



MINUTES
REGULAR MEETING
MONDAY, JUNE 15, 2015 6:00 PM
CARENCRO CITY HALL
210 E. ST. PETER ST.
CARENCRO, LOUISIANA

Mayor Glenn L. Brasseaux called the meeting to order at 6:00 p.m. Councilmember Kim Guidry asked that a veteran from the audience lead the Pledge of Allegiance which was led by Veteran John Courted. Following the pledge, the Mayor asked for a moment of silence for our military service personnel and their families who have served and for those who continue to serve our country defending our freedoms. Mayor Brasseaux also asked that everyone remember in their prayers and thoughts Councilmember Antoine Babineaux's brother, Mark S. "Marcus" Babineaux and city employee Eddie Corbello's mother, Elfie Corbello who both recently passed away.

Attendance: Councilmembers Antoine Babineaux, Kim Guidry, J. L. Richard, and Alfred Sinegal

Absent: Councilmember L. J. Boudreaux

ANNOUNCEMENTS:

Mayor Brasseaux announced that the final adoption of the millage levy for the City of Carencro will be discussed at the regularly scheduled meeting on Monday, July 20, 2015, at 6:00 p.m. at city hall. At tonight's meeting an ordinance for the millage levy rate of 4.60 which is the same rate as last year will be introduced.

Mayor Brasseaux recognized Mr. Lee Verret with the Carencro Business Association Academic Backers honoring 4.0 (Principal's Honor Roll) student from Carencro High School. Mr. Verret presented a Proclamation, a city pin and a check from the Carencro Business Association to honor Ms. Gena Daigle, a sophomore from Carencro High School. Ms. Daigle has been on the Principle's honor roll for the last two years as a freshman and sophomore. The Mayor and Council extended their congratulations to Ms. Daigle for all her hard work.

Mayor Brasseaux informed the council and the public that tomorrow June 16, 2015 he will be attending a luncheon sponsored by the Rotary Club of Lafayette North honoring three educators from Carencro High School that have recently retired. Those honorees are: Ms. Irma Anderson, Mr. Robert "Bob" Nettles and Ms. Linda Gibson.

Mayor Brasseaux recognized Mr. Mark Garber, a candidate for Lafayette Parish Sheriff. Mr. Garber commented on his candidacy.

Mayor Brasseaux recognized Ms. Julie Emerson, a candidate for State Representative, District 39. Ms. Emerson commented on her candidacy.

Mayor Brasseaux recognized State Representative Stephen Ortego. Representative Ortego was present to give an update on the legislative session. The good news is that monies are available in Priority 1 for Capital Outlay projects for the City of Carencro. Those projects are:

*Wastewater and City Infrastructure Flood Damages, Planning and Construction: \$915,000

* Water and Sewer Infrastructure Improvement Project, Planning and Construction: \$105,000

* Arceneaux Road Drainage Improvements: \$205,000

* City Hall Renovations to include new roof, Planning and Construction: \$30,000

*Gaston Coulee Cleaning, Planning and Improvements: \$190,000

* Post Road Sewer Treatment Plant, Planning and Construction for \$2.5M is in Priority 2 which should move into Priority 1 next year

The following projects are listed as Priority 5 which means it will be several years before they reach Priority 1 stage:

* Post Road Sewer Treatment Plant, Planning and Construction: \$2.5M

*Wastewater and City Infrastructure Flood Damages, Planning and Construction: \$4.7M;

*Envie and Prejean Subdivision's Drainage: \$300,000.

Mayor Brasseaux and the Council thanked Representative Ortego for the update and wish him good luck on his candidacy.

Mayor Brasseaux recognized the following guest:

*Brett Mellington-LEDA

PROCLAMATION: None

Councilmember Babineaux motioned to adopt the minutes of the regular meeting of the Carencro City Council on May 18, 2015; seconded by Councilmember Richard; motion approved.

Councilmember Babineaux motioned to adopt the minutes of the special meeting of the Carencro City Council on May 20, 2015; seconded by Councilmember Guidry; motion approved.

Mayor Brasseaux asked for questions or comments concerning the departments' monthly reports.

Mayor Brasseaux wanted to publicly thank Officer Troy Trahan for a job well done enforcing ordinances regarding junk vehicles, dog issues and other issues within the city. Police Chief Stout stated that 30 junk vehicles have been removed without any incidents which is largely due to the professional mannerism Officer Trahan is handling these issues.

Consultant Nick Gautreaux approached the Mayor and Council stating that the Wastewater and City Infrastructure Flood Damages that is in Priority 5 in the amount of \$4.77M is in the works to get with the Interim Emergency Board (IEB). A meeting is being set up with IEB and DEQ in which City Manager Jay Castille will attend.

UPDATES:

City Manager Jay Castille informed the council and public regarding:

New Sewer Treatment Plant: The application has been submitted to USDA. We should hear from them by the end of July. This application is for a 40 year loan with some possibility of grant funds being available. Discussions on funding to repay the loan for the sewer plant are still continuing. The city is considering two options: 1) passing a one cent sales tax or 2) increasing the water/sewer rates by \$84.00 per customer per month. A decision on what option is best for the community is very urgent at this time.

Richard Street Hazard Mitigation Project: Approval from GOHSEP on de-obligating \$525,000 from LCG to the City of Carencro for this project has been confirmed. LCG will finalize the advance on July 7, 2015 so that the contractor can start this project shortly thereafter.

St. Anne Drainage Project: Some of the funds for this project are in Priority 1 and the remaining funds are in Priority 5. Therefore this project will be divided into two Phases. Phase I will begin with the worst section from Tee Ma to Gaston Coulee to improve the water flow. Phase II is pending on \$4.7 Million to be moved from Priority 5 to Priority 1 status. These monies will fund the city's force main project and the remainder of this project.

St. Anne/Walter Drive Project: This project has been delayed due to the rain. The contractors continually try to start the job but must shut it down during each rainfall which is causing the project to move slowly.

Gaston Coulee Project: The plans are ready at this time and we are just waiting on the permit from the Corp of Engineers.

Carencro Indoor Recreation Complex: Mayor Brasseaux recognized Architect Lynn Guidry. Mr. Guidry stated that bids were ready to be submitted before receiving advice from an indoor sport consultant. Due to some of the excellent ideas presented the bid package will be adjusted to include some of these ideas. Mr. Guidry also informed the Mayor and Council that the drainage issue has been resolved.

RESOLUTIONS:

RESOLUTION 2015-025: A resolution of the Carencro City Council officially designating the Carencro Farmers Market as a event sponsored by the Carencro Cultural District in Carencro and recognized as an official Farmers Market as provided by Louisiana R. S. 40:4.5 and Title 51, Part XXIII of the Louisiana Administrative Code.

Councilmember Guidry made a motion to approve Resolution 2015-025; seconded by Councilmember Babineaux; motion approved.

RESOLUTION 2015-026: A resolution of the Carencro City Council authorizing the transfer of funds between the Tif District Sales Tax fund to the Capital Project Funds in the amount of \$245,500.00 and amending the 2014/2015 Tif District Sales Tax Fund and Capital Project Fund by said amount to purchase approximately 1.6078 acres in the 900 block of Gloria Switch, Carencro, Louisiana for a future fire station

Councilmember Babineaux made a motion to approve Resolution 2015-026; seconded by Councilmember Sinegal; motion approved.

RESOLUTION 2015-027: A resolution approving the appointment of a director and an alternate director to represent the City of Carencro, State of Louisiana, on the Board of Directors of the Louisiana Municipal Natural Gas Purchasing and Distribution Authority as provided by Chapter 10-B of Title 33 of the Louisiana Revised Statutes of 1950 and identifying Director/Alternator Director's job duties.

Councilmember Richard made a motion to approve Resolution 2015-027; seconded by Councilmember Guidry; motion approved.

INTRODUCTORY ORDINANCES:

ORDINANCE NO. 2015-008: An ordinance of the Carencro City Council adopting a millage rate of 4.60 for the tax year of 2015 on all taxable property shown on the official assessment roll of the City of Carencro.

Councilmember Guidry made a motion to introduced Ordinance No. 2015-008; seconded by Councilmember Sinegal; motion approved.

ORDINANCE NO. 2015-009: An ordinance of the Carencro City Council authorizing the City of Carencro to purchase immovable property for the location of a new fire station.

Councilmember Richard made a motion to introduced Ordinance No. 2015-009; seconded by Councilmember Babineaux; motion approved.

ORDINANCES FOR FINAL ADOPTION:

ORDINANCE NO. 2015-006: An ordinance of the City of Carencro authorizing sale by the city of immovable property no longer needed for public purposes in order to cure an encroachment by a mobile home onto public property.

Mayor Brasseaux called for questions or comments from the council or the public. With no further comments, Councilmember Babineaux made a motion to adopt Ordinance No. 2015-006; seconded by Councilmember Guidry; motion approved.

ORDINANCE NO. 2015-007: An ordinance of the Carencro City Council amending the Carencro Code of Ordinances with regard to public notice provided prior to development of a proposed subdivision.

Mayor Brasseaux called for questions or comments from the council or the public. With no further comments, Councilmember Babineaux made a motion to adopt Ordinance No. 2015-007; seconded by Councilmember Sinegal; motion approved.

PUBLIC HEARING:

Preliminary plat approval of Moss Bluff Subdivision Phase 2, a Single-Family residential development located in Section 100, Township 8 South, Range 4 East, City of Carencro, Lafayette Parish, Louisiana by Southern Lifestyle Development Company (87 lots)

Planning Administrator Bonnie Anderson gave a brief overview of her report and recommendations as well as the conditions that were included in the City Engineers report.

Councilmember Richard made a motion granting preliminary plat approval based upon Planning Administrator Bonnie Anderson's recommendations; seconded by Councilmember Babineaux; motion approved.

DISCUSSIONS:

Reappointing the Daily Advertiser as the Official Municipal journal for the City of Carencro from June 2015 till June 2016

Councilmember Guidry made a motion to reappoint the Daily Advertiser as the Official Municipal journal; seconded by Councilmember Sinegal; motion approved.

Approve the City of Carencro's 2013/2014 audit report as presented by the auditors, Mr. Burton and Brad Kolder.

Councilmember Guidry made a motion to approve the audit report as presented by the city auditors; seconded by Councilmember Sinegal; motion approved.

Approve Parks and Recreation Commission of Carencro Inc (PARC) audit report as presented by the auditors, Mr. Burton and Brad Kolder.

Councilmember Sinegal made a motion to approve the audit report as presented by the city auditors; seconded by Councilmember Guidry; motion approved.

MBSB Group, an architectural corporation on behalf of Lafayette General Medical Center, requesting a partial waiver of the glazing and landscaping requirements of the Carencro Overlay District ordinance at 917 W. Gloria Switch Road to construct an Urgent Care Medical Walk in Clinic.

Waiver 1: Glazing: Planning Administrator Bonnie Anderson reviewed the waiver of the glazing. The requirement calls for 40% of the façade facing Gloria Switch to be glazed. Currently the project has 25% glazing. The rooms facing Gloria Switch will be a waiting area, triage, exam and procedure. The glazing currently provided is located in the waiting room. Considering how the rooms will be utilized the triage, exam and procedure rooms will not have windows.

Councilmember Sinegal made a motion to grant the glazing waiver; seconded by Councilmember Babineaux; motion approved.

Waiver 2: Landscaping: Planning Administrator Bonnie Anderson also reviewed the waiver for landscaping in regards to the number of trees required. The parcel considered for the new medical center is required to have 12 “Class A” trees. The development being presented is only on half of the parcel therefore the request is to have 6 “Type A” trees on the developing half of the parcel.

Councilmember Guidry made a motion to grant the landscaping waiver based on only developing half of the parcel; seconded by Councilmember Sinegal; motion approved.

Mr. James Saad of Saad Development Corporation requesting waivers of the Carencro Performance Land Use and Carencro Overlay District requirements for a potential 235,000+/sq. ft. distribution center of 40+/- acres at 3620 NE Evangeline Thruway, Carencro, La.

Planning Administrator Bonnie Anderson and Mr. Saad approached the Mayor and Council to review each waiver one at time. Those waivers are:

Waiver Request 1: Greenbelt and Fencing in Wetlands, Potential Wetlands and Drainage Channels. A portion of the required greenbelts and fencing areas lies in areas of drainage channels, wetlands or potential wetlands. The waiver request is asking that the existing wetlands, potential wetlands areas, and drainage channels be accepted in full as greenbelt and/or landscape buffer areas and that no additional plantings, fencing or other improvements in these areas be required. They will install a fence outside of the wetlands.

Councilmember Guidry made a motion to grant the waiver in regards to the greenbelt and fencing in wetlands based upon the fence installed outside of the wetlands; seconded by Councilmember Babineaux; motion approved.

Waiver Request 2: Waiver of Access Management with respect to Guidry Lane. The south property line of the site abuts Guidry Lane, a private road. The west property line of the site abuts Frontage Road. The Developer and Tenant’s preference is access to and

from Frontage Road. The waiver request is to confirm that the developer would not have to pursue or procure an access for the project via Guidry Lane.

Councilmember Richard made a motion to confirm the request regarding Guidry Lane; seconded by Councilmember Sinegal; motion approved.

Waiver Request 3: Detached Security Building and Locker Shelter. The tenant requires a free-standing security building for the security of the building and must meet stringent security requirements. The locker shelter is important for the protection of the worker's personal belongings. The waiver request is that the free-standing security building and locker shelter be allowed.

Councilmember Babineaux made a motion to grant the waiver allowing a free standing security building and locker shelter; seconded by Councilmember Guidry; motion approved.

Waiver Request 4: Location of Mechanical Equipment. All mechanical equipment for buildings 8,000 sq. ft. or larger must be located on the roof and visually screened. The waiver is requesting that the developer be allowed to place mechanical equipment at the rear of the building.

City Manager Jay Castille explained to the council that if the mechanical equipment is behind the building it will be visually screened. If the mechanical equipment is placed on the side of the building it would need to be screened.

Councilmember Richard made a motion to grant the waiver allowing the mechanical equipment to be placed at the rear of the building; seconded by Councilmember Sinegal; motion approved.

Waiver Request 5: Location of Parking. This development features truck, van and auto parking. There will virtually be parking on all sides of the building. Maximum parking in front of the building is 30%. The waiver is requesting that the parking layout be confirmed as acceptable. The developer will screen the parking on Frontage Road with either berm or hedgerow.

Councilmember Babineaux made a motion to grant the waiver to accept the parking as presented; seconded by Councilmember Guidry; motion approved.

Waiver Request 6: Main Entrance. One main entrance is required facing Frontage Road. The developer is requesting that their main office be located at the southeast corner of the building. The office location cannot be reconfigured for two main reasons: first, its location is part of the overall security/ safety plan for the building, and second, there is no other place inside the building to locate the office given the location of the Tenant's conveyor equipment and van loading areas. The waiver is requesting that the main entrance(s) to the facility be allowed to face south (towards Guidry Lane) and east (towards the race track) instead of west (towards Frontage Road).

Councilmember Babineaux made a motion to grant the waiver allowing the main entrance to be located at said request; seconded by Councilmember Sinegal; motion approved.

Waiver Request 7: Building Materials. The developer wanted to confirm that the building materials and specifics presented for the development was in compliance and acceptable.

After a brief discussion of possible materials that could be utilized for the portion of the building that is facing I-49/Frontage Road, it was confirmed that as long as the portion facing I-49/Frontage Road is not metal, the developer would be in compliance. No action taken as the developer is in compliance.

Waiver Request 8: 40% Glazing. The requirement of 40% glazing is for the first floor façade of non-residential buildings that face the overlay district. This cannot be achieved by this project as the face of the building could potentially be up to 33' in height. It would jeopardize the structural stability of the building and increase window shattering hazards during a hurricane. The waiver request is seeking a full waiver of the 40% glass/glazing requirement.

Councilmember Babineaux made a motion to grant the 40% glazing waiver; seconded by Councilmember Richard; motion approved.

Waiver Request 9: Screen Wall (s): The developer wanted to confirm that the wall(s) presented for the development was in compliance and acceptable.

No action taken as the developer is in compliance.

Waiver Request 10: Metal Overhead Dock Doors. The developer wanted to confirm that the overhead doors presented were acceptable as the Code does not directly address metal overhead doors.

Councilmember Guidry made a motion to confirm and accept the overhead doors as presented; seconded by Councilmember Sinegal; motion approved.

Mr. Saad disclosed that the potential tenant would be a FedEx Ground Distribution Center. The waivers requested above would be conditioned upon Developer's acquisition of the site and completion of the project. Should the tenant decide to select a different developer to complete the project, Mr. Saad requested the council to consider granting the same stipulations as outlined above.

Councilmember Guidry made a motion to accept if a different Developer is selected by the tenant contingency that the development is the same type as presented and meets all the above stipulations; seconded by Councilmember Babineaux; motion approved.

Mr. Shakeel Shamsuddin requesting a variance to continue selling alcohol upon his purchase of Romero's Grocery & Propane located at 4600 Moss St.

Mr. Shamsuddin was not present at the meeting. Mayor Brasseaux informed the council that this business has been at this location for a long time and the variance is needed from the council so Mr. Shamsuddin can apply for his alcohol permit. The state alcohol board will need to grant approval for the store to continue selling alcohol. Mayor Brasseaux informed the council that the store is in compliance with the planning department.

Councilmember Sinegal made a motion to grant the variance to allow the alcohol to continue to be sold based upon approval from the state alcohol board; seconded by Councilmember Babineaux; motion approved.

Councilmember Guidry made a motion to adjourn; seconded by Councilmember Babineaux; motion approved.

With no further comments the meeting adjourned at 8:06 p.m.

Respectfully submitted,

Gwen Martin, LMMC
City Clerk
City of Carencro