

Minutes of the Special City Council Meeting  
Held on Wednesday, September 13, 2006  
Broussard Middle School Cafeteria

Council Present

Terry Guilbeau, District 1  
Keith Rousseau, District 3  
Kenny Higginbotham, District V  
Johnnie Foco, At-Large

David Bonin, District 2  
Harold Johnson, District IV  
Albert "Nookie" Romero, District VI  
Charles Langlinais, Mayor

Others Present

Sarah Hebert, Clerk  
Broussard Citizens  
Oscar Reed, Attorney  
Nina Lundington, Traffic Study  
Mike Hollier, Lafayette Planning  
Mayor Wilson Viator, Youngsville  
Mike Larrivirre, Sound Man

Cindy Ross, Clerk  
David Bernard, Appointee to TIF  
Lawrence Harry, Appointee to TIF  
Dean Tekell, Traffic Study  
Gene Chiarulli, CPA  
Paul Miers, Engineer

Mayor Charles Langlinais opened the meeting with the Pledge of Allegiance followed by a Silent Prayer keeping our boys and girls still over seas in these prayers.

Appointment of TIF Board

Mayor Charles Langlinais - As is required under TIF Legislation, all but one councilman was appointed to the Board. Mr. Harold Johnson was not appointed, as this is his last term, he is retiring. Along with the Councilman appointed so were Mr. Lawrence Harry and Mr. David Bernard. Mr. Harry is a retired hwy engineer and Mr. Bernard is a local architect. I would now ask for a move to appoint the Board accordingly. Motion made by Keith Rousseau. Second by Kenny Higginbotham.

Terry Guilbeau, Yea  
Keith Rousseau, Yea  
Kenny Higginbotham, Yea  
Johnnie Foco, Yea

David Bonin, Yea  
Harold Johnson, Yea  
Albert "Nookie" Romero, Yea  
Charles Langlinais, Yea

Mayor Charles Langlinais - In my memo to the Council and the Board, we discussed Chairman and I asked Johnnie Foco if he would take the Chairmanship for the first year or what term you all decided and also recommend that you appoint Ms. Cindy Ross as Clerk and Mrs. Sarah Hebert as the Assistant Clerk. Do I have a motion first of all to elect Johnnie Foco as Chairman? Motion by Keith Rousseau. Second by Terry Guilbeau.

Terry Guilbeau, Yea  
Keith Rousseau, Yea  
Kenny Higginbotham, Yea  
Johnnie Foco, Yea

David Bonin, Yea  
Harold Johnson, Yea  
Albert "Nookie" Romero, Yea  
Charles Langlinais, Yea

Johnnie Foco- Do I have a motion to appoint Cindy Ross as TIF Clerk?

Motion by Keith Rousseau. Second by Albert "Nookie" Romero.

Ms. Ross would you accept the Clerkship. Cindy Ross, Yes

Terry Guilbeau, Yea

Keith Rousseau, Yea

Kenny Higginbotham, Yea

Johnnie Foco, Yea

David Bernard, Yea

David Bonin, Yea

Harold Johnson, Yea

Albert "Nookie" Romero, Yea

Charles Langlinais, Yea

Lawrence Harry, Yea

Do I have motion to make Sarah Hebert as assistant Clerk? Motion by Charles Langlinais.

Second by Keith Rousseau.

Terry Guilbeau, Yea

Keith Rousseau, Yea

Kenny Higginbotham, Yea

Johnnie Foco, Yea

David Bernard, Yea

David Bonin, Yea

Harold Johnson, Yea

Albert "Nookie" Romero, Yea

Charles Langlinais, Yea

Lawrence Harry, Yea

Sarah Do you accept the Assistant?

Sarah, Yes.

David Bernard and Mr. Harry thank you very much for getting interested. I first started on the Land Use Board in Broussard, which is how I got interested. I am glad you joined.

Mayor Charles Langlinais (Broussard)- I will mention that David Bernard is well versed in land use practices and Larry Harry is a retired hwy engineer from the Louisiana Department of Highways.

Johnnie Foco - Charlie, to consider the potential alignments, alternates 1, 2 and 3 based on donation offers, do you want to the road arterials or do you want to do the TIF District?

Recognize Mayor Wilson Viator of Youngsville. Thank you for coming.

Mayor Charles Langlinais (Broussard)- Actually, Johnnie the thought was to go forward and consider the proposed alignments based on the offers of donations.

Oscar could you brief the Board on how we came up with the offer of donations?

Oscar Reed - Basically, we had all of the people who own the properties in the rough area to be considered for the arterials. When we first sent out the letters to them to see if they had an interest in possibly donating land, for an arterial and to give there preferred routes. We got those back and then sent back to them, an actual formal, and willingness to donate land and also there preferred route. They sent them back to us, with that we came up with 3 separate routes based on their preferences and their willingness to donate land for these arterials. We have gotten a very good response. About 75% have responded.

Mayor Charles Langlinais (Broussard)- Was that for all three arterials.

Oscar Reed - Yes

Mayor Charles Langlinais (Broussard) - Let me just make a comment, these arterials, if you remember we originally had looked at Larriviere Road an extension straight north and south. We originally looked at an alignment that would actually piggyback Morgan Street. Based on previous meetings, we came to a consensus that certainly we would eliminate Morgan Street as one of the North- South Arterials. That is when much discussion with some of the councilmen, they felt that first of all, we should consider building a whole new alternative west of and parallel to Morgan as is applicable. That is how we arrived at that. If you look at the alignment, there appears no difference relative to the south two-thirds of it as is mapped. Primarily, because there seems to be a consensus among the property owners and willingness to keep that in some straight line. To my surprise we actually had 3 or 4 offers for the north one-third of the alignment. Also, Wilson while you are here, have you had any more discussions with the property owners on the west end of Fairfield.

Mayor Wilson Viator (Youngsville) the response, donations, they are very, very interested. It just one property owner.

Mayor Charles Langlinais (Broussard)- The dotted line that I showed as an extension of Fairfield, is that generally where the alignment would be?

Mayor Wilson Viator (Youngsville) - Very workable.

Johnnie Foco - It will 90 with Fortune Road?

Mayor Charles Langlinais ( Broussard) That is correct.

Johnnie Foco - That brings up another point, South Bernard Road - would be a major arterial. I would like to see alternate # 3 to go straight on South Bernard Road. Because, in Broussard 2 incidents that I can think of, we have roads at an angle. One is at the old Y Café intersection, and the other is Eola at Second. Alternate #3 would be a 90 at South Bernard Road. We want to go straight.

Mayor Charles Langlinais (Broussard) I wish to tell you that I am the guy that is putting lines on a map after Oscar provides me these red marked maps. I have visited with Terry and David and Johnnie in particular relative to the extension to that road, into Main Street and they seem to concur all that they should make the tie in at Bernard Road.

Johnnie Foco - I want to see a 90 at Bernard Road.

David Bonin - There would be a lot less traffic congestion.

Kenny Higginbotham- I would like to ask Dean Tekell, At the other end where Bernard comes out at Hwy 90 we have the tracks and we do not have a straight across entrance to Hwy 90, do you think we could get some corporation from the State? That is a bad intersection. If we divert traffic there, it is off set.

Dean Tekell- I think that we could get them to correct an off set.

Johnnie Foco - Dean, what is the possibility of getting the State to work with us and make this, maybe put a signal light there? I mean if we are going to spend the money upgrading Bernard Road.

Dean Tekell - The State would not commit anything at this time. Bill Fontenot and his staff have worked with ya'll. Just last night ya'll questioned me last night about Morgan and Main. I called the contractor he was waiting on some signal heads, Bill Fontenot and his staff agreed to give us some signal heads so we could get the work done. When ours come in we will exchange them. They are working with us and I know that they will do what they can to do what is best for the traffic flow.

Mayor Charles Langlinais - do you see an issue, Dean with South Bernard, being approved and you have that railroad crossing there, right next to Hwy 90? I know it is a difficult issue for the 18 wheelers, the oilfield type trucks, that are going into LEDA Park. I know that is an issue. But, do you see any prohibitions other than long trucks blocking the railroad crossing.

Dean Tekell - Well, is just like at Kaliste Saloom Road or Hwy 89.

Johnnie Foco - Well, wherever we go we will have to cross the railroad track.

Mike Hollier - I would look at the I 49 plan.

Nina Lundington - I think there will be something there.

South Bernard Road Resident - What will happen to the home on the corner of Bernard Road? It is going to take her yard. There is a huge oak tree there.

Johnnie Foco - I do not think we will mess with that oak tree.

Resident - What is going on in that development across from Anna's property.

Johnnie Foco - That is LEDA Park

Mayor Charles Langlinais - LEDA Park is expanding their park.

Resident - What is going to happen to that, which side of Bernard Road will be absorbed to make it wider?

Mayor Charles Langlinais - This is preliminary to set the alignment, I think the Board would actually go forward with one of the alignments as the prime alignment and the second alignment as the second prime and we will authorize some more engineering , design work or just topo to come up with some answers to that. We are not intending to build a 4-lane hwy. It was intended to build a 3-lane hwy.

Resident – It has already become a nightmare, there is traffic, and there is trash on either side of the road. I am constantly cleaning it. It is a mess.

Mayor Charles Langlinais – I understand that and this is what we are talking about, traffic.

Resident – What is going to happen to the coulee?

Mayor Charles Langlinais – We would have to make a wider bridge. It would be required.

Resident – Will the coulee be cleaned? It needs it desperately.

Mayor Charles Langlinais – It is in no plan right now for the Parish to clean it.

Resident – It needs cleaning

Johnnie Foco- Most of that is in the Parish ma'am it is not in the City.

Mayor Charles Langlinais – It could potentially be cleared; there is no question there.

Resident – Will that property come from Dan Melancon?

Johnnie Foco – No it will be on the side of Dan Melancon's house.

Mayor Charles Langlinais – Tentatively it will be on the west side. Obviously we would not want to take his house, if at all possible. So, you would actually loop it a little farther to the west.

Resident – But, he doesn't own that, someone else does.

Mayor Charles Langlinais – It makes no difference. Once the alignment is set and we do some more design work, actually the alignment work, we will have abstractors do the abstractors work and we will move forward with right of way acquisitions.

Resident – In audible

Johnnie Foco- One of the alignments ma'am, they talk about these other two alignments, they were talking about taking the corner of South Bernard. I am not for that, I am not going to take your house and cut across. I will improve Bernard Road. I will not touch that oak tree, not as long I have a vote.

Dean Tekell – Some of the questions she is asking, we don't have answers to at this time, because it is so early in the process. Because we have flood plains, she has raised issues of tree preservations and things like that. There will have to be some type of environmental work done to answer some of those questions. Best way to build the road, how is it designed, best way to preserve the neighborhood, etc, so that we could incorporate the road into the environment that you are adding to. All of these issues will have to be answered during the environmental research.

Johnnie Foco- This is just very preliminary.

Do I have a motion to accept one of the alternates?

Kenny Higginbotham - I want to make a motion to accept alternate 3, that is more or less what we are talking about at this point.

Mayor Charles Langlinais- Bear in mind, these alignments are general alignments. These alignments can move 100 to 200 feet. It is the concept of tying in Bernard Road. Then we are going to discuss Wilson's side in the second half .

Heart D Farm Resident – This road you are talking about here, I live on Heart D Farm Road. That Coulee there, I notice that Holiday Gardens, when it rains, drains this way and when it gets to Heart D Farm Road it stays full of water. It don't drain, it is full of trees.

Mayor Charles Langlinais – We are well aware of it, we just put up a half a million dollars, in conjunction with the parish who put I think 1.9 million dollars, the parish is in the process of actually doing a final design to let out that project for dredging.

Resident – Lafayette Parish is cleaning that coulee.

Mayor Charles Langlinais – Actually, that was one of my questions, relative to that. The current design plans for the dredging project is the box culverts under hwy 90 are adequate. It is further down, where 89 goes towards Youngsville, one of those crossings, closer to Marteau Road, as I recall, that is where one of the crossings have to be changed.

We plan on cleaning upstream of Cypress Bayou whenever the project is let out for bid, using our own forces, assuming it is in City Limits. Part of that is not in Broussard, but that is another issue.

Resident – The road that we are talking about there, tying into Ambassador Caffery, where is that road going to take place?

Mayor Charles Langlinais – Right now, where it is mapped, is about 1300 feet north of Heart D Farm Road.

Bernard Road Resident – Mothers side of Bernard Road is considered Broussard, across the street is considered Lafayette.

Mayor Charles Langlinais – That makes no difference, relative to this, we are authorized to do work outside of Broussard if indeed it benefits the City and the Citizens.

Resident – Is LEDA in Broussard?

Mayor Charles Langlinais – LEDA is in Broussard.

Northwest corner is the wooded area it is not Broussard, but Lafayette Parish. From the coulee North we are on both sides of Bernard Road.

Keith Rousseau – It is always the consideration of the council and I think that is what Mr. Tekell was trying to say earlier, that you go the path of the least resistance and that affects the residential areas the least, and I am certainly concerned, because I have passed by that oak tree for the last 26 years and I understand your concerns it is a valid concern and it is also a concern of the council. So we take the path that affects the residential areas the least.

Mayor Charles Langlinais – Dean as I recall the section of I 49 as mapped and/or as preliminary designed has an elevated ramp, or comes down at least 700 to 800 feet east of that intersection.

Dean Tekell – I can't recall, I know that there is some ramping there but I don't recall.

Mayor Charles Langlinais – the possibility that we could actually have a combination of alternate 3 and 1. Where you would actually have a dog leg off to tie in South Bernard, and then have an extension of a y of road into Main Street to relieve the traffic on Pinhook.

Kenny Higginbotham made a motion previous for 3 .

Johnnie Foco – I have a motion on the floor to accept alternate 3 and then 1 as a second alternative. Second by Keith Rousseau

Terry Guilbeau, Yea  
Keith Rousseau, Yea  
Kenny Higginbotham, Yea  
Johnnie Foco, Yea  
David Bernard, Yea

David Bonin, Yea  
Harold Johnson, Yea  
Albert "Nookie" Romero, Yea  
Charles Langlinais, Yea  
Lawerence Harry, Yea

Mayor Charles Langlinais – Let's address the Fairfield extension.

Mayor Wilson Viator - The land owner expressed that she would have property on both sides of the road, she would want that road to run pretty straight. On the south side of the road it would be pretty narrow, so if you would biting into her property on the south side she would have wasted land. That was the biggest concern. So if we could work along those lines we shouldn't have a problem.

Johnnie Foco – the alignment on the West end of Fairfield, do I have a motion to accept that alignment to line up to Fortune Road motioned by Keith Rousseau for this alignment.  
Second by Mayor Charles E Langlinais.

Terry Guilbeau, Yea  
Keith Rousseau, Yea  
Kenny Higginbotham, Yea

David Bonin, Yea  
Harold Johnson, Yea  
Albert "Nookie" Romero, Yea

Johnnie Foco, Yea  
David Bernard, Yea

Charles Langlinais, Yea  
Lawerence Harry, Yea

Johnnie Foco – Mayor Viator, I would like to Thank you very much for coming here and working with us. We have worked with you on some projects before. This is going to be great for both of our areas. And really is does not happen in some other agendas, but ya'll or our neighbors and we want to get along and we really appreciate you working with us coming here.

Mayor Wilson Viator – That is correct and the activity on the road, if we can do it, generations to come or going to appreciate what you are doing right now.

Mayor Charles Langlinais- Wilson, our main concern is our growth area is south Broussard and the epic center is South Morgan and Fairfield and you are right next door, that is where I see all the growth and I think certainly we are concentrating on that and that's why it is just as important to extend Fairfield into Youngsville Hwy.

I also want to tell you, I am waiting on a meeting with the Governor and the Secretary of Treasure to get there concurrence of approving our TIF's and I will let you know as soon as I have that meeting set so you can come too.

Mayor Wilson Viator – that sounds good.

Johnnie Foco – Item 3 – Formally accept donations;

Mayor Charles Langlinais – Offer of donations, approved routes.

Johnnie Foco- Oscar has that information, do we ask Oscar to hold that information until we can get with the engineers?

Mayor Charles Langlinais - one of my concerns is the alignment where the north south arterial, ( we need to assign a name, to speak intelligently about it) but, where it crosses those coulees, which would be south of Albertson's Parkway, obviously we don't want to put it, as I recall, that coulee runs north and south and meanders to the southeast. That alignment is going to be set on what is less costly. Whether we pipe the ditch verses we offset those coulees by 50 feet so that we don't have a major cost of building up the dirt, (that we will have) let's really understand that, between Albertson's Parkway and Caffery we are going to have probably a 1000 feet of having to build a road bed up about 8 or 10 feet.

Johnnie Foco – Offers of donations, Oscar will just hold on to. Set the primary alignment based on the above authorized field work. We can get with Al or maybe Jerry for some Preliminaries.

Mayor Charles Langlinais – I was actually planning on letting Dean let Al Reaux handle that or maybe Paul Miers, Maybe we can give Paul one of them. We are talking about preliminary work, 3 or 4 days I would think, just to get some elevations, you are not looking at an significant amount of money, but I would like you to authorize that preliminary field work.

Johnnie Foco - Mr. Miers would you be interested in that preliminary field work?

Paul Miers – Yes sir.

Mayor Charles Langlinais – You got it.

Adam Mouton – At what point in time will the donees find out how many feet of road .

Johnnie Foco- As soon as we get a report from Mr. Miers. And, different scenarios, that would work.

Johnnie Foco – Do I have a motion to authorize Mr. Miers to work a few days to get some temporary alignments?

Motion made by Keith Rousseau, Second by Kenny Higginbotham.

Terry Guilbeau, Yea  
Keith Rousseau, Yea  
Kenny Higginbotham, Yea  
Johnnie Foco, Yea  
David Bernard, Yea

David Bonin, Yea  
Harold Johnson, Yea  
Albert “Nookie” Romero, Yea  
Charles Langlinais, Yea  
Lawrence Harry, Yea

Johnnie Foco - Do we have any issues relative to the above?

This meeting was to set some alignments, talk about the TIF Districts and what we are going to do with Youngsville.

If anybody wants to bring anything to the floor, now is the time to bring it.

Ridgeview Resident- The coulee that runs through Ridgeview – can that may be dressed to help out with the drainage.

Mayor Charles Langlinais – Since it does tie into Cypress Bayou

Ridgeview Resident - It gets congested, it stays right there, it doesn't drain.

Johnnie Foco – The parish will take care of the main arterials and we are going to do the feeders going to it. That is why we put the money up.

Ridgeview Resident – Is there anything we can do so that it does not erode anymore?

Mayor Charles Langlinais – When we cleaned it we deepened it, and when we deepened it we gave you less slope to keep your erosion down.  
I suggest you get with your councilman.

Ms. Sonnier – I would be very unhappy if the road went through the widest part of my property instead of the narrow part. I would prefer the narrow part.

Mayor Charles Langlinais – The possibility may exist that you can do that. This is what we are talking about. The donations drive the alignment.

Mayor Charles Langlinais – We do have an agreement with the highway department on Caffery, we were just authorized yesterday, we approved the contract last night, to move the water & sewer lines that cross the Caffery route at Corne Road, by the zoo. They have authorized 700,000.00 cost to us to move the lines and get them out of the way for Caffery. So that kind of tells you ( I think) that they are going to let it out for bid at one time.

We hired some consultants out of Baton Rouge to do an economic analysis. The Caffery Corridor conservatively, will produce sales of six hundred million a year. That is worth about a million a month to us, so that is part of what we are doing is to provide feeder roads into Caffery, but most importantly, to provide feeder roads into South Broussard. Essentially we decided to sit back, see what match we will get on the TIF, see if is going to be sufficient to do what we want and all of the improvements and see what kind of revenue growth or revenue stream will get on the Wal-Mart, Home Depot Development. Because it is going to be very significant.

Citizen- Had a question about the sales tax

Kenny Higginbotham – We are not going to put it on the ballad. At this point and time the Council decided not to assess our tax payers to another one cents or ask them to put on the ballad in November.

Mayor Charles Langlinais- The Big question was who got the check? So we finally said, no. You are not going to get the check anymore, you are not going to build the road, you are not going to give us a dime on a dollar, the only way we are going to play ball and participate is if indeed the money will be given to us and we build our roads. Don't get me wrong out of that potential funding , we would have been asked to do 8, 10, 12 million worth of improvements on state highways as our contribution. I think the council just made up there mind that they said we are comfortable with the cash flow position that we have, let's build what we have, I think that we can do it all with what we have and so that is the way we are proceeding.

Terry Guilbeau – So we will save the citizens 1%, if we need it later on, we can come back and ask for it.

Mayor Charles Langlinais – The only problem is we are not grasping that money that we are giving them. That is the drawback to that.

Ridgeview Resident – There is no major changes to go on downtown, is there?

Mayor Charles Langlinais – Well, one of the comments, that I had was to make improvements and turn downtown, into a 3-lane, which there is sufficient right-of-way, to do that. That is one of the options that we have looked at. This is probably 5 to 7 years down the line. Depends on how much we can do with our existing cash flow.

Johnnie Foco- What is going to happen right down the street- 1200 hundred houses. That is coming. South Broussard.

Adjourn

Harold Johnson so moved to adjourn

Second by Keith

Terry Guilbeau, Yea

Keith Rousseau, Yea

Kenny Higginbotham, Yea

Johnnie Foco, Yea

David Bernard, Yea

David Bonin, Yea

Harold Johnson, Yea

Albert "Nookie" Romero, Yea

Charles Langlinais, Yea

Lawerence Harry, Yea

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Charles E Langlinais, Mayor

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Cindy Ross, TIF Clerk

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Sarah Hebert, Assistant TIF Clerk