
May 13, 2024

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 May 13, 2024, 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 (attended at 5:39)
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. Thomas.

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

Motion was then made by Mrs. Hardy seconded by Mrs. Thomas that item #21 be removed from the agenda. Motion carried unanimously:

Resolution authorizing the advertisement of bids for reconstruction of Animal Control.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Nezat, Mrs. Hardy, Mrs. Thomas
NAYS: None
ABSENT: Mrs. Abshire

And the said item was removed from the agenda on this 13th day of May, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

Motion was then made by Mr. Nezat seconded by Mrs. Thomas that item #2 be removed from the agenda:

Proclamation to Big Brothers Big Sisters of SWLA.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Abshire

And the said item was removed from the agenda on this 13th day of May, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

Motion was then made by Mrs. Thomas seconded by Mr. Nezat that item #3 be removed from the agenda:

Recognition of Care Help of Sulphur for celebrating 40 years.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Abshire

And the said item was removed from the agenda on this 13th day of May, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

Motion was then made by Mrs. Hardy seconded by Mrs. Thomas that the agenda stand as amended.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Abshire

And the agenda was approved as amended on this 13th day of May, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

(At this time motion was made by Mrs. Thomas seconded by Mrs. Ellender that items 4-9 be moved to the end of the agenda to give Mrs. Abshire time to get to the meeting.)

Motion carried unanimously.

The next item is item #10 – Rule to Show Cause for the condition of the following addresses:

- a. To condemn building or structure located at 324 Virginia Street, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances.

Mr. Fruge addressed the Council and stated that they are trying to sell the house “as is”. The permits have expired. They received insurance money, but it wasn’t enough to make all the repairs. His contractor has dissolved his business, and another contractor said his insurance money isn’t enough for all the repairs. Mr. Fruge also stated that he has someone interested in purchasing the house. The interior is all gutted and the exterior is structurally sound. It also has a new roof. Mrs. VanderHey, Ordinance Enforcement, stated that the doors and windows need to be secured/boarded. This has been going on since February. Motion was then made by Mrs. Ellender seconded by Mrs. Thomas that this item be postponed to the June Council meeting, and it needs to be boarded/secured.

(Mrs. Abshire attended the meeting at 5:39)

Motion carried unanimously.

The next item on the agenda is a public hearing on ordinance granting a rezone to Carl Hardy from Residential to Business for property located on the northeast corner of Beglis Parkway and Mississippi Street. Motion was made by Mrs. Hardy seconded by Mrs. Ellender that the following ordinance be adopted to-wit:

ORDINANCE NO. 1904, M-C SERIES

ORDINANCE GRANTING A REZONE TO CARL HARDY FROM RESIDENTIAL TO BUSINESS FOR PROPERTY LOCATED ON THE NORTHEAST CORNER OF BEGLIS PARKWAY AND MISSISSIPPI STREET.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Carl Hardy from Residential to Business for property located on the northeast corner of Beglis Parkway and Mississippi Street for the following described property:

A PORTION OF LOT 159 OF BLOCK 3 OF WEST POINT SUBDIVISION, PART C, A SUBDIVISION LOCATED IN SECTION 35, TOWSHIP 9 SOUTH, RANGE 10 WEST, MORE PARTICULARLY DESCRIBED AS A PORTION OF PARCEL #6-3 AND BEGINNING ON THE SOUTHEASTERLY LINE OF LOT 159 OF BLOCK 3 OF SAID SUBDIVISION, BEING THE INTERSECTOIN OF THE NORTHEASTERLY RIGHT OF WAY LINE AND THE WESTERLY EXISTING RIGHT OF WAY LINE OF TEXAS STREET, THENCE WEST 92 FEET, THENCE NORTH 54 DEGREES WEST 40.21 FEET TO THE EASTERLY EXISTING RIGHT OF WAY LINE OF ARIZONA STREET, THENCE NORTH 52.45 FEET TO THE NORTHWEST CORNER OF LOT 159, THENCE EAST 125 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 75.45 FEET TO THE POINT OF BEGINNING, CONTAINING 0.21 ACRES MORE OR LESS, TOGETHER WITH ALL IMPROVEMENTS SITUATED THEREON.

BE IT FURTHER ORDAINED, that the following stipulations be placed on property:

1. A 6-foot privacy fence shall be along the north and east property lines.
2. Shall maintain a 6-foot-wide buffer yard along the north and east property lines.
3. Shall develop a drainage plan and have it approved as part of the permit process.
4. Access shall be limited to Beglis Parkway and Mississippi Road.

This rezone is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said rezone interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude, or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this rezone, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

Upon approval of this rezone the owner of this rezone shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this rezone.

No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this rezone shall be withdrawn and considered null and void.

BE IT FURTHEREST ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Carl Hardy from Residential to Business for property located on the northeast corner of Beglis Parkway and Mississippi Street with the above stipulations.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 13th day of May, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

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 945 Beulah Street, in accordance with Ordinance No. 1694, M-C Series.

At this time Mrs. Hardy recused herself from voting.

Motion was made by Mrs. Ellender seconded by Mrs. Abshire that the above address be granted a 6-month extension.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

ABSTAIN: Mrs. Hardy

And the said extension was granted on this 13th day of May, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

The next item on the agenda is a public hearing on ordinance authorizing Mayor Danahay to sign buy/sell agreement with Anniska Dawn Celestine for property located at 511 Maple Street. Motion was made by Mrs. Hardy seconded by Mrs. Abshire that the following ordinance be adopted to-wit:

ORDINANCE NO. 1905, M-C SERIES

ORDINANCE AUTHORIZING MAYOR DANAHAY TO SIGN BUY/SELL AGREEMENT WITH ANNISKA DAWN CELESTINE FOR PROPERTY LOCATED AT 511 MAPLE STREET.

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 enter into a buy/sell agreement with Anniska Dawn Celestine for property bearing municipal address of 511 Maple Street, Sulphur, Louisiana is more fully described as follows, to-wit:

COM SE COR LOT 22 BLK A GEORGE LOCK SUB OF N/2 SE AND S/2 NE 34.9.10, TH W 222.8 FT, N 46.7 FT, E 111.4 FT, S 34.7 FT, E 111.4 FT, S 12 FT TO COM

BE IT FURTHER ORDAINED that said property shall not exceed appraised value of thirteen thousand dollars (\$13,000.00)

BE IT FURTHEREST 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, Mrs. Thomas

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 13th day of May, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

The next item on the agenda is a public hearing on ordinance authorizing the acquisition of property from Anniska Dawn Celestine for property located at 511 Maple Street, appropriating funds for the purchase, and setting a public hearing date on said ordinance. Motion was made by Mrs. Hardy seconded by Mrs. Ellender that the following ordinance be adopted to-wit:

ORDINANCE NO. 1906, M-C SERIES

ORDINANCE AUTHORIZING THE ACQUISITION OF PROPERTY FROM ANNISKA DAWN CELESTINE FOR PROPERTY LOCATED AT 511 MAPLE STREET, APPROPRIATING FUNDS FOR THE PURCHASE, AND SETTING A PUBLIC HEARING DATE ON SAID ORDINANCE.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, in regular session convened that:

WHEREAS, the City of Sulphur desires to purchase property from Anniska Dawn Celestine (hereinafter referred to as the "Seller") for property located at 511 Maple Street; and

WHEREAS, the sale price shall be thirteen thousand dollars (\$13,000.00); and

WHEREAS, sale includes a 6,539 square foot immovable mixed residential lot and a residential structure which has no value and will be demolished by the city; and

WHEREAS, the property bearing municipal address of 511 Maple Street, Sulphur, Louisiana is more fully described as follows, to-wit:

COM SE COR LOT 22 BLK A GEORGE LOCK SUB OF N/2 SE AND S/2 NE 34.9.10, TH W 222.8 FT, N 46.7 FT, E 111.4 FT, S 34.7 FT, E 111.4 FT, S 12 FT TO COM

BE IT FURTHER ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that Mayor Danahay is hereby authorized and empowered to purchase said property described above, that he is authorized and directed to execute the original warranty deed / Act of Cash Sale between the City of Sulphur and the Seller for the sum of thirteen thousand dollars (\$13,000.00); that it does hereby appropriate that sum for the aforesaid purchase; and that it does set a public hearing on this ordinance at its regular meeting at 5:30 p.m. on May 13, 2024.

BE IT FURTHEREST 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, Mrs. Thomas

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 13th day of May, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

The next item on the agenda is a public hearing on ordinance authorizing Mayor Mike Danahay to sign Cooperative Endeavor Agreement with Calcasieu Parish Police Jury to acquire full ownership interest of adjudicated property located at 104 Railroad Avenue. Motion was made by Mrs. Ellender seconded by Mrs. Thomas that the following ordinance be adopted to-wit:

ORDINANCE NO. 1907, M-C SERIES

ORDINANCE AUTHORIZING MAYOR MIKE DANAHAY TO SIGN COOPERATIVE ENDEAVOR AGREEMENT WITH CALASIEU PARISH POLICE JURY TO ACQUIRE FULL OWNERSHIP INTEREST OF ADJUDICATED PROPERTY LOCATED AT 104 RAILROAD AVENUE

WHEREAS, under La. R.S. 47:2236 *et seq.* when property has been adjudicated to a political subdivision, the political subdivision may declare by ordinance that it intends to acquire full ownership interest in the property; and

WHEREAS, the City of Sulphur will acquire full ownership of the below-described property:

COMMENCING 140 FEET EAST OF THE SOUTHWEST CORNER OF BLOCK "A", SULPHUR, LOUISIANA, THENCE EAST 60 FEET, THENCE NORTH 100 FEET, THENCE WEST 60 FEET, THENCE SOUTH 100 FEET TO POINT OF COMMENCEMENT

MUNICIPAL ADDRESS OF PROPERTY:

104 RAILROAD AVENUE
SULPHUR, LA

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 Cooperative Endeavor Agreement with Calcasieu Parish Police Jury to acquire full ownership interest of adjudicated property located at 104 Railroad Avenue – Assessment Number 01123750A.

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, Mrs. Thomas

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 13th day of May, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

The next item on the agenda is a public hearing on ordinance declaring certain movable property of the City of Sulphur and providing for the disposal thereof. Motion was made by Mrs. Abshire seconded by Mrs. Hardy that the ordinance be amended to add the last two items on the list since its introduction in April.

Motion carried unanimously.

Motion was then made by Mrs. Ellender seconded by Mrs. Abshire that the following ordinance be adopted as amended:

ORDINANCE NO. 1908, M-C SERIES

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

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:

DEPT	TYPE	DESCRIPTION	YEAR	MAKE	MODEL	SERIAL #/VIN #	REASON	DATE	ESTIMATED VALUE
SHOP	MISC	SCRAP METAL					SCRAP	2/15/202	\$50

FINANCE	TQ	2010 DODGE DAKOTA	2010	DODGE	DAKOTA	1D7CE3GP3AS131731	NOT IN USE	2/15/2024	\$2,500
FIRE	MISC	SOUND EQUIPEMENT	UNK	MULTIPLE	MULTI	MULTIPLE	NOT IN USE	3/1/2024	\$300
POLICE	TQ	2014 CHEVY CAPRICE	2014	CHEVY	CAPRICE	6G3NS5U25EL946824	SCRAP	3/1/2024	\$20
POLICE	TQ	2012 CHEVY CAPRICE	2012	CHEVY	CAPRICE	6G1MK5U23CL605388	SCRAP	3/1/2024	\$20
POLICE	TQ	2015 CHEVY CAPRICE	2015	CHEVY	CAPRICE	6G3NS5U20FL111909	SCRAP	3/1/2024	\$20
WW PLANT	MISC	SCRAP METAL					SCRAP	3/27/2024	\$500.00
MUNC SRVCS	MISC	2 ¾ BOXES CARBON PAPER					DON'T USE	4/22/2024	\$50.00

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, Mrs. Thomas

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 13th day of May, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

The next item on the agenda is a public hearing on ordinance authorizing Mayor Mike Danahay to sign Cooperative Endeavor Agreement with the Calcasieu Parish Police Jury for Summer Feeding Program. Motion was made by Mrs. Hardy seconded by Mrs. Thomas that the following ordinance be adopted to-wit:

ORDINANCE NO. 1909, M-C SERIES

ORDINANCE AUTHORIZING MAYOR DANAHAHAY TO ENTER INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH CALCASIEU PARISH POLICE JURY FOR SUMMER FEEDING PROGRAM.

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 Cooperative Endeavor Agreement with the Calcasieu Parish Police Jury for Summer Feeding Program.

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, Mrs. Thomas

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 13th day of May, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

The next item on the agenda is an introduction of ordinance authorizing Mayor Danahay to sign the LA DOTD maintenance agreement for mowing and litter pick up for fiscal year ending June 30, 2025. Motion was made by Mrs. Hardy seconded by Mrs. Thomas that the following ordinance be introduced:

ORDINANCE AUTHORIZING MAYOR DANAHAHAY TO SIGN THE LA DOTD
MAINTENANCE AGREEMENT FOR MOWING AND LITTER PICK UP FOR FISCAL
YEAR ENDING JUNE 30, 2025.

Motion was then made by Mrs. Hardy seconded by Mrs. Thomas 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 DANAHAY TO SIGN THE LA DOTD MAINTENANCE AGREEMENT FOR MOWING AND LITTER PICK UP FOR FISCAL YEAR ENDING JUNE 30, 2025.

A public hearing on said ordinance will be held at 5:30 p.m. on the 10th day of June, 2024, in the Council Chambers at their temporary location, 1551 East Napoleon Street, Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: _____
NICK NEZAT, Chairman

Motion carried.

The next item on the agenda is a resolution accepting the Municipal Water Pollution Prevention Environmental Audit Report. Mr. Abrahams, Director of Public Works, stated that the city is graded on 7 different elements. The lower the score the better it is. Sulphur received a score of 145 out of 560. The following people spoke on this item:

Wendy Wingate, Madison Crossing

1. Questioned the UV system in the report.

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

RESOLUTION NO. 3590, M-C SERIES

Resolution accepting the Municipal Water Pollution Prevention Environmental Audit Report.

BE IT RESOLVED that the City of Sulphur informs the Louisiana Department of Environmental Quality that the following actions were taken by the City Council, the governing authority of the City of Sulphur, Louisiana:

1. Resolved the Municipal Water Pollution Prevention Environmental Audit Report which is attached to this resolution.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 13th day of May, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

The next item on the agenda is a resolution authorizing the First Amendment to Time Contract for the collection of solid waste. Motion was made by Mrs. Hardy seconded by Mrs. Abshire that the following resolution be adopted to-wit:

RESOLUTION NO. 3591, M-C SERIES

Resolution authorizing the First Amendment to the Time Contract for the collection of solid waste.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby authorize Mayor Danahay to sign the First Amendment to the Time Contract for the collection of solid waste as follows:

FIRST AMENDMENT TO TIME
CONTRACT
FOR THE COLLECTION OF SOLID WASTE

This FIRST Amendment is hereby entered into by and between the City of Sulphur, Louisiana, a political subdivision and body politic organized under the laws of the State of Louisiana (hereinafter referred to as "City") and Waste Management of Louisiana, L.L.C., a Delaware limited liability company, being represented herein by _____, its duly authorized representative (hereinafter referred to as "Waste Management"), also referred to herein as "Contractor":

WITNESSETH, that in consideration of the terms, conditions and mutual covenants contained herein, the City of Sulphur, Louisiana and Waste Management of Louisiana, LLC agree as follows:

WHEREAS, the parties hereto entered into an agreement entitled "Time Contract for the Collection of Solid Waste," entered into pursuant to City Ordinance and effective for a five year term commencing July 1, 2019, ("the Agreement" or "Original Contract"); and

WHEREAS, the City and Waste Management desire to extend the term of the Agreement for an additional one year according to the terms of the Contract, as amended herein;

NOW, THEREFORE, the parties hereto agree that the Agreement is amended as set forth below. All terms and conditions of the Agreement not modified herein shall remain in full force and effect.

1. Term and Option to Extend. The term of the Agreement is hereby extended for an additional one-year period beginning July 1, 2024. This Agreement shall be further extended for an additional term of four (4) years unless the City notifies Waste Management in writing not less than ninety (90) days prior to the expiration of the then current term of its intention to terminate the Agreement.

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2. Rates and CPI Adjustment. Effective July 1, 2024, the base rate for service shall be twenty and 14/100 dollars (\$20.14). On July 1, 2025, there shall be an inflation adjustment of 100% of the change, if any, in the Consumer Price Index for Water, Sewer, and Trash CPI, Not Seasonally Adjusted, All Areas (“WST CPI”), looking back on the most recent twelve month period available immediately preceding that date, and then adjusted in like manner on July 1st annually thereafter. No other costs or adjustments will be made to this annual inflationary adjusted base rate.
 3. In the event a separate task order is entered into for additional collection or collection routes related to a declared natural disaster with separate compensation as per the task order, all of the federally required clauses and terms referenced in the Calcasieu Parish Solid Waste Collection and Disposal Agreement with Waste Management, as amended from time to time, are hereby included herein by reference, including specially those clauses referenced in its Amendment No. 5 and referenced as amending and restating Section XI of Amendment No. 1 with related attachments, all of which are attached hereto and included herein by reference.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 13th day of May, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

(At this time they proceeded with item 4-9)

The next item on the agenda is a public hearing on ordinance setting forth water fees charged by the City of Sulphur. Austin Abrahams, Director of Public Works, gave a presentation on capital projects and costs for the last several years, and on operating expenses (presentation is attached to minutes).

The following people spoke on this item;

Wendy Wingate, Madison Crossing

1. Asked if the \$15 million bond money was spent appropriately.
2. Asked about the rate study.
3. Is the city doing enough for our water situation.

Debra Doucet, Loretto Avenue

1. Also questioned if the \$15 million bond money was spent where it was supposed to be spent.
2. If the water was decent, she wouldn't mind an increase.

Jennifer Thorn, Director of Finance, explained where the \$15 million was spent and also stated that she has always had an open-door policy if anyone wanted to see where/how it was spent.

Mayor Danahay stated that the city received an “A” from the Louisiana Department of Health on the water system.

Mr. Abrahams stated that recently the service pump was replaced that hasn’t been replaced since the 1980’s. They replaced one at the North Plant which increased their system pressure by about 10 psi. Cade Cole, City Attorney, stated that about 2018-2019 there were letters from our Engineers to do the filter replacements. All through last administration they were saying it’s a multi-million-dollar expense. It’s easy to do these if you have the resources lined up. These capital projects should have been done 5-10 years ago per the Engineers recommendation. The improvements have been done and the complaints on the water are down more than 90%. Yes, there is room for improvements, but the water system is much better.

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

ORDINANCE NO. 1910, M-C SERIES

**AN ORDINANCE AMENDING ORDINANCE NO. 1848, M-C SERIES TO SET FORTH
WATER FEES CHARGED BY THE CITY.**

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that water fees for normal monthly service rendered by the City of Sulphur, Louisiana, shall be as follows:

WATER:

FLAT RATES

Commercial Inside	44.60	DHH Testing Fee	1.00
Commercial Outside	89.20	DHH Testing Fee	1.00
Church Inside	27.90	DHH Testing Fee	1.00
Church Outside	55.80	DHH Testing Fee	1.00
Multi Commercial Inside	44.60	DHH Testing Fee	1.00
Multi Family Inside	27.90	DHH Testing Fee	1.00
Multi Family Outside	55.80	DHH Testing Fee	1.00
Residential Inside	27.90	DHH Testing Fee	1.00
Residential Outside	55.80	DHH Testing Fee	1.00
Trailer Park Inside	27.90	DHH Testing Fee	1.00
Trailer Park Outside	55.80	DHH Testing Fee	1.00

Utility Assistance Inside	17.90	DHH Testing Fee	1.00
Utility Assistance Outside	45.80	DHH Testing Fee	1.00

METERED RATES

Commercial Water (WM) Minimum Charge \$40.60 (inside) & \$81.20 (outside):

	Inside	Outside
First 5,000 gallons used	Min Charge	Min Charge
Next 25,000 gallons used per 100 gal. (5,001 to 30,000)	.6150	.12300
Next 70,000 gallons used per 100 gal. (30,001 to 100,000)	.4860	.9720
Next over 100,000 gallons used per 100 gal. (100,001 & up)	.3269	.6538

COMMERCIAL IRRIGATION (IM) Minimum Charge \$39.75 (inside) & \$79.50 (outside):

First 5,000 gallons used – Min charge (0 to 5,000)	Min Charge	Min Charge
Next 25,000 gallons used per 100 gal. (5,001 to 30,000)	.6150	.12300
Next 70,000 gallons used per 100 gal. (30,001 to 100,000)	.4860	.9720
Next over 100,000 gallons used per 100 gal. (100,001 & up)	.3269	.6538

BE IT FURTHER ORDAINED that this Ordinance shall become effective July 1, 2024.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mrs. Abshire, Mrs. Thomas

NAYS: Mr. Nezat, Mrs. Hardy

ABSENT: None

And the said ordinance was declared duly adopted on this 13th day of May, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

The next item on the agenda is a public hearing on ordinance setting forth sewer fees charged by the City of Sulphur. The following people spoke on this item:

Wendy Wingate, Madison Crossing

1. Questioned the UV system and the pay grade for these operators. The environmental audit states that the city is having trouble with getting operators because of the pay. Please look at the report so the city can keep good operators.

Motion was then made by Mrs. Thomas seconded by Mrs. Abshire that the following ordinance be

adopted to-wit:

ORDINANCE NO. 1911, M-C SERIES

AN ORDINANCE AMENDING ORDINANCE NO. 1849, M-C SERIES TO SET FORTH
SEWER FEES CHARGED BY THE CITY.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that sewer fees for normal monthly service rendered by the City of Sulphur, Louisiana, shall be as follows:

SEWER:

FLAT RATES

Commercial Inside	\$48.70
Commercial Outside	\$97.40
Church Inside	\$32.65
Church Outside	\$65.30
Multi Commercial Inside	\$48.70
Multi Family Inside	\$32.65
Multi Family Outside	\$65.30
Residential Inside	\$32.65
Residential Outside	\$65.30
Trailer Park Inside	\$32.65
Trailer Park Outside	\$65.30
Utility Assistance Inside	\$18.65
Utility Assistance Outside	\$55.05

METERED RATES

Commercial Sewer (SM) Minimum Charge \$44.30 (inside) & \$88.60 (outside)

	Inside	Outside
First 5,000 gallons used – Minimum charge (0 to 5,000)	Min Charge	Min Charge
Next 25,000 gallons used per 100 gal. (5,001 to 30,000)	.3535	.7070
Next 70,000 gallons used per 100 gal. (30,001 to 100,000)	.4305	.8611
Next over 100,000 gallons used per 100 gal. (100,001 & up)	.2897	.5795

BE IT FURTHER ORDAINED that this Ordinance shall become effective July 1, 2024.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas

NAYS: Mr. Nezat

ABSENT: None

And the said ordinance was declared duly adopted on this 13th day of May, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

The next item on the agenda is a public hearing on ordinance setting forth garbage/trash collection fees charged by the City of Sulphur. Motion was made by Mrs. Ellender seconded by Mrs. Thomas that the following ordinance be adopted to-wit:

ORDINANCE NO. 1912, M-C SERIES

AN ORDINANCE AMENDING ORDINANCE NO. 1850, M-C SERIES TO SET FORTH
GARBAGE/TRASH COLLECTION FEES CHARGED BY THE CITY.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that garbage-trash collection fees for normal services rendered by the City of Sulphur, Louisiana, shall be as follows:

GARBAGE-TRASH (SOLID WASTE)

\$22.50 Per Unit Per Month (A unit residential or service as defined in existing Contract)

BE IT FURTHER ORDAINED that this Ordinance shall become effective July 1, 2024.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas

NAYS: Mr. Nezat

ABSENT: None

And the said ordinance was declared duly adopted on this 13th day of May, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

The next item on the agenda is a public hearing on ordinance amending Ordinance No. 1852, M-C Series which established a program to assist low-income households in the payment of water, sewer, and garbage-trash collection fees charged by the City of Sulphur, Louisiana. The following people spoke on this item:

Wendy Wingate, Madison Crossing

1. Suggested that the city give 20% discount to those residents who experience true water issues.

Mrs. Thorn, Director of Finance stated that this would be against the law to give only certain residents a bigger discount.

Cade Cole, City Attorney, stated that there are 2 ways allowed by legislation for discounts:

1. If you're a metered city and you have a water leak, they'll allow you a break only 1 time.
2. A low-income program set up by a federal grant.

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

ORDINANCE NO. 1913, M-C SERIES

ORDINANCE AMENDING ORDINANCE NO. 1852, M-C SERIES WHICH ESTABLISHED A PROGRAM TO ASSIST LOW-INCOME HOUSEHOLDS IN THE PAYMENT OF WATER, SEWER, AND GARBAGE-TRASH COLLECTION FEES CHARGED BY THE CITY OF SULPHUR, LOUISIANA.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby amend Ordinance No. 1852, M-C Series to read as follows:

BE IT FURTHER ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that a program to assist low-income households in the payment of water, sewer (wastewater), and garbage-trash (solid waste) collection fees charged by the City of Sulphur be and it is hereby established, the determination of eligibility for this assistance program to be in accordance with poverty guidelines established by the Federal Government and the State of Louisiana, and which assistance program will be subject to the following definitions and conditions, and also the following criteria for eligibility:

SECTION 1. DEFINITIONS:

- (a) Household means parents, their minor children, grandparents and a grandchild who is a minor and whose legal custody has been granted to a grandparent, all of whom reside in a housing unit as a family unit and for whom utilities are customarily purchased in common, or who make payments for utilities included in the rent;
- (b) Income means all non-exempt gross income received by members of the household on a regular or predictable basis during three (3) calendar months or all annualized non-exempt income received by members of a household on an irregular or fluctuating basis or moneys received into a home occupied by a household from any source whatsoever;
- (c) Housing Unit means a house, a stationary mobile home, an apartment or any unit used for billing purposes.

SECTION 2. ELIGIBILITY

- (a) Determination of eligibility for this assistance program will be in accordance with Department of Social Services established by the Federal government and the State of Louisiana.

SECTION 3. The amount of assistance granted each qualified applicant will be determined by (1) the number of qualified applicants and (2) the amount of the funds appropriated for this program for the fiscal year, PROVIDED, HOWEVER, THAT THE AMOUNT OF ASSISTANCE SHALL NOT EXCEED \$24.00 PER QUALIFIED APPLICANT.

SECTION 4. Annual recertification of eligibility shall be required. Applications for said annual recertification shall be submitted by the 1st day of March each year.

SECTION 5. All changes in status affecting eligibility must be reported promptly to the office of the Mayor.

SECTION 6. Administration of this program will be the responsibility of the Mayor, through the Director of Finance.

SECTION 7. Confidentiality of all information provided to determine the eligibility will be maintained by the Office of the Mayor.

SECTION 8. This program is open to all persons regardless of race, color, age, religion, sex or national origin. No distinction shall be made between property owners or renters.

SECTION 9. Continuation of this assistance program is contingent upon the appropriation by the City Council of the City of Sulphur in the operating budget of the City of Sulphur each year.

SECTION 10. This assistance program shall only be provided for residential water, sewer, garbage/trash households located within the city limits of Sulphur.

BE IT FURTHER ORDAINED that this Ordinance shall become effective July 1, 2024.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 13th day of May, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

The next item on the agenda is a public hearing on ordinance amending Ordinance No. 1853, M-C Series which set forth a Capital Recovery Fee charged by the City of Sulphur. The following people spoke on this item:

Wendy Wingate, Madison Crossing

1. She doesn't think Council is provided the correct information to make good decisions especially if they're getting the same information she's getting.

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

ORDINANCE NO. 1914, M-C SERIES

AN ORDINANCE AMENDING ORDINANCE NO. 1853, M-C SERIES WHICH SET FORTH A CAPITAL RECOVERY FEE CHARGED BY THE CITY.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that a Capital Recovery Fee for normal monthly water and sewer service rendered by the City of Sulphur, Louisiana, shall be as follows:

CAPITAL RECOVERY FEE

FLAT RATES

Commercial Inside	1.45
Commercial Outside	2.90
Church Inside	1.45
Church Outside	2.90
Multi Commercial Inside	1.45
Multi Family Inside	1.45
Multi Family Outside	2.90
Residential Inside	1.45
Residential Outside	2.90
Trailer Park Inside	1.45
Trailer Park Outside	2.90
Utility Assistance Inside	1.45
Utility Assistance Outside	2.90

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas

NAYS: Nick Nezat

ABSENT: None

And the said ordinance was declared duly adopted on this 13th day of May, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

The next item on the agenda is a public hearing on ordinance adopting the annual budget of revenues and expenditures for the fiscal year July 1, 2024, to June 30, 2025, for the City of Sulphur, Louisiana. The following people spoke on this item:

Wendy Wingate, Madison Crossing

1. Questioned whether or not the firefighters were getting a raise.

Mayor Danahay stated that they received 3 increases last year. They are one of the highest paid firefighters in the state.

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

ORDINANCE NO. 1915, M-C SERIES

AN ORDINANCE ADOPTING THE ANNUAL BUDGET OF REVENUES
AND EXPENDITURES FOR THE FISCAL YEAR JULY 1, 2024, TO
JUNE 30, 2025, FOR THE CITY OF SULPHUR, LOUISIANA.

BE IT HEREBY ORDAINED by the City Council, City of Sulphur, Louisiana,
in general session convened, that:

- SECTION I. The attached estimate of revenues as reflected in the summary and such other fiscal exhibits and information as required by Section 1308(D), Louisiana Local Government Act, be and the same, is hereby adopted to serve as the Budget of Revenues for the City of Sulphur for fiscal year July 1, 2024, to June 30, 2025.
- SECTION II. The attached statement of anticipated expenditures as reflected in the summary and such other fiscal exhibits and information as required by Section 1308(D), Louisiana Local Government Act, be and the same is hereby adopted to serve as the Budget of Expenditures for the City of Sulphur for the fiscal year July 1, 2024, to June 30, 2025.
- SECTION III. The adoption of the Budget of Expenditures as reflected in the line-item budget filed with the Clerk of the Council containing object of expenditure classifications shall be declared to be the appropriation of the amount set therein as established in each budget classification by object of expenditure.
- SECTION IV. The adoption of the Capital Improvement Budget as submitted for a period of five years with the first year being for the budget year 2024-2025 shall be for the expenditures as appropriated therein.

SECTION V. The amounts appropriated for all accounts shall not exceed the amounts fixed therefor in the Budget of Expenditures unless all terms and conditions of the Sulphur Home Rule Charter are complied with. In accordance with Section 5-04 (E) of the Sulphur Home Rule Charter (Transfer of Appropriations): At any time during the fiscal year the Mayor may transfer part or all of any unencumbered appropriation within programs or functions. Nothing contained in this section shall be construed to prohibit the governing authority from amending or making an appropriation to and for a contingent fund to be used in cases of emergency.

BE IT FURTHER ORDAINED that this Ordinance shall become effective July 1, 2024.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 13th day of May, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

The next item on the agenda is public comment. The following people spoke:

1. James LeDoux, North Claiborne – he likes seeing the capital improvements for streets in the budget.
2. Mayor Danahay – a boil advisory will be issued due to the severe weather.
3. Mandy Thomas – commended Sarah Griffiths, City of Sulphur Public Relations, for posting city information on social media and also thanked Austin Abrahams, Director of Public Works, for his great powerpoint presentation.
4. Melinda Hardy – May 18th from 10:00 a.m.-1:00 p.m. Care Help will be celebrating their 40th anniversary with a carnival.

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

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

5/13/24
6:50 P.M.