

**MINUTES OF THE
REGULAR MEETING OF THE MAYOR AND CITY COUNCIL
OF THE CITY OF BROUSSARD, LA
on Tuesday, February 10, 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), Councilman Jeff Delahoussaye (At Large)

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

Absent:

1. OPENING

- 1.1 Pledge of Allegiance
- 1.2 Invocation done by Pastor Gabe Smith with Our Savior's Church

2. MINUTES

- 2.1 Acceptance of Minutes of the January 13, 2026 Regular Meeting
Motion by Councilwoman Racca
Second by Councilman Bonin
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
 At Large - Jeff Delahoussaye

3. FINANCIAL REPORT

3.1 Approval of the December 2025 Financial Report

Motion by Councilman Delahoussaye

Second by Councilwoman Girouard

Discussion: Mayor Bourque stated that the most recent deposit came in 12 percent below budget, which brings us to 1 percent below budget so far this year and these totals also put our YTD budget 3 percent below 2024 and 11 percent below 2023

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
 At Large - Jeff Delahoussaye

4. OTHER BUSINESS

4.1 Approval of the 2024/2025 Audit Report

Motion by Councilman Delahoussaye

Second by Councilman Forbes

Discussion: Mayor Bourque stated the Audit Report was presented before this meeting and there is 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
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 At Large - Jeff Delahoussaye

4.2 Condemnation of 107 Loul Street

Emma Lee Washington & Kirk James Washington (Estate)

Ben Theriot reported on complaints from neighboring residents, after which the city issued a notice that was signed by the property owner, who was present at the meeting. Ms. Naomi Washington addressed the council, stating her intention to restore electricity and begin repairs on the home, which has been vacant for two to three years. She confirmed that all property owners are aware of the city's notice. Councilwoman Girouard requested that the property owner agree to a full inspection of the home, and Ms. Washington agreed. A motion by Councilman Delahoussaye, seconded by Councilman Regan, was approved to conduct a full inspection, prepare a complete report, and present it to the council within 30 days.

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
 At Large - Jeff Delahoussaye

4.3 Condemnation of 205 Saint De Porres Street

Lewis Jacqueline Marie Smith (Estate)

Ben Theriot reported that the property has been without running water since 2020 and is visibly in poor condition from the outside. A notice was sent to the property owners, but no delivery receipt was received. The city also posted the notice on the home's door, which was later removed, and no one has contacted the city since. During the meeting, the mayor asked whether anyone was present to represent the property, but no one came forward. Based on the reports, Ben confirmed that the structure should be condemned and demolished. Councilman Delahoussaye asked whether the city inspector had been able to inspect the interior, and Ben confirmed that only the exterior was inspected, which alone was sufficient to deem the property condemned. The city attempted notification through regular mail, certified mail, and the posted notice, all without response. Gerald recommended moving the item to the next meeting to ensure all technical notice requirements were properly met. The council approved a motion by Councilman Delahoussaye, seconded by Councilman Bonin, to defer the item to the next regular council meeting in order to ensure that all proper notice requirements were met.

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
At Large - Jeff Delahoussaye

4.4 Condemnation of 219 Loul Street

Lorena Washington, Patricia and Lafair Hebert

Ben Theriot explained that the police told him the house was in bad shape, so he had it inspected inside and out. The owner, Mr. LaFair, said the tenant was evicted and that he turned the water on to start fixing the place, but leaks forced him to shut it off again. Since he lives out of state, he plans to turn the water back on and make repairs when he's in town. He has already hired a cleanup crew, and much of the trash shown in the photos has been removed. Councilwoman Girouard said that because Mr. LaFair is responding and working on the property, the council should give him more time. Mayor Bourque said he appreciates the owner's effort and communication but stressed that the city expects landlords to be responsible, no matter where they live, especially since the house had been in terrible condition and caused incidents involving the police. When the mayor asked if anyone was present to speak for the property, no one came forward. The council approved a motion, made by Councilman Delahoussaye and seconded by Councilwoman Girouard, to have Ben provide another progress report on the property in 30 days.

Final Resolution: Motion approved

YEAS: District 1 - Angel Racca
District 2 - David Bonin
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District 6 - Kody Allen
At Large - Jeff Delahoussaye

4.5 Condemnation of 313 Gustave Street

Dorothy Flugeance

Ben Theriot reported that the property is a trailer home that has become filled with rubbish and is currently unlivable, as confirmed by inspection photos. A condemnation notice was issued, which the property owner received and signed, and he contacted Ben immediately afterward. The owner has since purchased a demolition permit and plans to tear down the existing structure and place a new trailer on the lot once demolition is complete. Ben confirmed that some items have already been removed from the home,

though demolition has not yet begun, and the permit remains valid for six months. When the mayor asked whether anyone was present at the meeting to represent the property, no one appeared. Ben explained that he has full contact information for the owner and can continue communicating with him and provide any messages from the council moving forward. The council approved a motion, made by Councilman Delahoussaye and seconded by Councilwoman Girouard, to have Ben provide another progress report on the property in 30 days.

Final Resolution: Motion approved

YEAS: District 1 - Angel Racca
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 District 6 - Kody Allen
 At Large - Jeff Delahoussaye

5. RESOLUTIONS

5.1 Resolution #876-26

A resolution approving and authorizing execution of an Act of Exchange with Comeaux Planting LLC along W. Fairfield Drive

Motion by Councilman Regan

Second by Councilman Forbes

Discussion: Gerald stated that when West Fairfield Road was rerouted, part of the old road on city property stopped being used, and the city doesn't plan to use it again. The reroute also left the city with a long, skinny piece of land that isn't useful to them. He talked with Comeaux Planting, and they worked out a deal that the city will give up its rights to the unused road section and give Comeaux Planting the 0.9 acre strip of land. In return, Comeaux Planting will give the city full ownership of about 6.2 acres of the remaining Fairfield Road area, so the city will own it outright instead of just having a servitude. Everything has already been negotiated, and Mayor Bourque added that this is the final stretch of the Fairfield Road extension that connects to Youngsville.

Final Resolution: Motion approved

YEAS: District 1 - Angel Racca
 District 2 - David Bonin
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 District 6 - Kody Allen
 At Large - Jeff Delahoussaye

5.2 Resolution #877-26

A resolution accepting the lowest responsive bid for Main Street Beautification Project

Motion by Councilman Delahoussaye

Second by Councilman Regan

Discussion: Joseph Marino with DDG presented the item to the council, explaining that the slideshow included images of the gateway sign at Celebrity Drive as well as examples of the signage planned for Arceneaux Park. He requested that the council accept and award the bid to Southern Constructors for \$188,500. Marino also described the decorative elements included in this phase of the project, such as cement-padded areas designed to anchor holiday décor throughout the year, a fence running along the coulee, and electrical outlets for seasonal decorations. Mayor Bourque clarified that the city owns the Main Street property at the Celebrity Drive location, formerly known as the tourism kiosk area in the triangular parking lot, where the fence and signage will be installed. Mayor Bourque noted that the project is already funded and represents the beautification phase that follows major construction, submitted as a separate bid.

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
 At Large - Jeff Delahoussaye

5.3 Resolution #878-26

A resolution to amend the 2025/2026 Operating Budget of Revenues and Expenditures to increase authorized expenditures for the Architect Contract for Fire Station 2 Phase 2

Motion by Councilman Allen

Second by Councilman Bonin

Discussion: Fire Chief Bryan Champagne explained that he and Melvin have been working with an architect on the Phase 2 construction project for Fire Station 2, and the requested funds would allow the architect to move forward with designing the project and preparing bid-ready plans. Mayor Bourque noted that the fire department still has money remaining from last year's budget, but not enough to cover this phase, and the additional funds are necessary to complete the full design. Councilman Delahoussaye asked how much remained in the budget, and Chief Champagne stated that \$50,000 was left, but an additional \$43,000 was required to finish the design phase. The mayor then asked whether all contracts had been submitted to the city attorney and Chief Champagne confirmed they had been reviewed by Gerald, who recommended moving

forward, and that all work would comply with city standards. He also noted that Melvin, the city manager, has been involved in all communications regarding the project.

Final Resolution: Motion approved

YEAS: District 1 - Angel Racca
 District 2 - David Bonin
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 District 6 - Kody Allen
 At Large - Jeff Delahoussaye

5.4 Resolution #879-26

A resolution declaring the contract for Tract 1 Main Street Parking Lot project to be Substantially Complete

Motion by Councilman Regan

Second by Councilman Delahoussaye

Discussion: Mr. Daniel Hutchinson explained that the parking lot is located on Main Street near the entrance of the Village at Broussard subdivision and was constructed by Glenn Lege. An inspection conducted on January 28, 2026 identified only minor punch-list items, and the resulting report recommended that the project be considered substantially complete.

Final Resolution: Motion approved

YEAS: District 1 - Angel Racca
 District 2 - David Bonin
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 At Large - Jeff Delahoussaye

5.5 Resolution #881-26

A resolution authorizing execution of an Intergovernmental Agreement with the City of Abbeville for transfer of a surplus Fire Department Trailer to the City of Broussard

Motion by Councilman Bonin

Second by Councilman Allen

Discussion: Fire Chief Bryan Champagne explained that the City of Abbeville is donating a fire prevention safety house trailer that remains in decent condition and only needs minor repairs. The trailer is typically used to teach children and community members about fire safety, and once Broussard takes possession of it, the department plans to update and restore it for local use at our schools. Chief Champagne noted that these trailers usually cost around \$90,000 and that previous attempts to secure a grant for one had been unsuccessful, making this donation a valuable opportunity for Broussard at

minimal cost. When Councilman Delahoussaye asked about repair expenses, the Chief said the work would be done mostly by volunteers within the department, keeping costs low and limited mainly to materials.

Final Resolution: Motion approved

YEAS: District 1 - Angel Racca
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 At Large - Jeff Delahoussaye

5.6 Resolution #882-26

A resolution to amend the 2025/2026 Operating Budget of Revenues and Expenditures for the Lafayette Street Connection project

Motion by Councilman Delahoussaye

Second by Councilman Forbes

Discussion: Walter Comeaux explained that the project involves reconnecting Lafayette Street to Main Street and disconnecting East Madison Street. Now that the city owns the former school building, which is now the new City Hall, the roadway between the council chambers and the new City Hall will no longer function as a through-street and will instead be converted into parking related uses. The plan is to rebuild the Lafayette Street connection and create additional, safer parking in front of the new City Hall. When Councilwoman Girouard asked about a timeline, Mr. Comeaux stated that work would begin as soon as funding is approved and would take about three months to complete. Mayor Bourque clarified for the record that Lafayette Street will reconnect to Main Street while East Madison Street will be disconnected from Lafayette Street, and he added that members of the public have already expressed concerns about limited parking. He also noted that he hopes the entire area from Main Street to the new building can eventually be dedicated to parking.

Final Resolution: Motion approved

YEAS: District 1 - Angel Racca
 District 2 - David Bonin
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 At Large - Jeff Delahoussaye

6. ORDINANCES FOR INTRODUCTION

6.1 Ordinance #26-838

An ordinance amending the Code of Ordinances regulating and governing the subdivision of land in the City of Broussard

Motion by Councilman Delahoussaye

Second by Councilman Allen

Discussion: Walter Comeaux explained that the proposed amendments to the subdivision regulations mainly update previously approved language, rather than introducing entirely new concepts. However, two new changes are included. The first concerns how stub streets intended for future extensions are handled. Developers will now be required to install a permanent aluminum sign indicating the future connection, which the maintenance department will remove once the connection is completed. The second change applies to single-family residential development by establishing a minimum lot size of 40 feet in width and 110 feet in depth for standalone homes. Additionally, for any new lots less than 70 feet wide, the regulations would limit how much lot widths can be reduced within 300 feet of existing lots under 70 feet wide. Under this rule, a 70-foot lot could only be reduced by up to 10 percent, meaning a new adjacent lot could be no smaller than 63 feet, ensuring consistent lot sizes near existing subdivisions.

Final Resolution: Motion approved

YEAS:

District 1 -	Angel Racca
District 2 -	David Bonin
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District 6 -	Kody Allen
At Large -	Jeff Delahoussaye

6.2 Ordinance #26-839

An ordinance to amend the zoning ordinance of the City of Broussard by adding Map E-5, E-6, property along Garber Rd to be zoned NC-Neighborhood Commercial; Map E-9 property along S. Bernard Rd and Albertson Pkwy to be rezoned from CC-Community Commercial to RA-Residential Accessory & R1-Single Family Residential; Map E-13, E-14, F-13 property along N. Larriviere Rd to be rezoned from NC-Neighborhood Commercial to RA Residential Accessory & R1-Single Family Residential; Map G-8, G-9 property along S. Girouard Rd and U.S. Hwy 90 to be zoned CC-Community Commercial

Motion by Councilman Delahoussaye

Second by Councilman Girouard

Discussion: Mayor Bourque explained that the item had already been approved by the city planning commission and was now before the council for introduction and then final approval. During the discussion, Councilman Bonin asked for clarification on the term

“residential accessory.” Mayor Bourque responded that it refers to features such as sewer lift stations, ponds, or common areas that support a neighborhood but cannot be used for building a house. He then asked Daniel to confirm this explanation, and Daniel agreed.

Final Resolution: Motion approved

YEAS: District 1 - Angel Racca
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 District 4 - Heather Girouard
 District 5 - David Forbes
 District 6 - Kody Allen
 At Large - Jeff Delahoussaye

6.3 Ordinance #26-840

An ordinance to amend the zoning ordinance on gas station restrictions in residential areas

Motion by Councilman Allen

Second by Councilman Delahoussaye

Discussion: Gerald Delaunay explained that recent complaints over a proposed convenience-store gas station near a residential subdivision prompted the creation of a new ordinance. The ordinance would require any such development located within 300 feet of a subdivision’s public road entrance to obtain specific approval from the city council. It does not ban these projects outright but adds an extra step so the council can gather feedback from nearby residents before making a decision. Councilman Forbes confirmed that the distance is measured from the subdivision’s public entrances, not from back areas without access. When Councilman Bonin asked how this applies to the older part of town, Gerald and Walter clarified that the entire city, old areas included, was historically platted into lots and therefore is technically considered subdivided, meaning the rule applies there as well. Mayor Bourque added that, regardless of the ordinance, a gas station could only be built if the property is zoned for commercial use and if the land is zoned residential, such a development would not be permitted.

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
 At Large - Jeff Delahoussaye

7. ANNOUNCEMENTS

7.1 Special Meeting

Mayor Bourque announced a Special Meeting will be held on February 18, 2026 at 6:00 pm at the City Council Chambers located at 416 East Main Street.

7.2 Coffee with the Mayor and Chief's event

Mayor Bourque announced that Coffee in Broussard with the mayor and chief's will be located at Chop's in Broussard on Friday, February 20th from 7:00 am til 8:30 am


8. ADJOURNMENT



MAYOR RAY BOURQUE



TINA EMERT, CITY CLERK



KELLI MIGUES, DEPUTY CITY CLERK