

PROCEEDINGS OF THE MAYOR AND CITY COUNCIL OF THE CITY OF YOUNGSVILLE, LOUISIANA  
TAKEN AT THE CITY COUNCIL REGULAR MEETING HELD ON THURSDAY, FEBRUARY 12, 2026 AT  
6:00 PM AT YOUNGSVILLE CITY HALL COUNCIL CHAMBERS

**1. OPENING**

- 1.1 Invocation was led by Pastor Chris Fuselier, First Baptist Church
- 1.2 Pledge of Allegiance was led by Lindy Bolgiano.  
Mayor Ritter expressed his condolences for the Thibeaux family.

**2. ROLL CALL**

PRESENT: Mayor Ken Ritter, Shannon D. Bares (Division A), Mayor Pro Tem Lindy Bolgiano (Division B), Matt Romero (Division C), Simone B. Champagne (Division E).  
ABSENT: Nicholas Niland (Division D).  
STAFF: Nicole Guidry (City Clerk), Terry Bourque (COO), Jean Paul Broussard (Police Chief), Wade Trahan (City Attorney), Cathryn Greig (CFO), Tim Robichaux (Parks & Rec Director).

**3. RECOGNITIONS/PERSONS TO ADDRESS THE MAYOR & COUNCIL**

- 3.1 Charles Hebert with Lafayette Parish LSU AgCenter presented a PowerPoint presentation with an annual update.
- 3.2 Lance Strother announced Hopefest Music Festival and 5K on March 21, 2026 at the Youngsville Amphitheater powered by Slemco.

**4. MINUTES**

- 4.1 Approval of January 8, 2025 meeting minutes.

Motion made by Shannon D. Bares, seconded by Lindy Bolgiano, approving the January 8, 2025 meeting minutes.  
YEAS: Shannon D. Bares, Lindy Bolgiano, Matt Romero, Simone B. Champagne.  
NAYS: None.  
ABSTAINED: None.  
ABSENT: Nicholas Niland.  
Motion Approved.

**5. FINANCE REPORT**

- 5.1 Approval of December 2025 finance report.

Motion made by Matt Romero, seconded by Lindy Bolgiano, approving the December 2025 finance report.  
YEAS: Shannon D. Bares, Lindy Bolgiano, Matt Romero, Simone B. Champagne.  
NAYS: None.  
ABSTAINED: None.  
ABSENT: Nicholas Niland.  
Motion Approved.

**6. PRELIMINARY PLATS (PUBLIC HEARING AND ADOPTION)**

- 6.1 Request for Preliminary Plat approval of Tracts D-1 & D-2 of Forest Viator Division, commercial/residential mixed-use lots, located in Section 7, T11S, R5E, was read aloud and opened for Public Hearing by Mayor Ritter.

Hearing no comments, motion made by Champagne, seconded by Matt Romero, granting Preliminary Plat approval of Tracts D-1 & D-2 of Forest Viator Division, commercial/residential mixed-use lots, located in Section 7, T11S, R5E, as recommended by McBade Engineers & Consultants, LLC in a letter dated January 29, 2026.

YEAS: Shannon D. Bares, Lindy Bolgiano, Matt Romero, Simone B. Champagne.

NAYS: None.

ABSTAINED: None.

ABSENT: Nicholas Niland.

Motion Approved.

- 6.2 Request for Preliminary Plat approval to create Lot 1 & Lot 2 of Cajun Play, LLC Subdivision & Private Right of Passage, located in Section 1, T11S, R4E, was read aloud and opened for Public Hearing by Mayor Ritter.

To alleviate traffic conflicts on a major arterial, Ms. Pamela Gonzalez-Granger stated she recommends adding a plat condition that an additional right of way be set aside or to that the developer shall conduct a traffic study with turning lane improvements.

Hearing no further comments, motion made by Matt Romero, seconded by Simone B. Champagne, granting Preliminary Plat approval to create Lot 1 & Lot 2 of Cajun Play, LLC Subdivision & Private Right of Passage, located in Section 1, T11S, R4E, as recommended by McBade Engineers & Consultants, LLC in a letter dated January 29, 2026, as amended to add Plat/Subdivision Condition #15. Additional road rights of way or roadway improvements may be required for this development, to be evaluated during the review of the actual development construction plans.

YEAS: Shannon D. Bares, Lindy Bolgiano, Matt Romero, Simone B. Champagne.

NAYS: None.

ABSTAINED: None.

ABSENT: Nicholas Niland.

Motion Approved.

## **7. OTHER BUSINESS**

- 7.1 Jennifer Trahan with Years to Grow and her Attorney Jason Wilson requested a variance to allow the addition of six portable buildings at 1306 Fortune Rd.

Mayor Ritter advised that the commercial development criteria states that the building material must be something other than 51% metal and that the architecture of the buildings should be uniform. He stated that Ms. Trahan has offered to make updates to the exterior of the buildings and further that he felt it would be best to bring the request before the Council before Ms. Trahan got too far into the process.

Ms. Trahan handed the Council a binder with site plans and photos.

Motion made by Matt Romero, seconded by Simone B. Champagne, granting a variance to allow the addition of six portable buildings at 1306 Fortune Rd.

YEAS: Shannon D. Bares, Lindy Bolgiano, Matt Romero, Simone B. Champagne.

NAYS: None.

ABSTAINED: None.

ABSENT: Nicholas Niland.

Motion Approved.

- 7.2 Josh Abshire requested a variance to allow a reduction in the east side setback by 8' 5" for a future automotive repair business to be located at 808 Church St.

Mayor Ritter noted that the request is within Royville District and requires a 15' greenbelt and fence.

Mr. Abshire stated that he would like to sign a lease at 808 Church to run a diesel mechanic's shop for light duty trucks. He explained that some of his business is based as being a mobile mechanic, but that some vehicles require a shop visit. He noted that the property owner began installing a fence, but the neighbor encroached the property with items that need to be removed to finish the fence. It was requested that the City send the neighbor a demand letter to their clean property.

Motion made by Lindy Bolgiano, seconded by Matt Romero, granting a variance to allow a reduction in the east side setback by 8' 5" for a future automotive repair business to be located at 808 Church St.  
YEAS: Shannon D. Bares, Lindy Bolgiano, Matt Romero, Simone B. Champagne.

NAYS: None.

ABSTAINED: None.

ABSENT: Nicholas Niland.

Motion Approved.

- 7.3 Brady Thibodeaux requested a variance to the Commercial Development Requirements and Land Use Regulations to allow a small commercial business to build/assemble firearms, to operate within his residence at 333 Forest Grove. He stated that he received approval from the ATF and HOA President of Sugar Ridge.

Motion made by Lindy Bolgiano, seconded by Shannon Bares, granting a variance to the Commercial Development Requirements and Land Use Regulations to allow a commercial business to build/assemble firearms, to operate within his residence at 333 Forest Grove.

YEAS: Shannon Bares, Lindy Bolgiano, Simone Champagne.

NAYS: Matt Romero

ABSTAINED: None.

ABSENT: Nicholas Niland.

Motion Approved.

- 7.4 B & B Contractors, Inc. requested a variance to allow a reduction in the front setback by 5' for 205 Queenstown Ave.

Mayor Ritter stated that the plans were previously submitted and approved by the City. Later, a third-party inspection discovered that the footings were placed outside of the plans. The builder has paused the project to come before the council for a variance. Furthermore, the lender has requested documentation from the city approving the variance.

Upon questioning, Mr. Choate advised that the front of the home is in compliance, but that the garage has inadvertently encroached the setback due to misunderstandings of where the property line began.

Ms. Champagne questioned if Mr. Choate obtained approval from the other utility companies. Mr. Choate stated that the city needs a 10' easement and he's 15' back, therefore he thinks he's clear of the utilities. Upon further discussion, she suggested tabling the request until receipt of official approval from the other utility companies.

Motion by Lindy Bolgiano, seconded by Matt Romero granting a variance to allow a reduction in the front setback by 5' for 205 Queenstown Ave (Lot 68).

A substitute motion was made by Simone B. Champagne granting a variance to allow a reduction in the front setback by 5' for 205 Queenstown Ave, pending receipt of approval letters from the other utility companies. The substitute motion failed for the lack of second.

Public comment was received from Meredith Guidry.

Simone B. Champagne questioned if a hold harmless can follow successors of the home. City Attorney Wade Trahan advised that it could. She requested that the city obtain a hold harmless in the event of damages.

A substitute motion was made by Simone B. Champagne, seconded by Shannon D. Bares granting a variance to allow a reduction in the front setback by 5' for 205 Queenstown Ave. & to require the landowner to sign a hold harmless in the event of damages. Upon further discussion, Ms. Bares withdrew her motion to the substitution.

The original motion having been submitted to a vote, the vote thereon was as follows:

YEAS: Shannon D. Bares, Lindy Bolgiano, Matt Romero, Simone B. Champagne.

NAYS: None.

ABSTAINED: None.

ABSENT: Nicholas Niland.

Motion Approved.

- 7.5 Meredith Guidry requested a variance to Sec. 107-5 (a) (a) to allow metal siding on the exterior walls to match existing architecture, for Ascension Episcopal School Baseball Field House.

Motion made by Shannon Bares, seconded by Matt Romero, granting a variance to Sec. 107-5 (a) to allow metal siding on the exterior walls to match existing architecture, for Ascension Episcopal School Baseball Field House.

YEAS: Shannon D. Bares, Lindy Bolgiano, Matt Romero, Simone B. Champagne.

NAYS: None.

ABSTAINED: None.

ABSENT: Nicholas Niland.

Motion Approved.

- 7.6 On behalf of Mr. Clifton Adkins, Mr. Dylan Magnolia requested a release of property bound by A, B, C, and D for a future road, as shown on a final plat dated 5.9.2006, to be sold as a residential lot on Beacon Drive within Shadowbrook, Phase II. It was explained that the area was designated for a future road extension as an internal designation rather than a municipal designation.

Motion made by Lindy Bolgiano, seconded by Matt Romero, granting a release of property bound by A, B, C, and D for a future road, as shown on a final plat dated 5.9.2006, to be sold as a residential lot on Beacon Drive within Shadowbrook, Phase II.

YEAS: Shannon D. Bares, Lindy Bolgiano, Matt Romero, Simone B. Champagne.

NAYS: None.

ABSTAINED: None.

ABSENT: Nicholas Niland.

Motion Approved.

## 8. RESOLUTIONS

- 8.1 Resolution No. 2026-02 - A Resolution authorizing the redemption of the outstanding Excess Revenue Bond, Series 2017, of the City of Youngsville, Louisiana, and providing for other matters in connection therewith.

Motion made by Lindy Bolgiano, seconded by Simone B. Champagne, adopting Resolution 2026-02.

YEAS: Shannon D. Bares, Lindy Bolgiano, Matt Romero, Simone B. Champagne.

NAYS: None.

ABSTAINED: None.

ABSENT: Nicholas Niland.

Resolution Approved.

- 8.2 Resolution No. 2026-03 - A Resolution amending the 2025-2026 Capital Projects Budget - YSC Parks & Recreation Fund in the amount of \$140,000 to reappropriate funding from the LED Lighting - Baseball Project to a Tennis Court Lighting Project.

Motion made by Lindy Bolgiano, seconded by Matt Romero, adopting Resolution No. 2026-03.  
YEAS: Shannon D. Bares, Lindy Bolgiano, Matt Romero, Simone B. Champagne.

NAYS: None.

ABSTAINED: None.

ABSENT: Nicholas Niland.

Resolution Approved.

- 8.3 Resolution No. 2026-04 - A Resolution amending the 2025-2026 Capital Projects Budget - YSC Parks & Recreation Fund in the amount of \$37,000 to reappropriate funding from the LED Lighting - Baseball Project to a Tennis Court Surfacing Project.

Motion made by Matt Romero, seconded by Shannon Bares, adopting Resolution No. 2026-04.  
YEAS: Shannon D. Bares, Lindy Bolgiano, Matt Romero, Simone B. Champagne.

NAYS: None.

ABSTAINED: None.

ABSENT: Nicholas Niland.

Resolution Approved.

- 8.4 Resolution No. 2026-05 - A Resolution amending the 2025-2026 Capital Projects Budget - YSC Parks & Recreation Fund in the amount of \$7,000 to reappropriate funding from the Expansion Maintenance Shed to the Toro Proforce Blower.

Motion made by Lindy Bolgiano, seconded by Shannon Bares, adopting Resolution No. 2026-05.  
YEAS: Shannon D. Bares, Lindy Bolgiano, Matt Romero, Simone B. Champagne.

NAYS: None.

ABSTAINED: None.

ABSENT: Nicholas Niland.

Resolution Approved.

## **9. ORDINANCES FOR INTRODUCTION**

- 9.1 Ordinance No. 509-2026 - An Ordinance of the City of Youngsville, Louisiana amending the Code of Ordinances Chapter 110 "Design Standards" and Chapter 107 "Commercial Development Requirements", as it relates to finished floor determinations for residential and commercial developments.

Motion made by Matt Romero, seconded by Lindy Bolgiano, introducing Ordinance No. 509-2026.  
YEAS: Shannon D. Bares, Lindy Bolgiano, Matt Romero, Simone B. Champagne.

NAYS: None.

ABSTAINED: None.

ABSENT: Nicholas Niland.

Motion Approved.

- 9.2 Ordinance No. 510-2026 - An Ordinance of the City of Youngsville, Louisiana declaring movable property as surplus and further authorizing the demolition and disposal in accordance with state law.

Motion made by Lindy Bolgiano, seconded by Matt Romero, introducing Ordinance No. 510-2026.  
YEAS: Shannon D. Bares, Lindy Bolgiano, Matt Romero, Simone B. Champagne.

NAYS: None.

ABSTAINED: None.  
ABSENT: Nicholas Niland.  
Motion Approved.

## 10. MAYOR & COUNCIL ANNOUNCEMENTS

### 10.1 Mayor/Staff Announcements

- Roads/Drainage: Hwy 89 - asphalt paving complete north of Fortune Rd, 75% complete, starting to work on south arm. Fortune Extension - 95% complete. Hwy. 92/Prescott Roundabout – 80% complete on design. Hwy. 92 left turning lanes – start near Palfrey and Park Bonin first. Chemin Agreeable – project to begin early March. Anslem Coulee Detention Pond - pending environmental review. Stripe Project – advertise bids in March. Larriviere Rd Improvements - 50% complete.
- A flyer will go out with utility bills to inform property owners on required permits. In addition, the city will reach out to HOA's and Acadiana Home Builders Assoc. to provide educational materials as it relates to City Ordinances.
- Water/Sewer: Wastewater Treatment Plant - contractor mobilized, coordinating electrical and earthwork. Water Plant – working on punch list items and preparing bid to install 4th filter for service area expansion. SMP upgrade - force main servitude work on LONO with gas company. Pump Station 5 – received Health Dept. permit, paused bid to address pump stations 1, 8 & 17 upgrades for completion of WWTP.
- Sports Complex: teams and leagues continue. Mardi Gras Mambo 6th Annual Women's Collegiate Tournament this weekend - all info on YSC website.
- Leadership Youngsville applications are open, submission deadline March 6. Various upcoming ribbon cuttings.
- Youngsville Mardi Gras parade this Saturday at 11:00 am.

10.2 Council Announcements - Mr. Romero thanked City staff for the extra work initiative for the Mardi Gras parade.

## 11. ADJOURNMENT

### 11.1 Adjourn Meeting

Motion made by Matt Romero, seconded by Shannon Bares, to adjourn the meeting.  
YEAS: Shannon D. Bares, Lindy Bolgiano, Matt Romero, Simone B. Champagne.  
NAYS: None.  
ABSTAINED: None.  
ABSENT: Nicholas Niland.  
Motion Approved.

/s/ Nicole Guidry  
Nicole Guidry, City Clerk

/s/ Ken Ritter  
Ken Ritter, Mayor