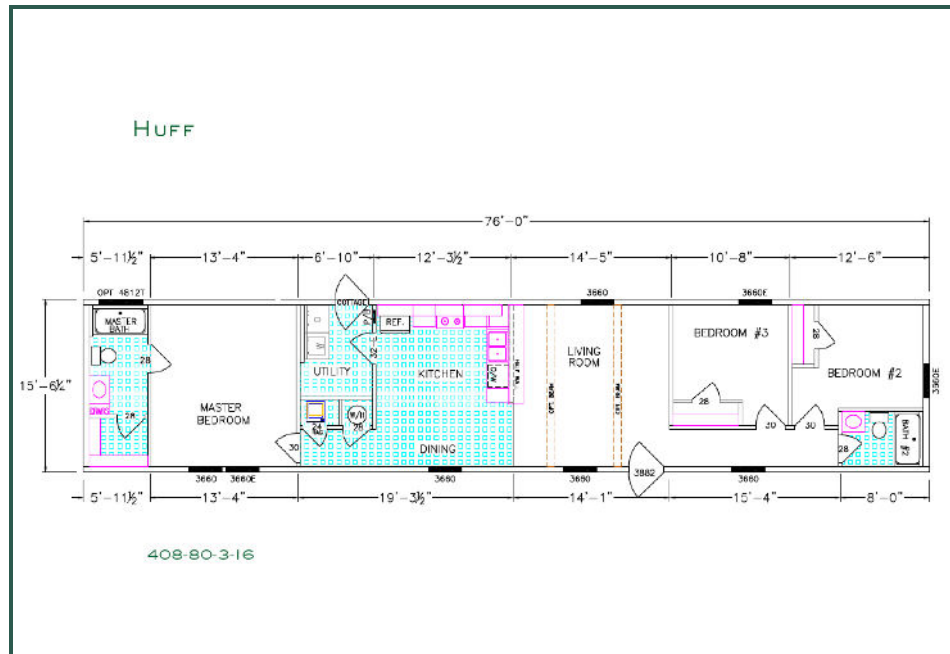
Acadiana Home Center

100 Schambo Lane
Carencro, LA 70520

(337) 265-1647
<https://acadianahc.com/>

Classic Series SW

Huff 408-80-3-16



3 BEDS 2 BATHS 1180 SQ. FT

The Huff 408-80-3-16 by Franklin Homes is crafted for those who value functionality and efficient use of space within a stylish framework. This quaint home includes 3 bedrooms, 2 bathrooms, and 1180 square feet of living space, making it perfect for small families or those starting out. The layout ensures that every square foot is utilized effectively, with comfortable living spaces that feel open and connected. Ideal for everyday living and casual hosting, the Huff provides a cozy, manageable setting that does not compromise on style or comfort. Step into the Huff 408-80-3-16 and experience a home where simplicity and functionality meet modern living demands.



Acadiana Home Center

100 Schambo Lane
Carencro, LA 70520

(337) 265-1647

<https://acadianahc.com/>

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

RESOLUTION NO. 2026-28

A RESOLUTION OF THE CITY OF YOUNGSVILLE DECLARING MOVABLE PROPERTY AS SURPLUS & FURTHER AUTHORIZING DISPOSAL IN ACCORDANCE WITH STATE LAW.

WHEREAS, the City of Youngsville is the owner of miscellaneous movable property that is no longer needed for public purposes which is hereby declared surplus property; and

WHEREAS, it would be in the best interest of the City of Youngsville to sell this moveable property at a public internet auction to the highest bidder or to demolish and dispose of broken equipment.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Youngsville, Parish of Lafayette, Louisiana, does hereby, that the following movable property of the City of Youngsville Police Department is no longer needed and is hereby declared surplus property and is assigned to public internet auction or to demolish and dispose of broken equipment. The listed property will be viewable and will be auctioned online at www.govdeals.com.

<u>QUANTITY</u>	<u>DEPARTMENT</u>	<u>ITEM DESCRIPTION</u>
20	Police Department	Bicycles

BE IT FURTHER RESOLVED, where the minimum value of an item is not reached or is not set, the Mayor of the City of Youngsville reserves the right to evaluate and to accept the highest bid if deemed to be fair market value or to relist the unsold item.

BE IT FURTHER RESOLVED, that all items shall be sold in “as is, where-is” condition and that the Mayor of the City of Youngsville is hereby authorized to accept or reject all high bids or withdraw any items from the sale.

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 8th day of October 2026.

Nicole Guidry, City Clerk

Ken Ritter, Mayor



YOUNGSVILLE CITY COUNCIL
AGENDA ITEM REQUEST FORM

Requested Council Meeting Date: 10.8.26

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

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

Detailed Description of Request: _____

The police department has been a storage facility of bicycles dating back to 2015. I have supplied 20 different bicycles that are in the department's Connex container. There are no known owners to these bicycles as they were abandoned at different Youngsville homeowner's property over the years. The department needs to get rid of these bicycles, as the department is running out of storage space for evidence involving crimes.

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: SGT. TRACY GIRARD
(if applicable)

Requestor Contact Info.: YOUNGSVILLE POLICE DEPARTMENT
(if applicable)

Reviewed & Approved by Staff Member:

Signature/Title

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.

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

RESOLUTION NO. 2026-29

A RESOLUTION AMENDING THE 2026-2027 UTILITY FUND BUDGET IN THE AMOUNT OF \$75,000 FOR A NOISE REDUCTION ENCLOSURE AT THE WATER TREATMENT PLANT.

WHEREAS, there is a request to amend the 2026-2027 Utility Fund Budget in the amount of \$75,000 to provide funding for a noise reduction enclosure around the high-service pumps (HSPs) and other noise-producing equipment at the City of Youngsville Water Treatment Plant.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Youngsville, Parish of Lafayette, Louisiana, does hereby amend the 2026-2027 Utility Fund Budget in the amount of \$75,000 for a noise reduction enclosure at the Water Treatment Plant.

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 8th day of October, 2026.

Ken Ritter, Mayor

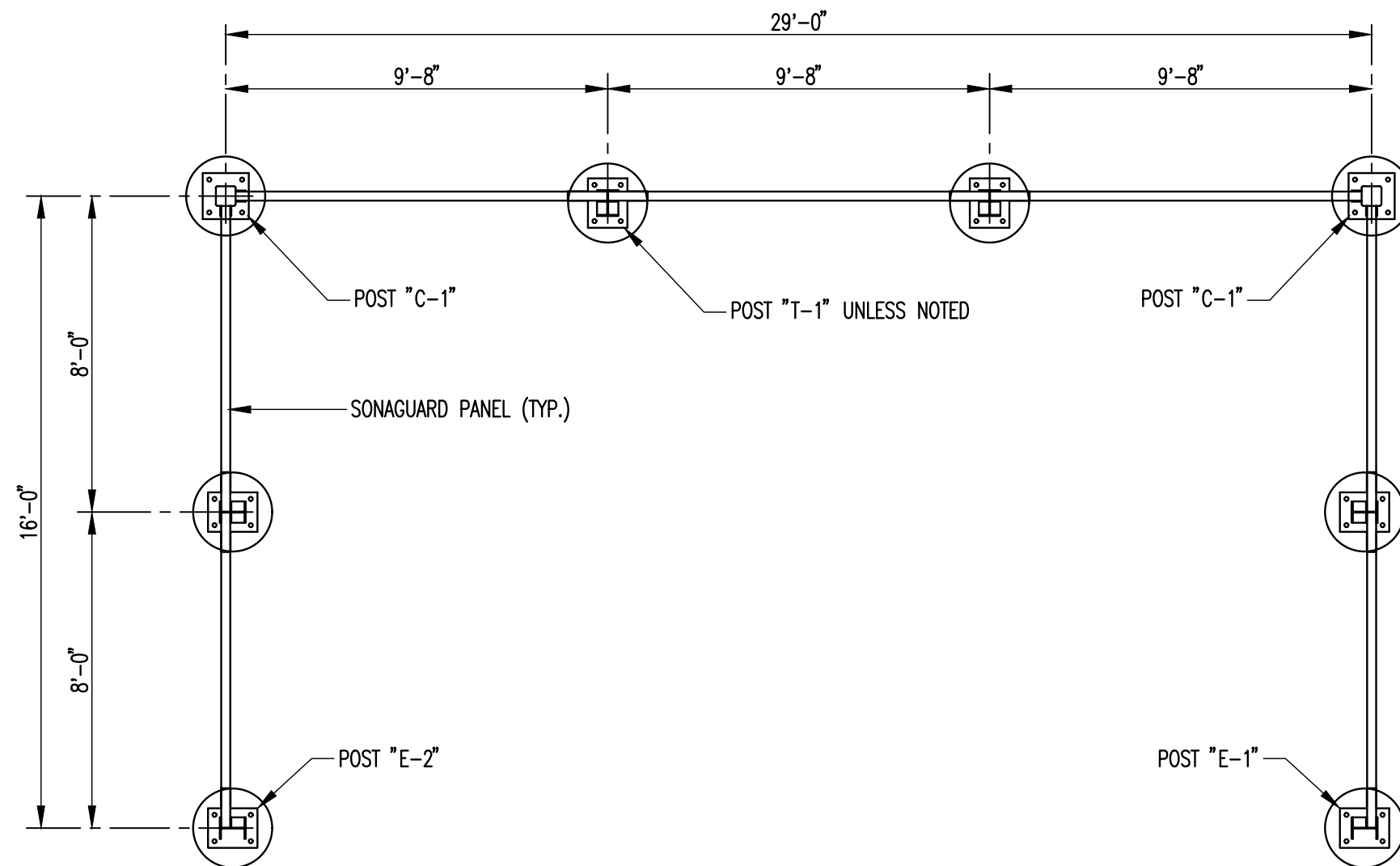
Nicole Guidry, City Clerk

The Utility Department recommends installing a sound barrier around the high-service pumps (HSPs) and other noise-producing equipment at the City of Youngsville Water Treatment Plant. The City has received noise complaints from the surrounding area, and this project would help address residents' concerns.

The pumps and treatment equipment are essential to maintaining water service and adequate system pressure. Their operation must continue to meet system demand. A properly designed sound barrier would help reduce the noise reaching nearby properties while allowing the plant to maintain normal operations.

The barrier should be designed to preserve equipment ventilation, maintenance access, and safe operating conditions. Its placement and materials should be evaluated to ensure it provides effective noise reduction.

We recommend Council approval to move forward with this improvement to address the complaints, reduce the plant's impact on surrounding properties, and support a better quality of life for nearby residents.



PLAN VIEW

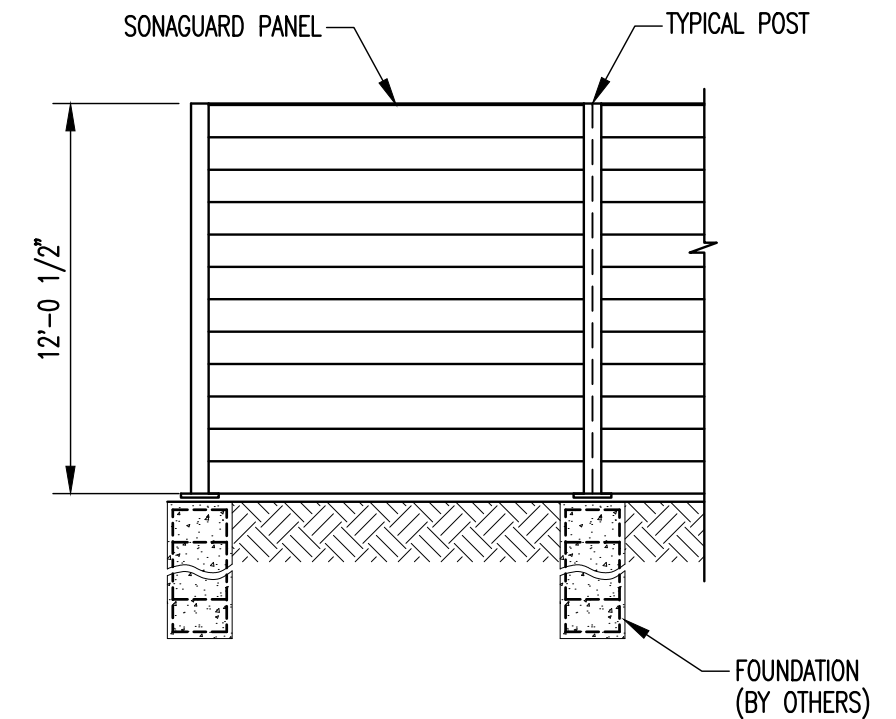
POST SPACING TOLERANCE $\pm 1/4"$

NOTE:
PERFORATED SIDE OF PANELS
TO FACE NOISE SOURCE.

SONAGUARD SECTIONS	7
SONAGUARD PANELS	84
TOTAL LINEAR FEET	61'-0"
TOTAL SQUARE FEET	732
STACK HEIGHT	(12) PANELS 12'-0"

DESIGN CRITERIA:

1. STEEL FOR WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992. ALL HSS SHAPES SHALL CONFORM TO ASTM A500-B. ALL OTHER STRUCTURAL STEEL SHAPES SHALL CONFORM TO ASTM A36. BASEPLATES SHALL CONFORM TO A572-50.
2. ALL WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY D1.1 AND ELECTRODES SHALL BE E70XX.
3. ALL FABRICATED STEEL MEMBERS AND ANCHOR BOLTS ARE TO BE HOT-DIP GALVANIZED.
4. ALL FASTENERS TO CONFORM TO A325 OR A307 AND BE HOT-DIP GALVANIZED.
5. FIELD TOUCH-UP OF PAINTED PANELS MAY BE REQUIRED.



PARTIAL ELEVATION

THIS DESIGN, DRAWING AND SPECIFICATION IS THE EXCLUSIVE PROPERTY OF SOUND FIGHTER® SYSTEMS, LLC. IT AND/OR THE DESIGN THEREIN ARE NOT TO BE COPIED, SOLD, TRANSFERRED OR REPRODUCED IN ANY WAY AND IS SUBJECT TO RETURN ON DEMAND. THE ITEMS DESCRIBED ARE NOT TO BE BUILT OR ASSEMBLED OR IT'S DESIGN CRITERIA DISCLOSED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF SOUND FIGHTER® SYSTEMS, LLC.

SOUND FIGHTER® SYSTEMS, LLC
P.O. Box 7216
Shreveport, Louisiana
71137-7216
TEL: 318-861-6640
FAX 318-865-7373
Website: www.soundfighter.com

DRAWN	KG	DATE	9/23/26	SIZE	B	PROJECT	.	DWG NO	CITY OF YOUNGVILLE SHT-1.dwg	REV	.
APPROV		DATE		SCALE	N.T.S.			SHEET	1		

REV	DESCRIPTION	BY	DATE
	SONAGUARD® NOISE BARRIER SYSTEM		
	CITY OF YOUNGVILLE SERVICE PUMPS		
	LAYOUT		



P.O. Box 7216
Shreveport, Louisiana 71137
Tel: 318-861-6640 Fax: 318-865-7373
www.soundfighter.com

Quotation

Estimate Date:	9/23/2026
Bid Date:	9/30/2026
Expiration Date:	10/16/2026
Quotation Number:	26-BB0140
Revision Date:	

Project Name/Ref: City of Youngsville, LA - High Service Pumps

Contact:

Stetson S. Peters
City of Youngsville
Public Works Dept.
Phone: (337) 241-0835
Email: stetsonpeters@youngsvillela.gov

Project Design Parameters:

Location: City of Youngsville, Louisiana
Wall Length : 61'
Maximum Height of Wall: 12'
Wind Load: TBD psf
Maximum Post Spacing: up to 12'-0" o.c.
Design Code: By others
Sound Study: All acoustical requirements, wall dimensions and wall location are the responsibility of the owner.

Item:	Description	Quantity	Unit Price	Total Price
1	SonaGuard® Sound Wall Sound Fighter Systems SonaGuard® absorptive sound barrier panels and structural steel supports. Panel Details Panel Square Footage: 732 Panel Height: 12" Tall Panel Thickness: 2 3/4" Thick Panel Weight: Nominal 4.4lbs sqft Panel Color: TBD Panel NRC Rating: 1.05 Panel STC Rating: 35 ASTM E84 FR Rating: Class C LEAD TIME: TBD IMPORTANT NOTE: Final barrier panel unit pricing may be subject in increase based on raw material prices at time of customers release for fabrication.	1	\$ 45,400.00	\$ 45,400.00

Item:	Description	Quantity	Unit Price	Total Price
2	<u>Steel Support Posts</u> 1) Total Quantity of (9) Steel Support Posts with Baseplates - 1a) Qty (7) 18' Tall Typical Posts 1b) Qty (2) 18' Tall Corner Post 2) Steel Posts Hot-Dip Galvanized after fabrication 3) Note: Final Steel Support Pricing to be based on current steel pricing at time of drawing approval / start of fabrication.			
3	<u>Freight - (from Factory to City of Youngsville, LA):</u> 1) SonaGuard Panel & Steel Support Material Delivery to the Jobsite 2) Customer to provide forklift and operator to unload the material			
4	<u>Sound Wall Drawings and Support Calculations</u> 1) Sound Wall layout, steel support design drawings, foundation design and supporting calculations 2) Supporting Calculations sealed by a LA Professional Engineer 3) Estimated Lead Time for an Engineering Submittal: +/- 3 weeks from receipt of order and required paperwork.			
5	<u>IMPORTANT - Additional Notes:</u> 1) The preceding price is based on linear feet/square feet of materials stated in this quotation. If the actual quantities supplied deviate from the quantities quoted, the above pricing will be adjusted accordingly. 2) Taxes for materials are not included in this quote. Customer will pay state taxes directly and SFS must receive proof that Customer has paid all applicable taxes for the wall project. 3) SFS will not be responsible for any unloading or handling fees on the jobsite. SFS will not be responsible for any delay's beyond 2 hours of unloading time. Additional time for unloading will be an added charge and handled on a case by case basis. 4) Annual Escalation of 2% will occur starting December 31, 2026			

Item:	Description	Quantity	Unit Price	Total Price
6	<u>Terms:</u> 1) This quotation is valid until the <u>expiration</u> date shown. 2) New Customers must complete a SFS "New Customer Packet" at time of order. 3) A material deposit of 20% is required at time of order. 4) Payment for materials supplied from this quotation will be invoiced as completed per truckload and must be received within thirty (30) days of the date in which they are invoiced. 5) There will be no funds retained for any materials supplied by SFS. 6) This quotation is governed by SFS' Standard Terms and Conditions Document Number SFS TC 08.1105. 7) Cancellation: No order submitted to Sound Fighter[™] may be canceled by Buyer without the prior written consent of Sound Fighter[®], which consent will at all times be conditioned on Buyer's agreement to pay Sound Fighter[®]'s cancellation charge. For all cancellations, the cancellation charge shall amount to all costs and expenses incurred by Sound Fighter[®] and arising out of or in connection with Buyer's order, net of recoverability, but in no event less than 10% of the invoice price of the equipment or more than the invoice price			
7	<u>Exclusions:</u> 1) Installation 2) Foundation Material / Anchor Bolts / Rebar / Etc. 3) Access Doors/Gates or Supporting hardware 4) Any Additional Nuts/Bolts or any fasteners 5) Additional Painting or Coating of SonaGuard Components beyond Standard Paint 6) Acoustical Performance other than the provided certified lab test reports for the SonaGuard Panel 7) Material storage of any kind at SFS facilities or elsewhere 8) Performance bonding for the project 9) State or Federal Taxes 10) Any other material/service not stated in the preceding inclusions of this quotation			
		Taxes NOT Included		\$ 45,400.00

The undersigned agrees to all terms of this quotation in conjunction with the Sound Fighter® Systems Standard Terms and Conditions and any supporting/additional Special Terms or Agreements. The undersigned will guarantee payment of listed materials on this stated project for the above amount in this quotation:

Name: _____

Signature: _____

Title: _____

Company: _____

Date: _____

Purchase Order Number: _____



September 30, 2026

PROPOSAL #6783

City of Youngsville, Louisiana
415 Iberia St.
Youngsville, LA 70592

Re: Sona-guard Noise Barrier System: (Based on plans dated 9/23/26) Quotation for Foundation Concrete, Anchor Bolts, & Assembly Labor
(Site: High Service Pumps at 416 Railroad St. Youngsville, La)

- 1) Sona-guard Noise Barrier System materials are not included in this estimate.
- 2) Foundations: Preliminary -due to no foundation detail. Pier foundations measuring 24" in diameter x 10' in depth (Based off of other same size walls)
- * Includes all structural rebar and custom stirrups w/ hooks. All typical concrete (Poured and finished to flush grade). No pump truck included.
 - * **Customer responsible for Hydro-Excavation required to avoid underground locates, as well as the spoils disposal and water needed.**
 - * Supply / Template layout for all cast in place HD galvanized anchors -as noted in plans: (Including all HD all thread, nuts, and washers).
- 3) Construction of wall systems including:
- A. All support column installation as noted.
 - B. Mount, drill, and bolt all solid divider support panels: bottom, intermediate(if required), & top.
 - C. Gates: None included in this proposal.
 - D. Installation of perforated Sona-guard wall panels at a stack height as noted.
 - E. Assembly equipment included (Lifts and Booms) - Supplied/ Mobilized/ & Maintained by VCC.
(*Equipment storage/access to installation area is mandatory. Any access delay will result in a change order).
 - F. Labor included for site clean up of noise barrier systems packaging/ crating and any installation related debris.
(*Customer to supply disposal containers for all job related debris). (No temp fencing included).
- 4) Total foundation and assembly labor for: - C shaped Wall Including: 61 linear ft/ 732 Square feet/ 12' in total height

TOTAL of items (1-4) = **\$ 28,387**

Terms: * Net 30 from date of 100% completion
* Any alterations will be executed only upon customer written request and executed following receipt of an approved change order/ PO.
* No % retainage of contract total is applicable to this proposal.

SITE NOTES RELATED TO INSTALLATION MATERIALS AND INSTALLATION PROCESS (NOT INCLUDED IN PRICE):

- * No sound barrier materials modified by Versatile Construction Corp. VCC not responsible for job site security or SFS Wall Components site storage or theft.
- * No site servitude alteration or relocation - unless previously specified by VCC. Customer responsible for marking all underground locates. All drill/ foundation spoils stored/ remain on site.
- * Any unstable soil substrate conditions, landscaping, trees, demo of any kind, water table that would hinder equipment usage/ installation process, will be customer's responsibility.
- * No Matting, No site prep or grade work, No rock boring/drilling, No spread footings, No retaining walls, No drill shaft slurry, and No Sono-tube hole casing for elevation changes included.
- * Any customer implemented site shut down and/or installation delay will result in a change order.

Jason Travinski/ President
Versatile Construction Corporation

date:

9-30-26

date:

Customer Authorization/ Approval

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

RESOLUTION NO. 2026-30

A RESOLUTION AMENDING THE 2026-2027 1999 SALES TAX FUND BUDGET IN THE AMOUNT OF \$130,000 FOR A NEW BAR SCREEN AT THE WASTEWATER TREATMENT PLANT.

WHEREAS, there is a request to amend the 2026-2027 1999 Sales Tax Fund Budget in the amount of \$130,000 to provide funding for a new bar screen at the Wastewater Treatment Plant.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Youngsville, Parish of Lafayette, Louisiana, does hereby amend the 2026-2027 1999 Sales Tax Fund Budget in the amount of \$130,000 to provide funding for a new bar screen at the Wastewater Treatment Plant.

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 8th day of October, 2026.

Ken Ritter, Mayor

Nicole Guidry, City Clerk



QUOTATION

Vulcan Industries, LLC
212 South Kirlin Street
Missouri Valley, Iowa 51555 USA

Tel: +1 (712) 642-2755
<https://vulcanindustries.com/>

<https://komline.com/>

Quote Information

Quotation Number	20260924-00002728	Ship Via	Best Way
Quote Name	[Vulcan] Youngsville, LA	Freight Terms	F.O.B. Factory – Freight Included
Quote Date	9/24/2026	Estimated Ship Date	36-40 weeks ARO
Job Number	21003		

Contact Information

Prepared By	Ryan Hoffman	Bill To Account	City of Youngsville (LA)
Phone	+1 (712) 642-2755	Contact Name	Blake Breedlove
Email	rdhoffman@komline.com	Phone	(225) 397-2448
		Email	bbreedlove@gsengr.com

Quantity	Item Description	Unit Price	Total Price
1.00	ESR 34/948/3 Stair screen, type 304 stainless steel construction. Manufactured for a channel width of 48", channel depth of 84". 2 mm thick lamellas with 3 mm spacing. Identical to ESR on Job #21003	USD 129,174.00	USD 129,174.00
Total Price		USD 129,174.00	

Quotation Notes

Stair Screen includes motor, gear, discharge chute, end-of-cycle limit switch, all covers, and freight. Does not include control panel, or startup.

General Terms and Conditions

- 1) Payment terms are NET 30 days with approved credit. VISA and MasterCard are also accepted payment methods; however all credit card orders are subject to a 3% processing fee.
- 2) All orders requiring shop (submittal) drawings are subject to a 35% cancellation fee if order is cancelled after submission of drawings.
- 3) This quote is valid for 14 days from the quote date
- 4) No taxes or freight are included in this quotation unless specifically listed above.
- 5) Ship date shown above does not include transit time. If partial shipments are requested, please notify us at the time of order.
- 6) This quotation is not a binding offer. Prices shown are subject to typographical, or other errors, and Vulcan Industries reserves the right to cancel orders arising from such errors.
- 7) Quotes including service and parts will list parts lead time only. Service availability must be requested from our Service Department.
- 8) An order resulting from a quote including service and parts does not place the customer on our service schedule. Service must be scheduled separately with our Service Department.

The following Ordinance was offered by _____ and seconded by _____, as amended:

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.

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 130-2 "*Definitions*"; and

WHEREAS, the City Council of the City of Youngsville desires to amend the Youngsville Code of Ordinances, Chapter 130 "*Land Use Regulations*", Section 130-4 "*Land use types*"; and

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 130-2 "*Definitions*" is hereby amended as follows:

When used in this chapter, the following words and phrases have the meaning ascribed to them in this section, unless the context indicates a different meaning:

Agricultural means land devoted to the production for sale, in reasonable quantities, of plants and animals, or their products, useful to man, and agricultural land under a contract with a state or federal agency restricting its use for agricultural production.

Bar, lounge, or nightclub means an establishment principally engaged in the sale of alcoholic beverages for consumption on the premises, including an establishment in which alcoholic beverages constitute the primary source of gross revenue, whether or not food, entertainment, or dancing is also provided. The term does not include a restaurant that maintains a full service kitchen during all hours in which alcoholic beverages are sold and derives at least 50 percent of its gross revenue from the sale of food and nonalcoholic beverages. The term does not include a restaurant as defined in this section.

Restaurant means an establishment whose principal business is the preparation and service of food to the public for consumption on or off the premises. An establishment selling alcoholic beverages shall qualify as a restaurant for purposes of this chapter only if it meets the restaurant establishment requirements of R.S. 26:73(C)(1) or R.S. 26:272 (C)(1), as applicable. , that maintains a full service kitchen during all hours in which alcoholic beverages are sold, and that derives at least 50 percent of its gross revenue from the sale of food and nonalcoholic beverages.

Buffer means a buffer is adjacent land, and is in addition to a greenbelt. Buffers provide distance between the development and another land use, and can be developed (with another land use), be vacant, be barren, be treed, or be agricultural, etc.

Fence. A fence, for the purpose of this chapter, shall be constructed of solid, rigid material, and be completely non-transparent, and all portions of uniform color, including posts. The uniform color shall be white or black, or any shade of beige, brown, or gray, or dark green; the color shall be approved by the planning administrator or his designee prior to installation of the enclosure. All portions of the fence shall be of uniform color, including posts. A fence shall be of uniform height, and a minimum of six feet tall, and shall be of uniform construction. It shall be able to withstand wind loads and other requirements established by the current International Building Code. The fence shall not contain any poster, graphics, or advertising of any kind; unless mandated by federal or state law, signs shall comply with the requirements of chapter 145, the sign ordinance.

Greenbelt means an area of property that encircles the development. The greenbelt will be provided as part of the development tract and shall completely surround the area used for the land use, and shall have a minimum of 40 Type "A" trees or 80 Type "B" trees per acre and maintained on a regular basis in accordance with the requirements of chapter 12, article II, the noxious weeds ordinance.

- (1) Type "A" trees are trees that normally grow to an overall height of approximately 50 feet, shall be a minimum two-inch caliper and minimum height of 12 feet when planted, and include, but are not limited to, the following: southern magnolia, pine, live oak, willow oak, bald cypress, and elm. Other species may be considered.
- (2) Type "B" trees are trees that normally grow to an overall height of approximately 25 feet, shall be a minimum of 1½-inch caliper and minimum height of ten feet when planted, and include, but are not limited to, the following: river birch, cedar, redbud, dogwood, mayhaw, silver bell, crape myrtle, sweetbay magnolia, wax myrtle, and sweet olive. Other species may be considered.

Light pollution means excessive, misdirected, or obtrusive artificial light that may disrupt the activity, comfort, or balance of human or animal life.

Planning administrator means an individual appointed by the mayor, and shall be the administrator of this chapter. The administrator has no authority to waive any portion of this chapter. Final authority on all matters rest with the mayor and the city council.

Strip mall means a one-story building and its amenities, where the building houses multiple tenants, and the parking and drives are shared by all tenants.

Visual barrier means a method of blocking the view of a development from another land use. The method used may be fencing, landscaping, or other means proposed by the developer and approved by the planning administrator.

SECTION 3: The City of Youngsville Code of Ordinances, Chapter 130 "*Land Use Regulations*",

Section 130-4 "*Land use types*" is hereby amended by revising subsection (b)(5) as follows:

- (5) *General business land use (GB)*. The primary intended land use is business, including air conditioning sales and services, amusements (commercial), animal hospitals, auditoriums, automotive parts sales, automotive sales, automotive rentals, automotive repairs, automotive service stations, car washes, drive-in establishments, electric contractors and wholesalers, electric repair, exterminators, glass stores, hotels and motels, laundry, lounges, nightclubs or barrooms (subject to the approval requirements of section 130-5(s) including its geographic exemptions from city council approval), marine stores, motorcycle sales and services, off-site

signs, pawn shops, pet stores, plumbing shops, printing and publishing, radio and television broadcasting studios and transmitters, radio and television repair, restaurant supply sales, retail manufacturing, seafood markets, sign shops, storage garages, taxidermists, trailer sales, travel trailer parks, antique shops, apparel and accessory shops, dance studios, interior decorators, jewelry manufacturing, jewelry stores, personal service shops, seamstresses or dressmakers or tailors, and stationery stores, bakeries, banks, businesses and/or professional colleges, catering shops, clinics, dairy product sales, delicatessens, diaper services, drive-through establishments, dry goods stores, fix-it shops, fruit and/or vegetable stands, funeral homes, furniture repair, gasoline or diesel fuel sales (retail), grocery stores, gymnasiums, haberdasheries, hardware stores (retail), hospitals and/or sanitariums, leather stores, liquor sales (package), loan offices, nursing or convalescent homes, office supplies, optical and/or surgical supply stores, parking garages or lots, printing and graphics, reducing salons and/or health clubs, restaurants, shoe stores, sporting goods stores, strip malls, studios for professional work or teaching, tailor shops, theaters, toy stores, uniform sales, variety sales, YMCA/YWCA, appliance stores, automobile dealerships (franchised, with related services) department stores, dry cleaners, garden supply stores, paint stores, post offices, and public offices (state, local, and federal).

SECTION 4: The City of Youngsville Code of Ordinances, Chapter 130 “*Land Use Regulations*”, Section 130-5 “*Requirements, restrictions, and responses*” is hereby amended by adding subsection (s) as follows:

(s) Specific requirements, restrictions and responses for bars, lounges, and nightclubs.

(1) Notwithstanding any other provision of this chapter, no new bar, lounge, or nightclub shall be established, opened, relocated, expanded, or issued land use approval within the city unless first approved by the city council at a public meeting. Except for the geographic exemptions provided herein, no new bar, lounge, or nightclub shall be established, opened, relocated, expanded, or issued land-use approval within the city unless first approved by the city council at a public meeting. City council approval under this subsection shall not be required for a bar, lounge, or nightclub otherwise qualifying as a General Business land use and located within any of the following areas:

- (a) The Major Arterial District associated with Youngsville Highway, limited to the segment between Ambassador Caffery Parkway and Iberia Street;
- (b) The Major Arterial District associated with Chemin Metairie Parkway;
- (c) The Metairie Centre development; or
- (d) The commercial development located at 327 Iberia Street.

Establishments within these areas shall be reviewed through the otherwise applicable General Business land-use process and remain subject to all applicable requirements, restrictions, conflict-level provisions, buffers, greenbelts, setbacks, parking requirements, and other provisions of this chapter. Outside these areas, city council approval shall be required only where the use is otherwise eligible under this chapter. City council approval under this subsection shall not waive any otherwise applicable requirement of this chapter.

(2) An applicant shall submit to the planning administrator, in addition to all other required materials, the proposed floor plan and maximum occupancy; hours of operation; parking and shared parking information; proposed outdoor seating or entertainment; type and location of amplified music; security and lighting plan; anticipated percentages of revenue from alcoholic beverages and from food and nonalcoholic beverages; and the location of any existing bar, lounge,

or nightclub within 500 feet of the proposed premises. An applicant seeking city council approval under this subsection shall submit to the planning administrator, in addition to all other required materials, the proposed floor plan and maximum occupancy; hours of operation; parking and shared-parking information; proposed outdoor seating or entertainment; type and location of amplified music; security and lighting plan; anticipated percentages of revenue from alcoholic beverages and from food and nonalcoholic beverages; and the location of any existing bar, lounge, or nightclub within 500 feet of the proposed premises.

(3) In determining whether to approve the use, the city council shall consider the concentration of existing bars, lounges, and nightclubs in the surrounding area; the combined nighttime parking demand of all uses sharing the site or parking area; traffic circulation and ingress and egress; noise and hours of operation; proximity and compatibility with residential uses; lighting, security, and public-safety impacts; and whether reasonable conditions can mitigate any adverse impacts upon neighboring property or the public health, safety, and welfare.

(4) The city council may approve, approve subject to reasonable site-specific conditions, or deny the request. Conditions may address hours of operation, occupancy, parking, outdoor activity, amplified sound, lighting, security, buffering, and other impacts identified during review. Approval shall apply only to the applicant, premises, and operational plan presented to the city council and shall not run with a materially different business or operation. Any denial or condition of approval shall be based upon one or more of the factors identified in paragraph (3), with the identified impact and the basis for the decision stated in the record. Conditions shall be reasonably related to mitigating an identified land-use or public-safety impact of the proposed use. Approval shall apply to the premises and operational plan presented to the city council. A change in ownership alone shall not require renewed land-use approval provided the premises and approved operational plan remain substantially unchanged. This provision does not waive any alcoholic-beverage permit or licensing requirement applicable to the new owner.

(5) A restaurant shall not be subject to this subsection solely because it sells alcoholic beverages for consumption on the premises. The planning administrator may require reasonable documentation of food-service operations and revenue percentages to determine whether an establishment qualifies as a restaurant under section 130-2.

(6) This subsection shall not require renewed approval for a bar, lounge, or nightclub lawfully operating before its effective date, unless the establishment is relocated, physically expanded, or materially changes its approved occupancy, hours, outdoor activity, entertainment, or manner of operation. This subsection shall not require initial or renewed city council approval for a bar, lounge, or nightclub lawfully operating before its effective date, unless the establishment is relocated, physically expanded, or materially changes its occupancy, hours, outdoor activity, entertainment, or manner of operation. For an establishment lawfully operating before the effective date without a city council-approved operational plan, its lawful operating characteristics on the effective date shall serve as the baseline for determining a material change. A material change means a change reasonably expected to increase or alter the land-use impacts considered under paragraph (3), including impacts associated with occupancy, parking, traffic, noise, outdoor activity, hours of operation, security, or neighboring properties. A change in ownership alone shall not require initial or renewed city council approval if the premises and operating characteristics remain substantially unchanged. Initial or renewed city council approval shall not be required under this subsection for an establishment located within an exempt area identified in paragraph (1), provided the proposed use or change otherwise complies with this chapter. Nothing in this

subsection relieves an establishment from complying with alcoholic-beverage permitting, occupational licensing, building, fire, noise, or other applicable requirements.

SECTION 5: All Ordinances, or parts thereof, in conflict herewith are hereby repealed.

SECTION 6: This Ordinance shall be in full effect as permitted by law.

This amended Ordinance having been introduced on September 10, 2026, and published by title only giving Notice of a Public Hearing on October 8, 2026, was submitted to a vote and the vote thereon was as follows:

YEAS:

NAYS:

ABSTAINED:

ABSENT:

This amended Ordinance was declared adopted on this 8th day of October, 2026.

Ken Ritter, Mayor

Nicole Guidry, City Clerk

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

ORDINANCE NO. 520-2026

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, LOUISIANA, CONTAINING 196.778 ACRES, PREPARED BY JEREMY P. SOIREZ, PROFESSIONAL LAND SURVEYOR, DATED MAY 7, 2026.

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

SECTION 1: A Petition for Annexation is being presented to the governing body of the City of Youngsville pursuant to L.S.A. R.S. 33:171 *et seq*, and all of the requirements of L.S.A. R.S. 33:172 having been met, those properties listed in "Exhibit A" attached hereto and made a part hereof, are to be annexed and incorporated into the corporate limits of the City of Youngsville.

SECTION 2: The official map of the City of Youngsville is hereby amended so as to annex property 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, Louisiana, containing 196.778 acres, prepared by Jeremy P. Soirez, Professional Land Surveyor, dated May 7, 2026 into the City of Youngsville, Parish of Lafayette, State of Louisiana.

SECTION 3: The description of the property to be annexed is as follows:

LEGAL DESCRIPTION: describing a 196.778 acre tract of land, being situated in Section 30, Township 11 South – Range 5 East, Lafayette Parish, Louisiana. More particularly described as follows:

COMMENCING at the Intersection of Chemin Agreeable Road and Detente Road and being the Northwest corner of said Section 30;

THENCE running down the centerline of said, Chemin Agreeable Road, S 89°34'09" E, a distance of 1319.03 feet, to a point;

THENCE S 00°25'51" W, a distance of 20.0 feet, to a found 1 inch iron shaft, being the POINT OF BEGINNING and the Northwest Corner of said 196.778 acre tract of land;

THENCE S 89°34'09" E, a distance of 649.60 feet, to a found 1 inch iron shaft;
THENCE S 00°04'14" E, a distance of 2249.75 feet, to a found 1/2 inch iron rod;
THENCE S 00°05'28" E, a distance of 388.66 feet, to a found 1 inch iron pipe;
THENCE S 89°13'27" E, a distance of 631.40 feet, to a found 1/2 inch iron rod;
THENCE S 89°14'16" E, a distance of 498.63 feet, to a found 1/2 inch iron rod;
THENCE S 89°13'10" E, a distance of 2048.39 feet, to a found 1/2 inch iron rod;
THENCE S 15°20'10" W, a distance of 24.26 feet, to a point;
THENCE S 22°55'01" W, a distance of 24.41 feet, to a point;
THENCE S 18°25'23" W, a distance of 41.46 feet, to a point;
THENCE S 00°17'34" W, a distance of 643.47 feet, to a found 1/2 inch iron rod;
THENCE N 89°07'00" W, a distance of 2020.70 feet, to a found 1 inch iron shaft;
THENCE S 00°24'53" W, a distance of 154.96 feet, to a found 1/2 inch iron bolt;
THENCE S 00°27'19" W, a distance of 328.05 feet, to a found 1/2 inch iron rod;
THENCE S 00°18'02" W, a distance of 554.35 feet, to a found 1/2 inch iron rod;
THENCE N 89°19'20" W, a distance of 3057.33 feet, to a found 1/2 inch iron rod;
THENCE N 00°28'55" W, a distance of 887.97 feet, to a point;
THENCE N 00°05'45" W, a distance of 880.10 feet, to a found 1/2 inch iron rod;
THENCE S 88°53'17" E, a distance of 1314.54 feet, to a found corner post in a 20" wide Hackberry tree;
THENCE N 00°22'57" W, a distance of 1294.05 feet, to a found 1/2 inch iron rod;
THENCE N 00°28'47" W, a distance of 1348.57 feet, to a found 1 inch iron shaft, being the POINT OF BEGINNING, having an area of 196.778 ACRES.

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

SECTION 5: This ordinance shall become effective upon the elapse of thirty (30) days after publication or posting, pursuant to La. R.S. 33:173, *et seq.*

This ordinance having been introduced on October 8, 2026, and published by title only giving Notice of Public Hearing on November 12, 2026 was submitted to a vote, and the vote therein was as follows:

YEAS:

NAYS:

ABSTAINED:

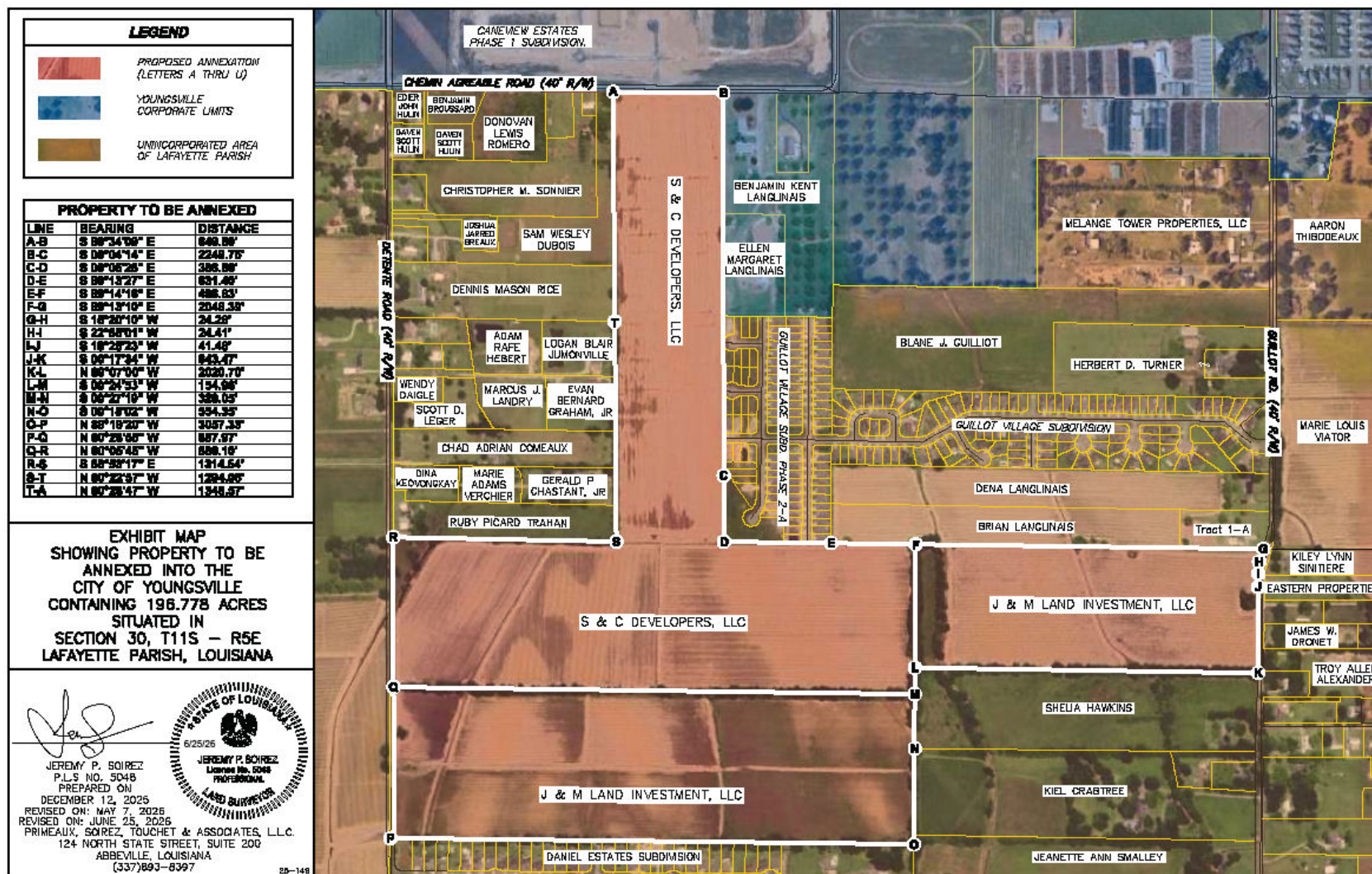
ABSENT:

This ordinance was declared adopted on this 12th day of November, 2026.

Ken Ritter, Mayor

Nicole Guidry, City Clerk

EXHIBIT "A"



SPORTS COMPLEX MONTHLY REPORT
OCTOBER 2026

<u>October 1-2</u>	<u>October 12-16 (Continued)</u>
Morning Indoor Pickleball	YSC Volleyball Practices
Council On Aging	YSC Adult Softball League Games
Free Play @ Rec Center	Beach Volleyball Free Play
YSC Volleyball Practices	Fall Adult Beach Volleyball League Matches
YSC Adult Softball League Games	Tennis: Scramble/Adult Clinic/Leagues/Troopers/Team E
Beach Volleyball Free Play	SSYS Soccer Practice
Fall Adult Beach Volleyball League Matches	FNA Flag Football Practices and Games
Tennis: Scramble/League	<u>October 17-18</u>
SSYS Soccer Practice	YSC Volleyball League Matches
FNA Flag Football Practices and Games	Free Play @ Rec Center
<u>October 3-4</u>	USSSA Baseball Tournament
YSC Volleyball League Matches	Beach Volleyball Free Play
LVL Training	Tennis: Team E
Beach Volleyball Free Play	SSYS Soccer Games
Tennis: Cardio Tennis	Healthy Kids Run Club @ Foster Park
SSYS Soccer Games	<u>October 19-23</u>
Patch at the Park @ Expansion	Morning Indoor Pickleball
<u>October 5-9</u>	Council On Aging
Morning Indoor Pickleball	Free Play @ Rec Center
Council On Aging	Biddy Basketball Evaluations
Free Play @ Rec Center	YSC Adult Softball League Games
YSC Volleyball Practices	Beach Volleyball Free Play
Council On Aging Pickleball Funday @ Rec Center	Fall Adult Beach Volleyball League Matches
YSC Adult Softball League Games	Tennis: Scramble/Adult Clinic/Leagues/Troopers
Beach Volleyball Free Play	SSYS Soccer Practice & Halloween Havoc Games
Fall Adult Beach Volleyball League Matches	FNA Flag Football Practices and Games
Tennis: Scramble/Adult Clinic/Leagues/Troopers	<u>October 24-25</u>
SSYS Soccer Practices	ARCA Cookoff
FNA Flag Football Practices and Games	YSC Volleyball All-Star Tryouts
National Night Out @ Expansion	USSSA Softball Tournament
MLB Baseball Clinic @ Expansion	Beach Volleyball Free Play
<u>October 10-11</u>	Tennis: UTR Tournament
YSC Volleyball League Matches	SSYS Halloween Havoc Games
CAT Rentals Adult Softball Tournament	Healthy Kids Run Club @ Foster Park
Beach Volleyball Free Play	<u>October 26-30</u>
Tennis: Cardio Tennis	Morning Indoor Pickleball
SSYS Soccer Games	Council On Aging
Farmers Market @ Expansion	Free Play @ Rec Center
Out of the Darkness Walk @ Foster Park	Biddy Basketball Team Drafts
<u>October 12-16</u>	YSC Adult Softball League Games
Morning Indoor Pickleball	Beach Volleyball Free Play
Council On Aging	Fall Adult Beach Volleyball League Matches
Free Play @ Rec	Tennis: Scramble/Adult Clinic/League/Troopers

SPORTS COMPLEX MONTHLY REPORT
OCTOBER 2026

<u>October 26-30 (Continued)</u>	<u>October 31</u>
SSYS Soccer Halloween Havoc & Rainout Games	Free Play @ Rec Center
FNA Flag Football Practices and Games	Beach Volleyball Free Play
	Tennis: Cardio Tennis
	OSC Fall Fest @ Expansion