

**Minutes Of The Special Meeting**

**August 10, 2006**

**Of the**

**Broussard City Council & Broussard Planning Commission**

Present: Mayor Charles 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

Planning Commission Members:

Sarah Hebert, BPC Clerk  
Tammy Vannoy  
Lee Crosby  
Adam Mouton  
John Dyer  
Craig Kimball  
Danny Tillman

Other Members Present:

Don Landry, Attorney At Law  
Al Reaux, City Engineer  
Mark Savoie, City Engineer  
Larry Champagne, City Supervisor  
Mel Bertrand, City Foreman  
Elmer Girouard, City Supervisor  
Numerous citizens of Broussard  
Walmart Representatives  
Walgreens Representatives  
Home Depot Representatives  
Nina Lundington – Traffic Study

Councilman Foco called the meeting to order and Allen Guidroz lead with the Pledge of Allegiance and a silent prayer was done for our boys that are still overseas and everything that is happening overseas.

The reason for this meeting is to discuss the following items:

Walmart -- Walgreens --- Home Depot

- 1) Widening and Improving of St. Nazaire Road/Intersection with US 90/LA 182
- 2) Storm water retention ponds and/or drainage issues
- 3) Movement and/or location of utilities as may be required
- 4) Any other issues or matters directly related to St. Nazaire Road and/or commercial retail development on the northeast corner of US 90 and St. Nazaire.

Al Reaux stated that he had a field road laid out to the council. It will be a seven lane road into the Walgreen intersection and then it will reduce to a 6 lane configuration carried to Wal-Mart and down to Home Depot from that point it will go down to 5 lanes to La Flamme then to the existing 2 lane road. On St. Nazaire and Highway 96 there will be a turn lane on St. Nazaire turning onto Highway 96. It is in the cost estimate. Councilman Higginbotham questioned if all of St. Nazaire in the city limits? Mayor Langlinais stated that he doesn't believe so.

On the geotechnical analysis of what type of pavement and base that would provide a good road service we came up with 5 different alternates. The various costs are listed with the various surface types. Concrete is the most expensive. Concrete is for 20 – 25 years and the maintenance is only sealing every 5 – 10 years. Asphalt overlay would probably be every 12 years. Concrete has a better visibility at night compared to asphalt, however this road will be very well lit, so I suspect that is not going to be a factor. Also, another factor is the oil price which is contingent with the asphalt prices. Mayor Langlinais first thought about the 6" asphalt.

With the 12" stabilized base, which, essentially is a little heavier than Albertson Parkway that we built a little over 8 years ago. Councilman Foco stated he is looking at the 6" asphalt with the 10" aggregate base; we are looking at a lot better base with the cost. Al stated we don't have to make a decision on the road tonight.

Mayor Langlinais - we are clearly going to make a decision on whether or not we are going to build this, based on the commitment of the retailers. Which the retailers are in representation here, as I understand.

Nina Ludington addressed the council. At Previous meetings we talked about why a 7 lane. It was initially discussed and approved by the city council. We have begun the process to put in new controllers and signals for turn lanes. We put in the asphalt and the State would do the rest on Highway 182. The city will buy the cameras as per agreed on both intersections. Now with the new development, as per discussed at previous meetings, is that, in order- ( the State only gives us so many seconds to move traffic) for us to move that amount of traffic, ( U S 90 will get the majority of the traffic) we have made a 7 lane intersection to keep the flow going. We have also added another right turn lane with Home Depot, because we needed more thru lane. The costs are all split. The City which we have discussed before we said the maximum would be \$100,000.00 but it is coming in at \$75,000 and \$80,000 Home Depot and Wal-Mart is depending if the poles have to be moved would be about \$30,000 per pole. Wal-Mart is putting in an extra left turn lane to Lafayette.

Councilman Higginbotham asked if include signal changes on Hwy at 182 and Albertson Parkway. Nina stated that is what we are doing now. St. Martin exit will be stop signs.

Tex Plumley with the Billeaud Companies addressed the council. This has been a long time coming that is why he hopes the council will consider doing the road project. He showed the planning of the road right of way, which shows the amount of land the Billeaud Companies will contribute which will be about 4.169 acres, which is about \$363,000.00 then the land that is along the front of the project itself, conservatively is about \$7.00 a foot land. That is another million. So the land value is 1.3 million for all the land. Councilman Foco stated he was very adamant about the disturbing of the

neighbors to the south, but they will not be disturbed and I really appreciate ya'll doing that, I just want to let the Council go that you did this with no resistance. The stores will be fronting St. Nazaire Road. The way the in and out on Highway 90 is being paid by Wal-Mart and the interior roads will be private road and paid by Wal-Mart per the request of DOTD. The City will not be responsible for the upkeep of these roads. The contribution is about \$2.8 million from Wal-Mart and the Billeaud Companies.

Johnnie Foco – I will speak for myself and the City of Broussard we are going to ask some simple questions and we are going to ask some dumb questions. But, we are in un-chartered area. We have never done this before, I think we want to do it, but it is a big step it is very progressive to the City and this Council to spend that much money.

Tex Plumley- Sales conservatively are estimated at about \$ 130,000,000.00 a year for the retailers. At 2% sales tax of that would be \$2.6 million a year, to us in about a year's time.

Keith Rousseau – I would just like to thank Tex and Gene Wakefield, I know some of the concerns of the Council for the last year, were retail contributions. I know you have done negotiations on that. And we appreciate that.

Tex stated they hoped the ditch that goes across the Walgreen track considered in the improvements by the Town as far as the re-routing and the drainage. It drains 216 acres. Requesting it is piped and underground for the future.

Councilman Bonin stated that a lot of residents come to them to pipe their front yard and we reject it, so don't feel we should let Wal-Mart pipe their ditch.

Mayor Langlinais- To clarify the issue Dave is, this proposed rerouting of the ditch is piped, and it is engineered. Councilman Foco stated that he thinks we need some commitments, from some of the other retailers. Tex Plumley, We have Walgreens, but they should not have to take the brunt of the whole cost they are willing to come back and compact the old ditch and fill it in. Councilman Higginbotham stated first we talked about contribution of \$1.1 million and \$1.8 million and now we are up to \$3 million. You know around the Holidays, Wal-Mart generates about \$3 million a day. I think they are in better situation to help fund all these improvements than the City of Broussard. So don't know I am comfortable with us having to do something with that right now. He does appreciate everything else that is being done. Councilman Foco asked Tex if they had contacted the other retailers about participating in this. Tommy Fabac, with Wal-Mart, stated their off sight improvements will be \$700,000. Rusty Comeaux, with Home Depot. Wal-Mart is moving forward with their plans. Mouton anticipated of purchase of property. Engineering plans should be finalized in 3 months, delayed because of the DOTD changes. Scheduled to open in 2007. Comeaux stated doing their plans now also. Peter Montz with Walgreens stated they have had this property under contract before everyone. They are waiting for the next step to start. Walter Comeaux, with Royal Panda stated they are looking for a place also to look into. They also have letter intents from a bank and another major restaurant, also bowling alley, and another hotel.

Mayor Langlinais stated maybe we can entertain a motion to approve the construction with the condition Wal-Mart execute the sale.

Councilman Foco: We are not going to spend that kind of money unless ya'll are coming.

Mayor Langlinais – I don't know how else to do it.

Councilman Rousseau –I agree with what you are saying. I am not going against the grain at all, but I also think that we have asked the retailers to do a couple of things, and they kept meeting us.

Councilman Higginbotham – We are talking about buying land. We are talking about moving forward on additional taxpayer’s expense. That is pretty critical in my mind.

Councilman Rousseau – I know that in the meeting we had with Wal-Mart, I know that they have never gone this far without purchasing the property.

Councilman Higginbotham – Wal-Mart closes stores all over the country.

Mayor Langlinais – Let’s just say this, you let out the bid upon the time you purchase the property. Your timing in construction is going to be a little longer then our time in building the road.

Al Reaux – It will be 9 months to a year for the road. The road will have to be built in sections.

Councilman Foco motioned to go forward with the bidding process and put bids in place when the property is purchased

Al Reaux - stated it will take 3 or 4 months for the bid process.

Councilman Higginbotham asked what is Al’s cost for engineering. Estimated cost of \$2.4 million will be about 6% cost for the engineering costs.

Attorney Landry stated there are no guarantees and he sees all the people from the retailers and the citizens here and the growth is here. The construction can start when the land is bought. Wal-Mart has spent about \$200,000 already.

Question what Wal-Mart wants the council to do.

Wal-Mart Representative agreed to the earlier offer made by the council.

Councilman Rousseau made a motion to

Moved by Councilman Rousseau to let out the bids for the road once retailers have bought property

Second by Councilman Harold Johnson

Terry Guilbeau, District I, Yea

Kenny Higginbotham, District V, Yea

Keith Rousseau, District II, Yea

Albert Romero, District VI, Yea

Harold Johnson, District III, Yea

Johnnie Foco, At Large, Yea

Harold Johnson, District IV, Yea

Councilman Higginbotham a citizen if the dumpsters will be near the road. Tex stated the service facility in the back of the stores.

Tim Tate when dealing with recoup funds in 11 months that is great. Feels we need move.

Walter Comeaux feels that this is a big opportunity for the City of Broussard and they are locating on Highway 90 where other people pass thru.

Randy LeBlanc with bowling center would like to congratulate the council for taking this step. This is a dynamite situation that is happening here. Highly recommend that we go forward.

Councilman Foco stated how this council has been very pro businesses from the get go.

Maxine Duhon stated she loves Broussard. She feels this is wonderful and thanked everyone that is interested in coming here. Feels we need to move forward.

Adam Mouton how much more development can Highway 90 support? Mayor Langlinais stated in a couple of months only one square foot left. This council started and it was a big step with the sewer pond and we will have sewer capacity for about 100 years. It is going in the swamp and it is very good environmentally.

Chief Decou committed to have a safe city and committed to help the council who makes sure the fire and police have what they need for the safety of the citizens and the businesses.

Councilman Johnson stated if he was told this a couple of years ago; he would have thought they were crazy,  
Keith and Johnson second motion

Type of road will be #5, which is 6" asphalt with 10" aggregate base for estimated cost for \$2,416,771.80

Mayor Langlinais asked the citizens to applaud the council for their commitment.

Moved by councilman Higginbotham and second by Councilman Rousseau to approve the 6" asphalt and 10" aggregate excluding the drainage.

Terry Guilbeau, District I, Yea	Kenny Higginbotham, District V, Yea
Keith Rousseau, District II, Yea	Albert Romero, District VI, Yea
Harold Johnson, District III, Yea	Johnnie Foco, At Large, Yea
Harold Johnson, District IV, Yea	

Al requested that the council let him put the drainage in and let Billeaud Companies pay so they have one contractor working on this project.

Mayor Langlinais – ok, very smart Al.

Mayor Langlinais – Sewer – we are committed to providing sewer. What are your Estimates?

Al Reaux – We can provide sewer to the retailers that are coming in, the idea is to put a manhole near Wal-Mart entrance drive. We can gravity flow for \$35,000. Also we have project to get sewer from old part of town to new pond. Short term up to \$35,000 till new pond is completed. This is just roadway cost and we will have to move waterline for about \$110,000. It will be looped in around to Ida Road.

#### Planning Commission

Mayor Langlinais Let me Brief you all, Al did the re-sub division of the property based on the site plats. Al stated he only had one week, so it will be contingent upon the developer's changes. Each parcel owner will be responsible for the Drainage Study.

Adam moved to accept the plat as is pending any changes needed due to the roadway construction. Provided that they comply with all of the current regulations that we have in place. Second by John Dwyer

Tammy Vannoy, Yea	Lee Crosby, Yea
Adam Mouton, Yea	John Dyer, Yea
Danny Tillman, Yea, Alternate	Craig Kimball, Yea

Johnnie Foco – Before we close I would like to reiterate what David said, we make some major decisions here and no body shows up, Thank you all for coming, this is ya'll town and with that I will close the meeting, unless anyone has any comments?

Mayor Langlinais I would like to make a comment. I want to thank the Billeaud Companies, this has been 8 years of hard work. They have always contributed. Last but not least I want to thank the representatives to the retailers. It has been extremely pleasurable. Your professionalism has been unsurpassed. The retailers also thanked Tex and Gene.

Mouton suggested the city does a proclamation recognizing their ( Billeaud Companies) contribution to the city.

Councilman Foco stated reason we have businesses here is because the council we have here and in the past.

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

District I = Yea

District II= Yea

District III= Yea

At Large = Yea

District IV = Yea

District V = Yea

District VI = Yea

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**S/Charles E. Langlinais, MAYOR**

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**S/Tina G. Denais, CITY CLERK**

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**S/ Sarah Hebert, BPC CLERK**