
September 11, 2023

The City Council of the City of Sulphur, Louisiana, met in regular session at its temporary location located at 1551 East Napoleon Street in the Council Chambers, Sulphur, Louisiana, on September 11, 2023, at 5:30 p.m., after full compliance with the convening of said meeting with the following members present:

DRU ELLENDER, Council Representative of District 1
NICK NEZAT, Council Representative of District 2
MELINDA HARDY, Council Representative of District 3
JOY ABSHIRE, Council Representative of District 4
ABSENT - MANDY THOMAS, Council Representative of District 5

After the meeting was called to order and the roll called with the above result, prayer was led by Mrs. Hardy, followed by the reciting of the Pledge of Allegiance led by Mrs. Abshire.

The Chairman asked if there were any changes to the minutes of the previous meeting. With no changes made, motion was made by Mrs. Abshire seconded by Mr. Nezat that the minutes stand as written.

Motion carried unanimously.

Motion was then made by Mrs. Hardy seconded by Mr. Nezat that item #3 be moved down to item #6A. Motion carried unanimously.

Motion was then made by Mrs. Abshire seconded by Mr. Nezat that the agenda stand as amended. Motion carried unanimously.

The first item on the agenda is Stitch Guillory, candidate for Sheriff for Calcasieu Parish. Mr. Guillory addressed the Council and gave background information on himself and asked for everyone's support in the upcoming election.

The next item on the agenda is Dr. Cathy Banks, candidate for District 7, Louisiana State Board of Elementary and Secondary Education. Mrs. Banks addressed the Council and gave background information on herself and asked for everyone's support in the upcoming election.

The next item on the agenda is a Proclamation to Sulphur Parks and Recreation on their 75th anniversary. Mayor Danahay presented SPAR employees with the Proclamation and invited citizens to join them on Saturday, September 16th for their 75th anniversary to be held at Frasch park.

The next item on the agenda is an extension for temporary housing in recreational vehicles due to damage caused by Hurricane Laura for the following addresses:

To extend temporary housing in a recreational vehicle located at 1906 Diane Drive, in accordance with Ordinance No. 1693, M-C Series.

Glen Hanks addressed the Council and stated that they are 60-75% complete. Their contractor is in jail in Terrebone Parish for stealing \$20,000 from them. The majority of the electrical and painting are done. They have flooring left to do. Motion was then made by Mrs. Abshire seconded by Mrs. Hardy that the following stipulation be placed:

- A 6-month extension be granted contingent upon an inspection be done within 30 days.

Motion carried unanimously.

The next item on the agenda is a public hearing on ordinance granting a rezone to Mark Deshotel, 2210 Saunier Street, from Residential to Mixed Residential to allow for a manufactured home. Mike Granger and Kim Suarez spoke against the rezone. They stated that when standing in their yard, they can't see any mobile homes in their neighborhood. Kay Wilson spoke in support of the rezone. She stated that there are 15 mobile homes in this neighborhood. They are selling the property to a couple that wants to place a mobile home on the property. The mobile home will look like a modular home once complete. Mrs. Abshire stated that once the rezone is granted there's no guarantee that this particular mobile home will be placed on the property. Cade Cole, City Attorney, stated that the Council could place a stipulation that makes them put the mobile home that is presented to Council. After discussion, motion was made by Mrs. Abshire seconded by Mrs. Hardy that the following ordinance be adopted to-wit:

ORDINANCE GRANTING A REZONE TO MARK DESHOTEL, 2210 SAUNIER STREET,
FROM RESIDENTIAL TO MIXED RESIDENTIAL TO ALLOW FOR A MANUFACTURED
HOME.

A vote was then called with the results as follows:

YEAS: None

NAYS: Mrs. Ellender, Mr. Nezat, Mrs. Hardy, Mrs. Abshire

ABSENT: Mrs. Thomas

And the said ordinance failed on this 11th day of September, 2023.

ATTEST:

ARLENE BLANCHARD, Clerk

DRU ELLENDER, Chairman

The next item on the agenda is a Proclamation to SHS Golden Tornado Band. Mayor Danahay presented the band with a Proclamation and congratulated them on their trip to Washington, DC to perform at the 4th of July parade.

The next item on the agenda is a public hearing on ordinance authorizing Mayor Danahay to sign Amendment Number One to the Cooperative Endeavor Agreement with Calcasieu Parish Police Jury for the extension of Carlyss Blvd. between Wright Road and Beglis Parkway (original Ordinance No. 1509 M-C Series). Motion was made by Mrs. Hardy seconded by Mrs. Abshire that the following ordinance be adopted to-wit:

ORDINANCE NO. 1873, M-C SERIES

ORDINANCE AUTHORIZING MAYOR DANAHAHAY TO SIGN AMENDMENT NUMBER ONE TO THE COOPERATIVE ENDEAVOR AGREEMENT WITH CALCASIEU PARISH POLICE JURY FOR THE EXTENSION OF CARLYSS BLVD. BETWEEN WRIGHT ROAD AND BEGLIS PARKWAY.

WHEREAS, City Council previously adopted Ordinance No. 1509 M-C Series, on the 12th day November, 2017 for the proposed extension of Carlyss Drive between Wright Road and Louisiana Highway 27 (Beglis Parkway), south of Sulphur, Louisiana (Carlyss Drive Extension Phase II Project).

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby authorize Mayor Mike Danahay to sign attached Exhibit A, Amendment Number One to the Cooperative Endeavor Agreement with Calcasieu Parish Police Jury for the extension of Carlyss Boulevard between Wright Road and Beglis Parkway.

BE IT ALSO FURTHER ORDAINED that this Ordinance shall become effective upon the Mayor's signature.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Nezat, Mrs. Hardy, Mrs. Abshire

NAYS: None

ABSENT: Mrs. Thomas

And the said ordinance was declared duly adopted on this 11th day of September, 2023.

ATTEST:

ARLENE BLANCHARD, Clerk

DRU ELLENDER, Chairman

The next item on the agenda is a public hearing on ordinance declaring certain surplus movable property of the City of Sulphur and providing for the disposal thereof (scrap metal). Motion was made by Mrs. Hardy seconded by Mr. Nezat that the following ordinance be adopted to-wit:

ORDINANCE NO. 1874, M-C SERIES

AN ORDINANCE DECLARING CERTAIN SURPLUS MOVABLE PROPERTY OF THE CITY OF SULPHUR AND PROVIDING FOR THE DISPOSAL THEREOF (SCRAP METAL).

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, and in accordance with LA. R.S. 33:4712, that the following described surplus movable property of the City of Sulphur, not needed for public purposes, after having been duly advertised be declared surplus:

<u>Dept.</u>	<u>Type</u>	<u>Description</u>	<u>Reason</u>	<u>Date</u>	<u>Est. Value</u>
Shop	Misc.	Scrap metal	Junk	7/25/23	225.00

BE IT FURTHER ORDAINED that Mayor Mike Danahay is authorized to dispose of the above-mentioned surplus movable property and to sign all paperwork in connection therewith.

BE IT ALSO FURTHER ORDAINED that this ordinance shall become effective immediately upon the Mayor's signature.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Nezat, Mrs. Hardy, Mrs. Abshire

NAYS: None

ABSENT: Mrs. Thomas

And the said ordinance was declared duly adopted on this 11th day of September, 2023.

ATTEST:

ARLENE BLANCHARD, Clerk

DRU ELLENDER, Chairman

The next item on the agenda is a public hearing on ordinance authorizing Mayor Danahay to sign Emergency Shelter and Staging Agreement with Beauregard Parish School Board for temporary shelter and

emergency equipment staging area at Singer High School for Hurricane 2023 Season for the City of Sulphur.

Motion was made by Mrs. Hardy seconded by Mrs. Abshire that the following ordinance be adopted to-wit:

ORDINANCE NO. 1875, M-C SERIES

ORDINANCE AUTHORIZING MAYOR DANAHAHAY TO SIGN EMERGENCY SHELTER AND STAGING AGREEMENT WITH BEAUREGARD PARISH SCHOOL BOARD FOR TEMPORARY SHELTER AND EMERGENCY EQUIPMENT STAGING AREA AT SINGER HIGH SCHOOL FOR HURRICANE 2023 SEASON FOR THE CITY OF SULPHUR.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby authorize Mayor Danahay to sign Emergency Shelter and Staging Agreement with Beauregard Parish School Board for temporary shelter and emergency equipment staging area at Singer High School for Hurricane 2023 Season for the City of Sulphur.

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon the Mayor's approval, or upon proper re-adoption by the Council pursuant to Section 2-13(C) of the Home Rule Charter of the City of Sulphur.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Nezat, Mrs. Hardy, Mrs. Abshire

NAYS: None

ABSENT: Mrs. Thomas

And the said ordinance was declared duly adopted on this 11th day of September, 2023.

ATTEST:

ARLENE BLANCHARD, Clerk

DRU ELLENDER, Chairman

The next item on the agenda is a public hearing on ordinance authorizing Mayor Danahay to sign a 10-foot-wide drainage servitude with DSLD Homes, LLC, in Belle Savanne Subdivision, Phase II. Motion was made by Mrs. Abshire seconded by Mr. Nezat that the following ordinance be adopted to-wit:

ORDINANCE NO. 1876, M-C SERIES

INTRODUCTION OF ORDINANCE AUTHORIZING MAYOR DANAHAHAY TO SIGN A 10-FOOT-WIDE DRAINAGE SERVITUDE WITH DSLD HOMES, LLC, IN BELLE SAVANNE SUBDIVISION, PHASE II.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that Mayor Mike Danahay is hereby authorized to sign a 10-foot-wide drainage servitude with DSLD Homes, LLC, in Belle Savanne Subdivision Phase II, affecting the below described property:

A ten (10') foot wide area of land upon the following described property as shown on the below described "Exhibit A" hereto:

TWO (2) CERTAIN LOTS OR PARCELS OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging in or in anywise appertaining, situated in the City of Sulphur, Parish of Calcasieu, Louisiana, in that subdivision thereof known as **BELLE SAVANNE, PHASE II**, and being designated on the official plat thereof in the office of the Clerk and Recorder for Calcasieu Parish, Louisiana, as **LOT NUMBER 1 and LOT NUMBER 171**, said subdivision, said Lots having such bearings and dimensions and being subject to such servitudes and building line restrictions of record and as shown on the official subdivision plat.

BE IT ORDAINED that Mayor Mike Danahay is hereby authorized and empowered, to execute the Drainage Servitude with DSLD Homes, LLC.

NOW THEREFORE, BE IT FURTHER ORDAINED that this Ordinance shall become effective upon the Mayor's signature contingent upon acquisition of property and filed for registry in the conveyance records of Calcasieu Parish Clerk of Court.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Nezat, Mrs. Hardy, Mrs. Abshire

NAYS: None

ABSENT: Mrs. Thomas

And the said ordinance was declared duly adopted on this 11th day of September, 2023.

ATTEST:

ARLENE BLANCHARD, Clerk

DRU ELLENDER, Chairman

The next item on the agenda is a public hearing on ordinance amending Appendix B, Article IV, Part III, Section 2 of the Code of Ordinances of the City of Sulphur – neighborhood commercial uses. Austin Abrahams, Land Use Administrator, stated that this will remove Neighborhood Commercial Uses from permitted uses to an Exception that will be voted on by Land Use and Council. Mr. LeDoux, Claiborne Street, spoke in favor of the amendment. Cynthia Robertson, West Verdine Street, spoke against the amendment. After discussion, motion was made by Mrs. Abshire seconded by Mrs. Hardy that the following ordinance be adopted to-wit:

ORDINANCE NO. 1877, M-C SERIES

ORDINANCE AMENDING APPENDIX B, ARTICLE IV, PART III, SECTION 2 OF THE CODE OF ORDINANCES OF THE CITY OF SULPHUR – NEIGHBORHOOD COMMERCIAL USES.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby amend Appendix B, Article IV, Part III, Section 2 of the Code of Ordinances of the City of Sulphur – Neighborhood Commercial Uses to read as follows:

APPENDIX B, ARTICLE IV, PART III

Section 2. Mixed residential district.

(1) *Permitted Uses.*

- (a) All uses as permitted in Residential Land Use Classifications
- (b) Multi-Family.
- (c) Day Care.
- (d) Manufactured housing units/mobile home units, provided that:
 - (1) All mobile units shall be securely fastened, anchored or tied down with a minimum of four (4) placements at the corner in a suitable fashion consistent with normally acceptable standards in mobile home industry.
 - (2) All mobile home units shall provide for two (2) parking spaces per unit off street.

(2) *Permitted as Exceptions by Land Use Commission and City Council.*

- (a) Agriculture Use, small scale provided that:
 - (1) There shall be no outdoor storage of machinery, equipment, supplies or materials.
 - (2) There shall be no on-site bulk storage of fertilizers, pesticides or herbicides.
 - (3) Minimum lot size shall be thirty thousand (30,000) square feet.
 - (4) Dumpsters shall be screened on all sides.
 - (5) There shall be no production of noxious, offensive or hazardous effects or conditions by reason of vehicular traffic, noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, refuse, radiation or other objectionable emissions.
 - (6) Permitted crops shall not be considered to be weeds or noxious growth, as provided for in chapter 12 of the Code of Ordinances, during the conventional growing season, contingent upon continued operation of this use as evidenced in part by all permitting, licensing and utility payments being current.
 - (7) Crops shall not be located within twenty (20) feet of the side or rear property line or within twenty-five (25) feet of any property line which coincides with a street right-of-way line.
- (b) Neighborhood Commercial Uses:
 - (1) Barbershops
 - (2) Beauty Shops
 - (3) Drugstores
 - (4) Grocery Stores (small scale)
 - (5) Laundromats
 - (6) Variety Stores
 - (7) Service Stations
 - (8) Restaurants

(3) *Development Standards.*

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- (a) The proportion of lot area covered by buildings shall not exceed a maximum of forty (40) percent on any parcel within this district.
- (b) No front foot dimension of a lot shall be less than fifty (50) feet. The total area of a lot shall not be less than six thousand (6,000) square feet.
- (1) *Exception.* No front foot dimension of any lot in a cul-de-sac shall be less than thirty (30) feet and a total area of a lot shall not be less than ten thousand (10,000) square feet. In a cul-de-sac with a front foot of fifty (50) feet or more the lot shall not be exempt from the requirement of (b) of Article IV, Part 3, Section 2(2).
- (c) All development in the Mixed Residential District shall conform to the development standards set out in the following table:

Side and rear setbacks to be determined by building codes adopted by city.

Use	Density	Lot Size (sq. ft.)	Front Setback (sq. ft.)	Height (ft.)
s/f det. Multi-family	7 du/a 12 du/a	6,000 6,000	30 30	35 35
Churches	—	1 acre	50	35
Schools, Public Uses	FAR .35	—	50	35
Rec. (low intensive)	—	—	50	35
Mfg. Housing	7 du/a	6,000	30	35
Mobile Homes	7 du/a	6,000	30	35
Neighborhood Commercial	FAR .5	5,000	30	35

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Nezat, Mrs. Hardy, Mrs. Abshire

NAYS: None

ABSENT: Mrs. Thomas

And the said ordinance was declared duly adopted on this 11th day of September, 2023.

ATTEST:

ARLENE BLANCHARD, Clerk

DRU ELLENDER, Chairman

The next item on the agenda is an introduction of ordinance authorizing Mayor Danahay to enter into a Cooperative Endeavor Agreement with the Department of Treasury, State of Louisiana to receive allocated

funds in the amount of \$250,000.00. Mayor Danahay stated that this money is earmarked for a public works project. Motion was made by Mrs. Abshire seconded by Mr. Nezat that the following ordinance be introduced:

ORDINANCE AUTHORIZING MAYOR DANAHAHAY TO ENTER INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH THE DEPARTMENT OF TREASURY, STATE OF LOUISIANA TO RECEIVE ALLOCATED FUNDS IN THE AMOUNT OF \$250,000.00.

Motion was then made by Mrs. Abshire seconded by Mr. Nezat that the said ordinance be filed and remain on file with the Clerk of the Council, in final form, for public inspection and that the Mayor is hereby authorized and instructed to publish the Public Notice of Introduction of the above proposed ordinance in the “American Press”, the official journal of the City of Sulphur, Louisiana, and that the said Notice of Introduction of the above ordinance is substantially in the following form:

PUBLIC NOTICE

PUBLIC NOTICE is hereby given, in accordance with Section 2-12B of the Home Rule Charter of the City of Sulphur, the following ordinance:

ORDINANCE AUTHORIZING MAYOR DANAHAHAY TO ENTER INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH THE DEPARTMENT OF TREASURY, STATE OF LOUISIANA TO RECEIVE ALLOCATED FUNDS IN THE AMOUNT OF \$250,000.00.

A public hearing on said ordinance will be held at 5:30 p.m. on the 10th day of October, 2023, in the City of Sulphur Council Chambers in Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA
BY: _____
DRU ELLENDER, Chairman

Motion carried unanimously.

The next item on the agenda is an introduction of ordinance amending Ordinance No. 1861, M-C Series, adopted June 12, 2023, to increase the minimum number of maintenance cycles in Fiscal Year 2023 from four cycles to five cycles (maintenance/mowing agreement with DOTD). This amendment will allow for one more cycle of mowing for this year. Motion was made by Mrs. Abshire seconded by Mr. Nezat that the following ordinance be introduced:

ORDINANCE AMENDING ORDINANCE NO. 1861, M-C SERIES, ADOPTED JUNE 12, 2023, TO INCREASE THE MINIMUM NUMBER OF MAINTENANCE CYCLES IN FISCAL YEAR 2023 FROM FOUR CYCLES TO FIVE CYCLES (MAINTENANCE/MOWING AGREEMENT WITH DOTD).

Motion was then made by Mrs. Abshire seconded by Mr. Nezat that the said ordinance be filed and remain on file with the Clerk of the Council, in final form, for public inspection and that the Mayor is hereby authorized and instructed to publish the Public Notice of Introduction of the above proposed ordinance in the “American Press”, the official journal of the City of Sulphur, Louisiana, and that the said Notice of Introduction of the above ordinance is substantially in the following form:

PUBLIC NOTICE

PUBLIC NOTICE is hereby given, in accordance with Section 2-12B of the Home Rule Charter of the City of Sulphur, the following ordinance:

ORDINANCE AMENDING ORDINANCE NO. 1861, M-C SERIES, ADOPTED JUNE 12, 2023, TO INCREASE THE MINIMUM NUMBER OF MAINTENANCE CYCLES IN FISCAL YEAR 2023 FROM FOUR CYCLES TO FIVE CYCLES (MAINTENANCE/MOWING AGREEMENT WITH DOTD).

A public hearing on said ordinance will be held at 5:30 p.m. on the 10th day of October, 2023, in the City of Sulphur Council Chambers in Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA
BY: _____
DRU ELLENDER, Chairman

Motion carried unanimously.

The next item on the agenda is a resolution approving liquor license for El Tapatio Mexican Cosina LLC, located at 102 Benoit Lane. Motion was made by Mrs. Hardy seconded by Mr. Nezat that the following resolution be adopted to-wit:

RESOLUTION NO. 3546, M-C SERIES

Resolution approving liquor license for El Tapatio Mexican Cosina LLC, located at 102 Benoit Lane.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby approve liquor license for El Tapatio Mexican Cosina LLC, located at 102 Benoit Lane.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Nezat, Mrs. Hardy, Mrs. Abshire

NAYS: None

ABSENT: Mrs. Thomas

And the said resolution was declared duly adopted on this 11th day of September, 2023.

ATTEST:

ARLENE BLANCHARD, Clerk

DRU ELLENDER, Chairman

The next item on the agenda is a resolution accepting Substantial Completion for Henning Drive and Weekly Road overlay project. Motion was made by Mrs. Abshire seconded by Mr. Nezat that the following resolution be adopted to-wit:

RESOLUTION NO. 3547, M-C SERIES

WHEREAS, the City of Sulphur contracted with R.E. Heidt Construction Co., LLC to complete State Project No. H.011839 for Henning Drive/Weekly Road LA 1256 To LA 27 in accordance with the current bid laws of the State of Louisiana, including, but not limited to R.S. 38:2211 etseq; and

WHEREAS, the contract between the City of Sulphur and R.E. Heidt Construction Co., LLC has been successfully completed and is hereby accepted by the City of Sulphur effective, 2023.

NOW, THEREFORE, BE IT RESOLVED by the City of Sulphur, in regular session, assembled on this 11th day of, 2023.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Nezat, Mrs. Hardy, Mrs. Abshire

NAYS: None

ABSENT: Mrs. Thomas

And the said resolution was declared duly adopted on this 11th day of September, 2023.

ATTEST:

ARLENE BLANCHARD, Clerk

DRU ELLENDER, Chairman

The next item on the agenda is Public to Address Council. The following people spoke in favor of the upcoming election regarding amendments to the Home Rule Charter:

Danny DiPetta, Mayor Danahay

The following people spoke against the amendments to the Home Rule Charter:

Amy Felice, Sheila Broussard

There being no further business to come before the Council, the Chairman declared the meeting adjourned.

ATTEST:

ARLENE BLANCHARD, Clerk

DRU ELLENDER, Chairman

9/11/23
6:55 P.M