

**MINUTES OF THE
REGULAR MEETING OF THE MAYOR AND CITY COUNCIL
OF THE CITY OF BROUSSARD, LA
on Tuesday, September 8, 2026
AT 6:00 P.M. AT 416 EAST MAIN STREET, COUNCIL CHAMBERS**

Present: Mayor Ray Bourque, Councilwoman Angel Racca (District 1), Councilman David Bonin (District 2), Councilman Jesse Regan (District 3), Councilwoman Heather Girouard (District 4), Councilman David Forbes (District 5), Councilman Kody Allen (District 6)

Staff: Tina Emert (City Clerk/Director of Administrative Services) Kelli Miguez (Deputy City Clerk/Administrator of Utility Operations), Cristen Thibodeaux (Accounting Manager), April Aguilar (Manager to the Mayor's office), Graham Beduze (Director of Economic Development), Mark Rigsby (Communications Coordinator), Jamison Abshire (Director of Parks and Recreation), Mel Bertrand (City Manager/Director of Public Works) Gerald deLaunay (City Attorney), Randy Lasseigne (City Attorney), Walter Comeaux (Engineer), Daniel Hutchinson (Engineer), Bryan Champagne (Fire Chief), Ben Theriot (Code Enforcement Officer)

Absent: Councilman Jeff Delahoussaye (At Large), Chief Vance Olivier (Police Chief), Tony Ashy (Assistant Police Chief), Millicent Norbert (Director of Main Street & Tourism)

1. OPENING

1.1 **Pledge of Allegiance**

1.2 **Invocation done by Deacon David Tilley with First Baptist Church**

2. MINUTES

2.1 **Acceptance of the Minutes of the August 11, 2026 Regular Meeting**

Motion by Councilman Regan

Second by Councilwoman Girouard

Discussion: No public comment

Final Resolution: Motion Approved

YEAS:	District 1 -	Angel Racca
	District 2 -	David Bonin
	District 3 -	Jesse Regan
	District 4 -	Heather Girouard
	District 5 -	David Forbes
	District 6 -	Kody Allen

ABSENT:	At Large -	Jeff Delahoussaye
---------	------------	-------------------

3. FINANCIAL REPORT

3.1 Approval of the July 2026 Financial Report

Motion by Councilman Regan

Second by Councilman Allen

Discussion: Mayor Bourque stated that July of this year was 4 percent lower than 2025 but 7 percent higher than 2024 and July of this year was right on target with the budget.

Final Resolution: Motion approved

YEAS:	District 1 -	Angel Racca
	District 2 -	David Bonin
	District 3 -	Jesse Regan
	District 4 -	Heather Girouard
	District 5 -	David Forbes
	District 6 -	Kody Allen
ABSENT:	At Large -	Jeff Delahoussaye

4. OTHER BUSINESS

4.1 St. Cecilia School Gym Project

A variance request to allow temporary permission for the gym project to pour concrete outside of normal business hours as needed over the next several weeks to accomplish many stages of the concrete pours to complete the gym project

Motion by Councilwoman Racca to amend

Second by Councilman Regan to amend

Discussion: Principal Erin Henry explained that St. Cecilia School is requesting a city variance to allow construction crews to pour concrete for the new gym outside of the city's permitted work hours. The request includes three concrete pours beginning at 4:00 a.m. and one pour beginning at midnight on separate days. She stated that these early starting times are necessary because each concrete pour takes several hours to begin and complete. Scheduling the work during cooler hours helps protect worker safety by reducing exposure to extreme heat and also ensures the concrete can cure properly, maintaining the structural integrity and strength of the slab. Ms. Henry noted that while the school initially requested a three-week window for the work, it has reduced the timeframe to just three days out of consideration for nearby residents. Acknowledging concerns about noise, she said the contractor has committed to positioning concrete trucks as far away from residential homes as possible. In addition, the school will provide notice to all neighboring residents at least one week before each scheduled concrete pour. Councilwoman Racca stated that she contacted nearby residents prior to the meeting after receiving a complaint and found that residents were generally supportive of the proposed 4:00 a.m. concrete pours. She said that, out of respect for her constituents, she felt obligated to honor their position. However, she noted that she had not been informed of the request for a midnight pour and therefore had not had the opportunity to discuss that portion of the request with residents. Mayor Bourque clarified that the midnight pour request had only been presented shortly before the meeting. Councilman Regan expressed concern that the midnight pour was excessive and suggested replacing it with an additional 4:00 a.m. pour to better accommodate residents. Councilwoman Girouard proposed approving the three 4:00 a.m. pours while allowing Councilwoman Racca additional time to consult residents regarding the midnight pour. Mayor Bourque then questioned how delaying consideration of the midnight pour would

affect the construction timeline, noting that it could take another month before the matter could be returned to the Council. He also asked for clarification regarding the impact of temperature on the concrete and the duration of the pours. The contractor of the project addressed the Council from the audience and explained the construction and scheduling requirements, emphasizing the need for a decision that evening due to project deadlines. Councilman Bonin requested assurance that concrete trucks would remain on Main Street and travel directly to the job site, rather than using surrounding residential side streets. Ben Theriot stated that he had spoken with both the contractor and area residents and recommended approving the 4:00 a.m. pours while allowing additional discussions with residents regarding the midnight pour. Attorney Gerald deLaunay advised that the Council could amend the request to approve the midnight pour contingent upon Councilwoman Racca consulting with residents and obtaining their support. Councilwoman Racca then made a motion to amend the original request to allow three 4:00 a.m. pours and one midnight pour, with the midnight pour subject to resident approval following her discussions with them. She added that she intended to meet with residents within the next day or two and report the outcome back to the Council. Councilman Regan seconded the motion to amend.

Final Resolution: Motion Approved

YEAS: District 1 - Angel Racca
 District 2 - David Bonin
 District 3 - Jesse Regan
 District 4 - Heather Girouard
 District 5 - David Forbes
 District 6 - Kody Allen

ABSENT: At Large - Jeff Delahoussaye

Motion by Councilman Forbes to adopt as amended

Second by Councilwoman Racca to adopt as amended

Final Resolution: Motion Approved

YEAS: District 1 - Angel Racca
 District 2 - David Bonin
 District 3 - Jesse Regan
 District 4 - Heather Girouard
 District 5 - David Forbes
 District 6 - Kody Allen

ABSENT: At Large - Jeff Delahoussaye

4.2 **Development at 101 Burgess Drive**

A variance request to reduce the amount of parking required at this location and to adequately handle employee parking only

Motion by Councilman Regan

Second by Councilwoman Girouard

Discussion: Mr. Robert Minyard appeared before the Council to request a variance from the council on the amount of parking required for a proposed 9,000-square-foot distribution building be reduced to accommodate the small staff only. He explained that the facility is being designed as a mini-distribution center with a truck ramp capable of accommodating large trucks for loading and unloading goods. Mr. Minyard stated that if he were required to construct

parking according to the current regulations, the site would no longer be practical for the intended use. He emphasized that the building would not include a storefront or retail operations and would serve only as a distribution facility with a small staff, making extensive parking unnecessary. Councilwoman Girouard sought clarification that the building would not be used for retail purposes and would not require customer parking. Mr. Minyard confirmed that the operation is intended solely for distribution, noting that many modern businesses, similar to Amazon's distribution model, do not rely on storefronts and require parking only for employees. Councilman Bonin suggested that any variance be granted specifically for the proposed business use rather than the property itself, ensuring that if the building's use changes in the future, the owner would be required to comply with the parking regulations applicable at that time. Mayor Bourque remarked that there is a growing market demand for clean, climate-controlled distribution facilities that receive bulk goods, break them down, and redistribute them without retail storefronts. He recommended that the City consider creating a new business classification within its zoning regulations to address this type of development. Mayor Bourque asked Mr. Minyard to agree that, if the variance were approved and the City later adopted a new zoning classification for distribution facilities, he would rezone the property accordingly so that future variance requests would not be necessary. Mr. Minyard agreed to this condition.

Final Resolution: Motion Approved

YEAS:	District 1 -	Angel Racca
	District 2 -	David Bonin
	District 3 -	Jesse Regan
	District 4 -	Heather Girouard
	District 5 -	David Forbes
	District 6 -	Kody Allen
ABSENT:	At Large -	Jeff Delahoussaye

4.3 TowerCo AT&T

Discussion on the location of a proposed AT&T cell phone tower at 201 Stanton Drive

Mayor Bourque noted that this item was presented as a report only, as it had already been reviewed by the Planning Commission. Ms. Laura Carlisle provided an overview of a proposed 170-foot monopole cell phone tower to be located at 201 Stanton Drive in a light industrial area. She explained that the nearest residential structure is more than 2,000 feet from the site and presented an image showing a 1,000-foot radius around the proposed location to demonstrate this. Mayor Bourque stated that he was satisfied with the monopole design and preferred it over a tree-style or A-frame tower, commenting that it was a more appropriate and visually acceptable option for the site. He also asked Ms. Carlisle to confirm that the rendering shown was an accurate representation of the proposed tower so that the Council would not encounter any unexpected design changes. Ms. Carlisle confirmed this and thanked the Council for the opportunity to present her report.

4.4

Broussard Economic Development Corporation update

Mr. Toby Armentor provided an update on the Broussard Economic Development Corporation (BEDC), explaining that it was formed by the City of Broussard as a nonprofit organization dedicated to fostering economic growth and enhancing quality of life initiatives. He noted that the BEDC board consists entirely of volunteers who contribute significant positive efforts to the Broussard community. Funding for the organization primarily comes from City of Broussard tax revenues and is used to support quality of life projects, tourism, and economic development initiatives. Mr. Armentor highlighted several community events organized by BEDC, including the Independence Day Festival, the Christmas Festival featuring the parade, tree lighting, and drone show, and the first Broussard Boil held earlier this year. He emphasized that these events serve as important economic drivers by increasing traffic and sales for local businesses. Mr. Ryan Lagrange explained that he works for LEDA and volunteers on the BEDC board. He reviewed the updated BEDC profile provided as a handout at tonight's meeting and stressed the importance of the Certified Sites program, noting that Broussard currently has eight development-ready certified sites available, with one additional site already developed. He pointed out that Broussard has the highest number of certified sites in the state. Mr. Lagrange also discussed the Retail Ready Sites program, which was launched through BEDC and is unique to Broussard within the parish. He reported that there are nine available retail-ready sites, with two already developed, giving Broussard the largest number of such sites in the parish. Additionally, he shared that BEDC will host a workforce development event on October 15th, with more than 40 companies already registered to participate. He also highlighted BEDC's involvement in Shop Local campaigns designed to support and grow local businesses. In closing, Mr. Armentor discussed the tourism initiatives led by John Harold Broussard, whose committee works to attract visitors and showcase the community. He thanked the Tourism & Main Street Board for their ongoing support and emphasized the importance of unity and collaboration among BEDC, the City of Broussard, and the Chamber of Commerce. He stated that this cooperative approach has contributed significantly to the city's growth and success, with other municipalities using Broussard's framework as a model for developing retail-ready sites. He also expressed appreciation for the dedication of the board's volunteers. Mayor Bourque concluded by thanking the BEDC board members for their service, noting that their efforts help the city grow, attract new investment, and strengthen Broussard's reputation. He emphasized that these achievements are the result of strong partnerships throughout the community.

4.5

Condemnation update on 506 Ave B-Property owner Brian K. Breaux

Motion by Councilwoman Racca

Second by Councilman Allen

Discussion: Ben Theriot provided an update about this property, explaining that at the previous meeting the owner, Mr. Breaux, had been directed to hire a licensed contractor before tonight's meeting. However, those actions had not yet been completed. Ben reported that he had spoken with Mr. Breaux, who stated that he first needed an electrician to assess the home before determining whether it would be worthwhile to hire a general contractor and pull permits. Ben stated that Mr. Breaux explained to him that if the electrical problems were too extensive, demolition of the house might be the more practical option. Councilwoman Racca informed the council that she had also spoken with Mr. Breaux and learned that serious health issues were

delaying his ability to address the required repairs before the deadline he was given. She requested that the council grant him additional time, specifically until the October 13, 2026, meeting, to hire a contractor, pull permits, and begin the necessary work, noting that he had two major medical procedures scheduled. Mayor Bourque asked Ben to clarify the requirements established at the previous meeting, which included hiring a general contractor as well as licensed electrical, plumbing, and HVAC contractors. Ben explained that the general contractor would need to start the project first, after which the other contractors could follow. He further noted that the Building Code Enforcement report from Mr. Richard indicated that the home's electrical system would need to be completely replaced. Ben stated that if all of the sheetrock had to be removed to redo the electrical work, the cost and scope of the additional repairs could make rehabilitation of the home no longer feasible. Mayor Bourque also confirmed that there were currently no utilities active at the property. Following the discussion, Councilwoman Racca made a motion to allow the property owner until the next council meeting on October 13, 2026, to have permits pulled and a contractor hired. Councilman Allen seconded the motion.

Final Resolution: Motion approved

YEAS:	District 1 -	Angel Racca
	District 2 -	David Bonin
	District 3 -	Jesse Regan
	District 4 -	Heather Girouard
	District 5 -	David Forbes
	District 6 -	Kody Allen
ABSENT:	At Large -	Jeff Delahoussaye

5. RESOLUTIONS

5.1 Resolution #915-26

A resolution accepting the bid for the 12" Waterline Extension along Ambassador Caffery from St. Julien Development to St. Etienne Rd

Motion by Councilman Allen

Second by Councilman Regan

Discussion: Daniel Hutchinson recommended that the Council approve and award the bid for the 12-inch waterline extension along Ambassador Caffery Parkway, extending from St. Julien Development to St. Etienne Road project. He reported that the lowest responsive bid was submitted by C. G. Logan Construction, LLC in the amount of \$524,211.00. Mr. Hutchinson noted that the bid was below the engineer's cost estimate and stated that the bid opening was held on August 19, 2026.

Final Resolution: Motion approved

YEAS:	District 1 -	Angel Racca
	District 2 -	David Bonin
	District 3 -	Jesse Regan
	District 4 -	Heather Girouard
	District 5 -	David Forbes
	District 6 -	Kody Allen
ABSENT:	At Large -	Jeff Delahoussaye

5.2 Resolution #916-26

A resolution approving the Lafayette Parish Hazard Mitigation Plan of 2026

Motion by Councilman Allen

Second by Councilwoman Girouard

Discussion: Mayor Bourque noted that Ms. Christina Dayries was present at the meeting to answer any questions regarding the item. He explained that the city renews and approves this plan with LCG every five years, which is important because it allows the city to remain eligible for mitigation grant opportunities that may become available through FEMA following storms or other disaster events. As a result, the city must participate in the parish-wide plan. Mel confirmed the mayor's explanation and added that continued participation in the plan provides valuable benefits to the city through its involvement with the parish.

Final Resolution: Motion approved

YEAS:	District 1 -	Angel Racca
	District 2 -	David Bonin
	District 3 -	Jesse Regan
	District 4 -	Heather Girouard
	District 5 -	David Forbes
	District 6 -	Kody Allen
ABSENT:	At Large -	Jeff Delahoussaye

5.3 Resolution #917-26

A resolution approving the Louisiana Systems Compliance Questionnaire for the period covering July 1, 2025 through June 30, 2026

Motion by Councilwoman Racca

Second by Councilman Bonin

Discussion: Mayor Bourque explained that the questionnaire is an annual document approved by the council each year to initiate and support the audit process.

Final Resolution: Motion approved

YEAS:	District 1 -	Angel Racca
	District 2 -	David Bonin
	District 3 -	Jesse Regan
	District 4 -	Heather Girouard
	District 5 -	David Forbes
	District 6 -	Kody Allen
ABSENT:	At Large -	Jeff Delahoussaye

6. ORDINANCES FOR INTRODUCTION

6.1 Ordinance #26-849

An ordinance amending the zoning ordinance of the City of Broussard, Louisiana by adding "Appendix C-Zoning Maps" for maps E-8, E-9, F-10, F-11, which include Main Street Subdivision, Ambassador Caffery Subdivision, Danville Crossing Subdivision-Phase II and the Charleston at Moulin Subdivision to be rezoned

Motion by Councilman Bonin

Second by Councilwoman Racca

Discussion: Mayor Bourque explained that the rezoning request had already been properly reviewed and approved by the zoning commission, which is now recommending that the council approve the rezoning of the area. He noted that the relevant maps were included in the council meeting packets for review. Walter Comeaux added that the properties involved are being rezoned for residential development, including both single-family and multi-family housing.

Final Resolution: Motion approved

YEAS:	District 1 -	Angel Racca
	District 2 -	David Bonin
	District 3 -	Jesse Regan
	District 4 -	Heather Girouard
	District 5 -	David Forbes
	District 6 -	Kody Allen
ABSENT:	At Large -	Jeff Delahoussaye

7. ANNOUNCEMENTS

- 7.1 Mayor Bourque announced the second annual "Monsters on Main" event will take place on October 1, 2026, and encouraged residents and visitors to attend this family-friendly community celebration. The event will feature a Halloween-themed golf cart parade along Main Street from 6:00 p.m. to 8:00 p.m., offering a fun and festive evening for families and community members of all ages.
- 7.2 Mayor Bourque invited everyone to attend the upcoming "Coffee with Mayor and Chief's" event on Friday September 18, 2026, from 7:00 a.m. to 8:30 a.m. at Jet Coffee in Broussard.

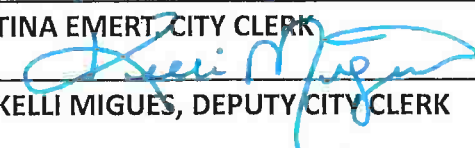
8. ADJOURNMENT



MAYOR RAY BOURQUE



TINA EMERT, CITY CLERK



KELLI MIGUES, DEPUTY CITY CLERK