

Minutes Of The

February 10, 2004

Broussard City Council Meeting

Present: Mayor Charles E. Langlinais
 Tina G. Denais, City Clerk
 Councilman Terry Guilbeau, District I
 Councilman David Bonin, District II
 Councilman Keith Rousseau, District III
 Councilman Harold Johnson, District IV
 Councilman Kenny Higginbotham, District V
 Councilman Albert Romero, District VI
 Councilman Johnnie Foco, At Large
 Al Reaux, City Engineer
 Mark Savoie, City Engineer
 Gerald deLaunay, City Attorney
 David Bernard, Architect
 Wilfred Guilbeau, Property Owner
 Tim Reynolds, Attorney for Wilfred Guilbeau
 Ben Hogan, Property Owner

Mayor Langlinais called the meeting to order and Al Reaux lead with the Pledge of Allegiance and a silent prayer.

Adopt minutes of the January 27, 2004 Regular City Council Meeting =

Moved by Councilman Johnson and second by Councilman Rousseau to adopt the minutes of the January 27, 2004 City Council Meeting. Roll call:

District I = Yea	District IV = Yea
District II = Yea	District V = Yea
District III = Yea	District VI = Yea
At Large = Yea	

NEW BUSINESS:

Bill to be Approval for Broussard Environmental Service and Enhancement District

= Moved by Councilman Rousseau and second by Councilman Romero to amend the budget and approve the transfer of funds to the BEESD for the following bill, The LaBorde Law Firm, invoice # 14166 for \$7,332.27. Roll call:

District I = Yea	District IV = Yea
------------------	-------------------

District II = Yea
 District III = Yea
 At Large = Yea

District V = Yea
 District VI = Yea

Mr. Wilfred Guilbeau and Mr. Tim Reynolds re/Variance Request for 602 Leisure Field = Mayor Langlinais stated that he asked Ronnie Reaux to do some research on the subdivision restrictions. Gerald stated that Don told him the developer is making some proposal for the side setback, but he doesn't know about the front. The two lots combined would have to go to the subdivision committee. Mr. Reynolds approached the council. Reynolds stated the side setback and the front setback need to be dealt with. He said Don feels the side setback has been resolved because the lots have been combined. The only thing is to get approval from the homeowners association. In the covenants of the subdivision, it doesn't even address the issue of combining the lots, so he doesn't see any problem with the other homeowners of the subdivision. They only need a variance now for the front setback. Mayor Langlinais stated there were some conjectures, whether this has happened in the past. He feels this issue needs to be cleared. Gerald stated the discussion of how to resolve the side setback really if the lots are combined, then nothing needs to be done nothing should be done, because the lots will probably have to be re-platted. The front setback cannot be overcome. The front corner of the house is at 11 feet. The second house is already built and it is in compliance. Councilman Foco stated as long as the 2 lots are sold together he has no problem, because it is not his intention to make him move the house. Councilman Rousseau questioned what did he say about re-platting the property as one lot? Mr. Delaine stated that the person that purchases the property can sell the second lot again and we may be faced with the same problem, that's why he feels it should be re-platted. Councilman Rousseau questioned if there is anything in the subdivision code that restricts this? Mr. Reynolds stated no. Mr. Reynolds stated that the revised plat that is to be approved by the planning commission to change it to one lot. Mr. DeLaunay stated that it doesn't show that it is just one lot and it has to be recorded before it is in effect. Mr. DeLaunay stated this is not a subdivision issue; it's a city issue. Mayor Langlinais recommended giving Mr. Guilbeau a variance to the setback, but he feels Mr. Guilbeau needs to be aware of the setbacks and follow them. Moved by Councilman Foco and second by Councilman Rousseau to grant a front variance for 602 Leisure Field and then Mr. Guilbeau needs to go back to the planning commission to make the lots just one lot for lot 144 and lots 145.

Roll call:

District I = Yea
 District II = Yea
 District III = Yea
 At Large = Yea

District IV = Yea
 District V = Yea
 District VI = Yea

Adopt Resolution for Future Development regarding site plan = Moved by Councilman Rousseau and second by Councilman Foco to adopt Resolution 135-04, which requires all contractors and homeowners to present a site plan, which is done by a certified surveyor prior to construction. The survey must be presented at the time the permit is purchased. Roll call:

District I = Yea
 District II = Yea

District IV = Yea
 District V = Yea

District III = Yea
At Large = Yea

District VI = Yea

Ben Hogan re/Variance = Mr. Hogan introduced himself to the council. He presented the council a survey of some lots on Madelyn Street. This subdivision was originally set up with zero lot lines. Cecil Chatman owns the house at 301 Madelyn. He hasn't done anything to any of the lots. Mr. Hogan stated that he is asking to build the houses five feet from the property lines. He doesn't have a problem with the front variance. The setbacks were done after the subdivision was built. The side property owners have no problem with only a five front setback from each other. Councilman Rousseau questioned if he has anything in writing from Mr. Chatman and Mr. Winn giving him permission to build so close to their property? Mr. Hogan stated no, but he can get something. The council agreed that if the house he builds is five feet from his property line, and then he doesn't need a variance. Between lots 305 and 303 he only wants to go 5 feet from the houses, so that would only give him a 2 ½ foot variance instead of a 5 foot. Mr. DeLauany stated the problem is that the houses in the subdivision were built before the setback ordinance was in effect. Mayor Langlinais stated because of the previous owners and setting up zero setbacks, we would probably have to give him some sort of variance. Councilman Foco stated that he would like some sort of preliminary map with a drawing on showing the house on the plat. Mr. Delaunay recommended he also bring letters from the adjacent property owners also. Mr. Hogan stated he would come back to the council with all that is required.

ENGINEER'S REPORT:

Mark's Report:

Water Well = Mark stated that they started an investigation of the old water well; because of some complaints they received about corrosion. They are getting some test run of the old well and the new well. The tests came in today and Jerry will review the tests Jerry will write a memo to the council with the results. Mayor Langlinais stated that it appears the new well will be okay. The only problems we are having right now are in south Broussard. Councilman Bonin stated he received a lot of complaints in his district. Councilman Bonin stated he received a lot of complaints about corrosion. Mark stated in hot water heaters it's not corrosion it's calcium. Mayor Langlinais stated that he thinks everyone expects the water to be all mineral free and that just can't be. Keith stated he wanted to thank Jerry and Lonnie and Elmo for helping him with this problem.

Sewage for New Theatre = Mark stated that the pump station for new theatre has been bid out. The bids will be opened on the 20th of the February.

Al's report;

Al stated he had nothing to report on.

AUDITOR'S REPORT:

Gene was not present.

ATTORNEY'S REPORT:

Attorney Landry was not present and Attorney deLaunay had nothing to report on.

FIRE DEPARTMENT:

No one was present.

POLICE DEPARTMENT:

Variance Request = David Bernard stated that he would like to add something to the variance. He feels we are putting the public at risk. He feels if it is in the building, and not in the set backs then the variances shouldn't be granted.

Police Building Renovations = David gave out the handout for the proposals for the police building renovations, which were less than \$100,000. He requested 4 proposals and he only had 2 turned in. Complete Construction bid \$89,850.00. The other proposal was from London Construction for \$93,528.00. Without alternate 1, London Construction is the low bidder. Went thru the walk-around again and bid was \$53,863.00. They have already done their own demolition. Some rooms were not insulated. David stated that he feels a 10% contingency should be added to the \$53,863.00 just in case they run into any other problems. He would like the council to allocated \$25,000 more than the \$60,000 that was allocated. Councilman Higginbotham stated one thing was the proposal versus the bid, because with City Hall the figure was more. David stated doing the same with the bid, but this is under \$100,000 and can be done quicker. David stated he feels we can expect to spend \$5,000 - \$6,000 more than the bid. Chief Decou is requesting an additional \$25,000 to cover everything else that needs to be done. David stated were going to paint the ceilings, but they were starting to sag, so he recommended that we change them out. And the light fixtures need to be changed out also. These were some things that they hadn't seen in the original budget. Councilman Johnson stated lets do it right the first time. Moved by Councilman Rousseau and second by Councilman Guilbeau to award the contract to the low bidder for \$53,863.00, and the low bidder was London Construction. Roll call:

District I = Yea	District IV = Yea
District II = Yea	District V = Yea
District III = Yea	District VI = Yea
At Large = Yea	

Moved by Councilman Higginbotham and second by Councilman Rousseau to put an additional \$25,000 in the budget for the police renovations building. \$60,000 was already budgeted for this project. Roll call:

District I = Yea	District IV = Yea
District II = Yea	District V = Yea

District III= Yea
At Large = Yea

District VI = Yea

COUNCIL BUSINESS:

Mardi Gras Parade = The Mardi Parade Sunday is at 2:00 p.m. on February 15, 2004.

At Large/Councilman Foco:

Thanks = Councilman Foco stated he would like to thank Chief Decou and the police department for doing some of the work for the renovations of their new building.

District III/Councilman Rousseau:

Thanks = Councilman Rousseau thanked Elmo, Lonnie and Jerry's office for their help with the water testing.

District I/Councilman Guilbeau:

White Goods = Councilman Guilbeau questioned what do we do about the white goods that are on the right of way? Mayor Langlinais stated that we could pass a resolution requiring them to pick it up after certain amount days and then if it is not done, then we could put lien on the property.

Automatic Flushing = Councilman Guilbeau questioned Elmo how is the automatic flushing working? Elmo stated it is working well. They set it up in a high complaint area. Mayor Langlinais questioned Elmo on the price of these units? Elmo stated about \$1,200 per unit. Mayor Langlinais requested if it works and it saves on labor we need to see about getting this put out at several locations around town. Mayor Langlinais instructed Elmer to purchase about 10 more units and set them up Councilman Higginbotham stated that he noticed in his neighborhood he has seen hydro-seeding people connect to the hydrant. Larry stated they are using a hydrant meter, which is owned by us.

District II/Councilman Bonin:

Trash Picking Up = Councilman Bonin questioned what do the citizens do with the branches and limbs if we don't pick them up? Larry stated we have loaner trashcans to take care of that.

Elmer Girouard:

Water Well = Elmo stated when the well turns on at different times of day, that water does not come out of the ground the same each day. Councilman Bonin questioned it is clear after awhile. Elmo stated not the new well yet. Mayor stated that everyone's taste to water is different. Elmo stated that the state pass new mandates that they have to test for the bio products

of the chlorine. The water may have a smell in it, but we are regulated of what they have in it.

Mayor Langlinais:

White Goods Incompliance Resolution = Moved by Councilman Rousseau and second by Councilman Foco to adopt Resolution #136-04 notifying any residents who leave white goods on the side of the road that after 15 days if the goods are not pick-up, the city will pick them up and charge them for this. Roll call:

District I = Yea	District IV = Yea
District II= Yea	District V = Yea
District III= Yea	District VI = Yea
At Large = Yea	

Tina Denais:

Re-scheduling of the February 24, 2004 Meeting and the March 9, 2004 Meeting = Moved by Councilman Bonin and second by Councilman Foco to cancel the meeting on February 24, 2004, which would fall on Mardi Gras and re-schedule the meeting on March 9, 2004, due to an election in the Council Chambers for March 2, 2004. Roll call:

District I = Yea	District IV = Yea
District II= Yea	District V = Yea
District III = Yea	District VI = Yea
At Large = Yea	

Meeting Adjourn =Moved by Councilman Johnson and second by Councilman Rousseau to adjourn the meeting. Roll call:

District I = Yea	District IV = Yea
District II= Yea	District V = Yea
District III= Yea	District VI = Yea
At Large = Yea	

S/Charles E. Langlinais, MAYOR

S/Tina G. Denais, City Clerk