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September 9, 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 September 9, 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  
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. Abshire followed by the reciting of the Pledge of Allegiance led by Mrs. Ellender.

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 Mrs. Thomas that the minutes stand as written. Motion carried unanimously.

Motion was then made by Mrs. Hardy seconded by Mrs. Abshire that item #9D be added to the agenda:

To condemn building or structure located at 2361 Royal Oak Road, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances.

With no comments from the public, motion carried unanimously.

Motion was then made by Mrs. Ellender seconded by Mrs. Abshire that item #11D be moved from Primary Structure to Secondary Structure.

Motion carried unanimously.

Motion was then made by Mrs. Ellender seconded by Mrs. Thomas that item #11H be moved from Primary Structure to Secondary Structure.

Motion carried unanimously.

Motion was then made by Mrs. Ellender seconded by Mrs. Thomas that the agenda stand as amended. Motion carried unanimously.

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The first item on the agenda is a public hearing on ordinance approving application for a borrow pit, not to exceed 70 acres, for KNI, LLC (Kevin Ashy) for property located on the west side of Prater Road, north of Hwy. 90. Randy Favre, representing Kevin Ashy, addressed the Council and stated that this process was started in 2021 with a variance that was granted by the BZA to allow a 70 acre borrow pit rather than the required 5 acres. At this time the city didn't have a borrow pit ordinance. Legally we could have started digging but we wanted to do it the correct way, so we waited until the city adopted the new ordinance. There were restrictions filed with Clerk of Court stating that this property could not be a landfill. There are 4 stipulations that must be done prior to getting a permit. There will be no ingress/egress on city streets. The hauling will be done on Parish the State streets. All roads will be bonded.

Carolyn Peters, Sherwood Drive, stated that she was representing CCOM – Concerned Citizens of Mossville. She also stated that the CORE of Engineers denied Mr. Ashe's permit in 2021. There are no documents with the CORE of Engineers. There are enough toxins in Mossville. Our water and air are destroyed. There are 6 existing dirt pit holes in our neighborhood. We don't need any more.

Kevin Ashe, owner of property, Southern Hills Road, Baton Rouge, stated that the reason the CORE of Engineers has no permit or paperwork is because they have no jurisdiction over this property. He spent about \$1.3 million in a witch hunt in a lawsuit because the CORE had no jurisdiction. Everyone is speaking of "toxins". What toxins are they referring to. There are no toxins. As far as us backfilling, the only thing that we may backfill is vegetative debris for the city if needed in the future. They've waited 5 years for this project. They asked to be annexed into the city so the city could get the tax dollars. This property is useless. There's no infrastructure there. They'll be using state highways, not city roads. DOTD agrees for us to use their roads.

Danny DiPetta, Bonin Drive, addressed the Council and stated that with 70 acres they'll have 120 trucks a day going back and forth. The dust will be very bad. Mr. DiPetta then read the dangers of calcium chloride that will be generated. There's no need for a detention or fish pond when they are done with digging. Who will be paying to police this project to make sure they're following all the rules? This landfill will be the same type

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of landfill that's on Hwy. 108. They plan on using this dirt to build the new I-10 bridge. The bridge will be built with or without this borrow pit. This will set the precedence.

Cindy Robertson, West Verdine Street, addressed the Council and stated that Mossville is already contaminated by the industries. Some of these residents had blood tests done and there were poisons in their system. She then named all the chemicals in this area. She asked that environmental tests be done in phases. Mr. Favre stated that no lime will be used, and they've done Phase 1 and Phase 2 environmental studies already and those results are available to the public.

Charlie Atherton, Vine Street, addressed the Council and stated that this borrow pit will be the same thing as Mount Trashmore. Why didn't the city annex this entire area instead of just this area. This area is ideal for industries. No borrow pits have happy endings. If the Council must approve this, the taxes should be collected off the sales of the dirt.

Lester Delouche, West Verdine, addressed the Council and stated that he represents the Contractor, Liberty Materials and they comply with all environmental concerns.

Wyvette Cousin, Dutchess Street, stated that she was representing the Mossville residents and then she read a letter opposing the borrow pit. Their concerns are lime and maybe having to purchase flood insurance once they start digging. There's no infrastructure there; they knew this prior to purchasing the property.

Bill LeBlanc, addressed the Council and asked if the residents would have to get flood insurance once they start digging. Cade Cole, City Attorney, stated that if FEMA changes the flood maps they could be required later on.

Mrs. Ellender stated that the cart is before the horse. The soil samples should have already been done. What if Council approves this and the soil sample comes back bad. Also, the 50-foot buffer isn't enough. It needs to be at least 70-80 feet around the pit. The whole thing should be fenced. This is too open-ended.

Mrs. Abshire showed concern with the management of ingress/egress and the 4 stipulations. There's also an ABC school being built on the east side of Prater Road. How will a borrow pit look in this area. The homes in this neighborhood need life and are decaying. This area needs new life.

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Mrs. Hardy stated that she would not want this borrow pit in her neighborhood.

Mr. Favre then stated that when they are done with the borrow pit either Sulphur or Gravity Drainage can use as detention. This could alleviate any flooding issues. Gravity Drainage requires 50 feet around the pit and a 3 to 1 slope ratio. The roads will be bonded. They aren't putting the cart before the horse. They can't get the permit until the 4 stipulations are complete. There's 1 lift station back there so to make this area an industrial park will be cost prohibitive. It would cost's millions to put infrastructure. A fence will be placed around entire perimeter and gated.

After discussion, motion was made by Mrs. Ellender seconded by Mrs. Abshire that the following ordinance be adopted to-wit:

**ORDINANCE APPROVING APPLICATION FOR A BORROW PIT, NOT TO EXCEED 70 ACRES, FOR KNI, LLC (KEVIN ASHY) FOR PROPERTY LOCATED ON THE WEST SIDE OF PRATER ROAD, NORTH OF HWY. 90.**

WHEREAS, application has been submitted by KNI, LLC for approval for a borrow pit, not to exceed 70 acres, for KNI, LLC (Kevin Ashy) for property located on the west side of Prater Road, north of Hwy. 90 for the following property description:

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE SW QUARTER OF THE SW QUARTER OF SECTION 29 AND THE NW QUARTER OF THE NW QUARTER OF SECTION 32, ALL IN TOWNSHIP 9 SOUTH, RANGE 9 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT THAT IS NORTH 89°23'12" WEST 50.00 FEET FROM THE SE CORNER OF THE SW QUARTER OF THE SW QUARTER OF SAID SECTION 29, TOWNSHIP 9 SOUTH, RANGE 9 WEST;

THENCE SOUTH 00°11'12" EAST A DISTANCE OF 1263.31 FEET; THENCE NORTH 89°53'52" WEST A DISTANCE OF 1220.00 FEET;

THENCE NORTH 00°11'12" WEST A DISTANCE OF 2499.30 FEET; THENCE SOUTH 89°53'52" EAST A DISTANCE OF 1220.00 FEET;

THENCE SOUTH 00°11'12" EAST A DISTANCE OF 1235.99 FEET TO THE POINT OF COMMENCEMENT.

HEREIN DESCRIBED TRACT CONTAINING 70.00 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHTS OF WAY, SERVITUDES AND/OR EASEMENTS OF RECORD OR BY USE.

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WHEREAS, approval of application is contingent upon the applicant submitting the following required documents with the development permit application:

1. Runoff Management Plan (RMP)
2. Gravity Drainage District 5 Letter of No Objection (depends on access to southern portion)
3. Stormwater Pollution Prevention Plan / Notice of Intent to DEQ for discharge permit
4. Detailed ingress/egress plans, on and off site

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

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby approve the application for a borrow pit, not to exceed 70 acres, for KNI, LLC (Kevin Ashy) for property located on the west side of Prater Road, north of Hwy. 90.

A vote was then called with the results as follows:

YEAS: None

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

ABSENT: None

And the said ordinance failed unanimously on this 9<sup>th</sup> day of September 2024.

ATTEST:

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ARLENE BLANCHARD, Clerk

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NICK NEZAT, Chairman

The next item on the agenda is a public hearing on ordinance granting a rezone to Joshua Baden from Residential to Business for property located at 2209 Carr Lane to allow for Freedom Plumbing, LLC. Mr. Baden addressed the Council and stated that he sold his business and wants to move his new business here. He's put a C-Can on the property and wants to use this property as a laydown yard. There was much discussion concerning the stipulations that the BZA put on the property. The main one was the 8-foot-tall fence. Mr. Baden asked why he had to put up an 8-foot-tall fence and pour concrete instead of shell when no one else is required. Mr. Nezat stated it's case by case.

Motion was then made by Mrs. Ellender seconded by Mrs. Hardy that the following amendment be made:

- Add: If this rezone is vacated the property reverts back to its prior zoning if Freedom Plumbing, LLC were to close on the property.

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Motion carried unanimously.

Mr. Baden then asked why this stipulation was put on his property. Was it placed to damage the sale if he ever wanted to sell it? Mr. Nezat stated that these are the stipulations and to move forward these stipulations would be placed on the property. At this time Mrs. Ellender and Mrs. Hardy rescinded their above motions.

Mr. Baden then asked how much concrete had to be poured. If there isn't any building, how is he to know how much concrete. Mr. Abrahams, Public Works Director, stated that he needs to present a site plan. Once the site plan is presented, then they can tell him how much concrete.

Motion was then made by Mrs. Ellender seconded by Mrs. Hardy to Call the Question. Motion carried unanimously.

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

ORDINANCE NO. 1928, M-C SERIES

ORDINANCE GRANTING A REZONE TO JOSHUA BADEN FROM RESIDENTIAL TO BUSINESS FOR PROPERTY LOCATED AT 2209 CARR LANE TO ALLOW FOR FREEDOM PLUMBING, LLC.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Joshua Baden from Residential to Business for property located at 2209 Carr Lane to allow for Freedom Plumbing, LLC, for the following described property:

W 72 FT OF-COM 30 FT W AND 30 FT S OF NE COR SE SEC 35.9.10, TH S 116.34 FT, W 178.7 FT ETC PART J & W INVESTMENTS

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

- Parking and driveway must be concrete and adhere to the site plan.
- The west side property boundary shall install an 8-foot-tall privacy fence in accordance with the city's buffteryard ordinance.

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.

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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 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 FURTHER ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Joshua Baden from Residential to Business for property located at 2209 Carr Lane to allow for Freedom Plumbing, LLC 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 9<sup>th</sup> day of September 2024.

ATTEST:

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ARLENE BLANCHARD, Clerk

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NICK NEZAT, Chairman

The next item on the agenda is a public hearing on ordinance granting an Exception to Chris Pelloquin and Amber Richard for a Home Business daycare for property located at 316 Beauregard Avenue. Mr. Pelloquin addressed the Council and stated that his girlfriend is looking for a location to open a daycare. Until they find a location they want to have the daycare inside their home. Mayor Danahay asked that a 2-year temporary clause be placed on the Exception. Mrs. Thomas stated that she spoke to the neighbors and none of them had any complaints. Motion was then made by Mrs. Thomas seconded by Mrs. Ellender that the following stipulation be added:

- WHEREAS. the Exception shall expire in 2 years (i.e. September 9, 2026)

Motion carried unanimously.

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

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ORDINANCE NO. 1929, M-C SERIES AS AMENDED

ORDINANCE GRANTING AN EXCEPTION TO CHRIS PELLOQUIN AND AMBER RICHARD  
FOR A HOME BUSINESS DAYCARE FOR PROPERTY LOCATED AT 316 BEAUREGARD  
AVENUE.

WHEREAS, in accordance with Article IV, Part 2, Section 6 (4) of the Land Use Ordinance of the City of Sulphur, the following is required:

- (4) Home Occupations Permitted as Exceptions by Land Use Commission and City Council.
  - (a) Recreational instruction, day care facilities and fine arts and crafts instruction, provided:
    - (1) Applicant must obtain all applicable permits and licenses required by state regulatory agencies.
    - (2) Hours of operation, except for day care, shall be limited to 9:00 a.m.—4:30 p.m., Monday through Friday.
    - (3) All parking shall be off-street parking, on a paved driveway.
    - (4) The home occupation shall be conducted entirely within the enclosed principal structure or within a surrounding wall or fence.
    - (5) Outdoor storage of equipment or material is limited to that normally supporting a residential outdoor activity being conducted on the premises.
    - (6) For day care facilities, no more than six (6) children are on the premises at any time, not including those related to the caregiver.
    - (7) All use limitations in (5) "Use Limitations", below, not modified in this section, (4)(a), shall be met.

WHEREAS, the Exception shall expire in 2 years (i.e. September 9, 2026).

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant an Exception to Chris Pelloquin and Amber Richard for a Home Business daycare for property located at 316 Beauregard Avenue for the following described property:

LOT 5 AND S 15 FT LOT 4 BLK 9 MAPLEWOOD SUB

This exception is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said exception 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 exception, 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 exception the owner 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 exception shall be withdrawn and considered null and void.**



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BE IT FURTHER ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant an Exception to Chris Pelloquin and Amber Richard for a Home Business daycare for property located at 316 Beauregard Avenue.

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 9<sup>th</sup> day of September 2024.

ATTEST:

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ARLENE BLANCHARD, Clerk

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NICK NEZAT, Chairman

The next item on the agenda is a public hearing on ordinance authorizing Mayor Mike Danahay to enter into a Cooperative Endeavor Agreement with Calcasieu Parish Police Jury for Tire Waste Recycling. Motion was made by Mrs. Abshire seconded by Mrs. Ellender that the following ordinance be adopted to-wit:

ORDINANCE NO. 1930, M-C SERIES

**ORDINANCE AUTHORIZING MAYOR MIKE DANAHAAY TO ENTER INTO A  
COOPERATIVE ENDEAVOR AGREEMENT WITH CALCASIEU PARISH POLICE JURY  
FOR TIRE WASTE RECYCLING.**

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 Cooperative Endeavor Agreement with Calcasieu Parish Police Jury for Tire Waste Recycling.

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 9<sup>th</sup> day of September 2024.

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ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

The next item on the agenda is an introduction of ordinance authorizing Mayor Mike Danahay to execute a lease agreement between the City of Sulphur and BAB Rentals, LLC, 501 Willow Avenue, for temporary facilities for City Court and Marshal's office. Mr. Alton, North Irwin Street, stated that this rental of \$20,000 over 12 months is almost ¼ of \$1 million. Why can't the city just buy an old circus tent for them. James LeDoux, North Claiborne Street, stated that he did his homework, and this price is in line with the going rate. He asked what was going to happen to the buildings that the City Court, Marshal's office and Clerk of Court are currently in. Mrs. Thorn, Director of Finance, stated that they have to be moved off for their new offices. Clerk of Court office will be moved to the DMV office on Hwy. 90. Mr. Cole, City Attorney, stated that where the modular buildings are currently sitting will be the laydown yard for the new City Hall, Marshal's office and Courthouse. The buying of the old Kroger building will go down as one of the best investments in the history of Sulphur. We received from our insurance more than we paid for it and FEMA has approved many millions of dollars for the renovations and the new City Hall, Marshal's office and City Court. It's unfortunate this had to happen but that's where we stand. Mrs. Thorn stated that the new lease is substantially less than what's being paid for the modular buildings. Brandon Dever, Marshal, stated that they did their due diligence in locating a new site. The Marshal's office has moved 4 times since Hurricane Laura. In the modular buildings the floors are very bad and caving in. This is a big safety issue. There's one way in and out and that's another huge concern. He commended administration for collaborating for months and finding a new location. After discussion, motion was made by Mrs. Abshire seconded by Mrs. Hardy that the following ordinance be introduced:

ORDINANCE AUTHORIZING MAYOR MIKE DANAHAY TO EXECUTE A LEASE AGREEMENT BETWEEN THE CITY OF SULPHUR AND BAB RENTALS, LLC, 501 WILLOW AVENUE, FOR TEMPORARY FACILITIES FOR CITY COURT AND MARSHAL'S OFFICE.

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Motion was then made by Mrs. Abshire seconded by Mrs. Hardy 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 MIKE DANAHAY TO EXECUTE A LEASE AGREEMENT BETWEEN THE CITY OF SULPHUR AND BAB RENTALS, LLC, 501 WILLOW AVENUE, FOR TEMPORARY FACILITIES FOR CITY COURT AND MARSHAL’S OFFICE.

A public hearing on said ordinance will be held at 5:30 p.m. on the 15<sup>th</sup> day of October, 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 an introduction of ordinance amending and re-adopting the General Fund Budget for Fiscal Year ending June 30, 2023-2024 to reflect a \$3 million decrease in Intergovernmental Revenue due to over budgeting FEMA reimbursements in 2023-2024. Mrs. Thorn stated that the federal reimbursement has to be reduced by \$3 million that’s budgeted. We did get approved for it, but we haven’t received it yet. We should get it by the end of the calendar year. The rules of the Legislative Auditor are being followed. The current budget will need to be amended also but she wants to wait to see if other monies will come in. Mr. Cade stated that this is the 5% rule when adjusting line items in the budget. Motion was then made by Mrs. Thomas seconded by Mrs. Abshire that the following ordinance be introduced:

ORDINANCE AMENDING AND RE-ADOPTING THE GENERAL FUND BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2023-2024 TO REFLECT A \$3 MILLION DECREASE IN INTERGOVERNMENTAL REVENUE DUE TO OVER BUDGETING FEMA REIMBURSEMENTS IN 2023-2024.

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Motion was then made by Mrs. Thomas seconded by Mrs. Abshire 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 AND RE-ADOPTING THE GENERAL FUND BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2023-2024 TO REFLECT A \$3 MILLION DECREASE IN INTERGOVERNMENTAL REVENUE DUE TO OVER BUDGETING FEMA REIMBURSEMENTS IN 2023-2024.

A public hearing on said ordinance will be held at 5:30 p.m. on the 15<sup>th</sup> day of October, 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 approving liquor license for Kings Point IV located at 3610 East Napoleon Street. Motion was made by Mrs. Thomas seconded by Mrs. Abshire that the following resolution be adopted to-wit:

**RESOLUTION NO. 3606, M-C SERIES**

Resolution approving liquor license for Kings Point IV located at 3610 East Napoleon Street.

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 Kings Point IV located at 3610 East Napoleon Street.

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

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And the said resolution was declared duly adopted on this 9<sup>th</sup> day of September 2024.

ATTEST:

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ARLENE BLANCHARD, Clerk

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NICK NEZAT, Chairman

The next item on the agenda is a resolution authorizing the advertisement of bids for 2024 Overlay Project. Mr. Abrahams, Director of Public Works, stated that with the potential hurricane they aren't sure if the first advertisement will be published. If not, they'll have to postpone until they can publish advertisements. Motion was then made by Mrs. Hardy seconded by Mrs. Thomas that the following resolution be adopted to-wit:

**RESOLUTION NO. 3607, M-C SERIES**

Resolution authorizing the advertisement of bids for 2024 Overlay Project.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby authorize advertisement of bids for 2024 Overlay Project, said bids to be in accordance with the quantities and specifications on file with Meyer & Associates, Inc., or online at [www.centralbidding.com](http://www.centralbidding.com).

BE IT FURTHER RESOLVED that the advertisement of bids will be in "The American Press, the official journal of the City of Sulphur, in three separate publications, giving notice as follows:

**General Notice**

Separate sealed Bids for 2024 Street Overlay, City of Sulphur; M.A. Project No. B6-23040-DA will be received by the Mayor and City Council, at the City Hall, 101 N. Huntington Street, Sulphur, LA 70663 until 10:00 AM Central Time Zone, on Tuesday, October 8, 2024, and shall at that time and place be publicly opened and read aloud. Work consists of asphalt roadway rehabilitation along various streets as detailed in the plans.

**Work Classification**

Work Classification: Highway, Street, and Bridge Construction

**Obtaining the Bidding Documents**

Electronic copies of the Bidding Documents may be obtained from the Issuing Office of Meyer & Associates, Inc. (337) 625-8353, located at 600 N. Cities Service Hwy., Sulphur, LA 70663. A Bidding Document deposit is not required. In order to submit a bid, Bidders must obtain an original set of electronic Bidding Documents from Meyer & Associates, Inc. or the approved electronic bid website defined herein said advertisement. Access to electronic bidding is available through the Bidding Documents Website <https://www.centraauctionhouse.com>.

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

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And the said resolution was declared duly adopted on this 9<sup>th</sup> day of September 2024.

ATTEST:

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ARLENE BLANCHARD, Clerk

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NICK NEZAT, Chairman

The next item on the agenda is a Rule to Show Cause for the condition of the following addresses:

- a. To condemn building or structure located at 1404 Peachtree Road, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances.

Mrs. Abshire stated that the owner has got more permits and continuing to work on the home. They are to be complete with the home by Friday, October 11, 2024. Motion was then made by Mrs. Ellender seconded by Mrs. Thomas that this address be tabled to the Tuesday, October 15, 2024, City Council meeting.

Motion carried unanimously.

- b. To condemn building or structure located at 414 West Napoleon Street, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances.

Mrs. VanderHey, Ordinance Enforcement, stated that she spoke to the homeowner, and she didn't want it torn down. She said there are vagrants in the home. Motion was made by Mrs. Abshire seconded by Mrs. Ellender that the above address be condemned.

Motion carried unanimously.

- c. To condemn building or structure (single story shed) located at 509 Lewis Street, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances.

Mrs. VanderHey, Ordinance Enforcement, stated that this was for the shed in the back. Motion was made by Mrs. Ellender seconded by Mrs. Abshire that the shed at the above address be condemned.

Motion carried unanimously.

- d. To condemn building or structure located at 2361 Royal Oak Road, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances.

Motion was made by Mrs. Abshire seconded by Mrs. Ellender that the above address be condemned.

Motion carried unanimously.

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The next item on the agenda is a resolution amending the LA DOTD Maintenance Agreement for mowing and litter pickup for fiscal year ending June 30, 2025, to allow for one additional cycle of mowing. Motion was made by Mrs. Abshire seconded by Mrs. Thomas that the following resolution be adopted to-wit:

RESOLUTION NO. 3608, M-C SERIES

Resolution amending the LA DOTD Maintenance Agreement for mowing and litter pickup for fiscal year ending June 30, 2025, to allow for one additional cycle of mowing and authorizing Mayor Danahay to sign same.

WHEREAS, on June 10, 2024, City Council entered into a Maintenance Agreement with LA DOTD for mowing and litter pickup for fiscal year ending June 30, 2025; and

WHEREAS, LA DOTD has reallocated additional funding to allow for one additional cycle of mowing from four cycles to five cycles.

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 Amendment No. 1 which amends the previously adopted Ordinance No. .1916A, M-C Series, to increase the minimum number of maintenance cycles in fiscal year ending June 30, 2025, from four cycles to five cycles for the Maintenance Agreement with Department of Transportation and Development.

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 9<sup>th</sup> day of September 2024.

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

\_\_\_\_\_  
NICK NEZAT, Chairman

The next item on the agenda is a Condemnation of Structures in accordance with Chapter 5, Section 289 of the Code of Ordinances of the City of Sulphur for the condition of the following addresses as a result of Hurricanes Laura and Delta (PPDR properties):

PRIMARY STRUCTURES

Motion was made by Mrs. Ellender seconded by Mrs. Abshire that 1005 Live Oak be condemned.

- a. To condemn building or structure located at 1005 Live Oak Street.

Motion carried unanimously.

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Motion was made by Mrs. Hardy seconded by Mrs. Abshire that 1400 LeBlanc Street be condemned.

- b. To condemn building or structure located at 1400 LeBlanc Street.

Motion carried unanimously.

Motion was made by Mrs. Ellender seconded by Mrs. Abshire that 1406 LeBlanc Street be condemned.

- c. To condemn building or structure located at 1406 LeBlanc Street.

Motion carried unanimously.

Motion was made by Mrs. Hardy seconded by Mrs. Ellender that 2476 St. Rose Ave be condemned.

- d. To condemn building or structure located at 2476 St. Rose Ave.

Motion carried unanimously.

Motion was made by Mrs. Ellender seconded by Mrs. Abshire that 318 Vincent Lane be condemned.

- e. To condemn building or structure located at 318 Vincent Lane.

Motion carried unanimously.

Motion was made by Mrs. Hardy seconded by Mrs. Abshire that 608 South Crocker be condemned.

- f. To condemn building or structure located at 608 South Crocker Street.

Motion carried unanimously.

Motion was made by Mrs. Ellender seconded by Mrs. Hardy that 644 Maple Street be condemned.

- g. To condemn building or structure located at 644 Maple Street.

Motion carried unanimously.

Motion was then made by Mrs. Ellender seconded by Mrs. Abshire that 822 North Huntington and 916 Lilliput Lane be removed from the agenda at the owner's request.

Motion carried unanimously.

### SECONDARY STRUCTURES

Motion was made by Mrs. Hardy seconded by Mrs. Abshire that 1505 Garth Drive be condemned.

- a. To condemn building or structure located at 1505 Garth Drive.

Motion carried unanimously.

Motion was made by Mrs. Thomas seconded by Mrs. Ellender that 621 Mustang be condemned.



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- b. To condemn building or structure located at 621 Mustang Street.

Motion carried unanimously.

Motion was made by Mrs. Hardy seconded by Mrs. Abshire that 2218 North Rose Park be condemned.

- c. To condemn building or structure located at 2218 North Rose Park Avenue.

Motion carried unanimously.

Motion was made by Mrs. Thomas seconded by Mrs. Ellender that 26 East End be condemned.

- d. To condemn building or structure located at 26 East End Avenue.

Motion carried unanimously.

Motion was made by Mrs. Ellender seconded by Mrs. Hardy that 608 South Crocker be condemned.

- e. To condemn building or structure located at 608 South Crocker Street.

Motion carried unanimously.

Motion was made by Mrs. Hardy seconded by Mrs. Abshire that 814 Mackey be condemned.

- f. To condemn building or structure located at 814 Mackey Street.

Motion carried unanimously.

Motion was made by Mrs. Abshire seconded by Mrs. Hardy that 316 Landry be condemned.

- g. To condemn building or structure located at 316 Landry Street.

Motion carried unanimously.

Motion was made by Mrs. Abshire seconded by Mrs. Thomas that 220 Avelia be condemned.

- h. To condemn building or structure located at 220 Avelia Street.

Motion carried unanimously.

Motion was made by Mrs. Hardy seconded by Mrs. Thomas that 214 Pine Street be condemned.

- i. To condemn building or structure located at 214 Pine Street.

Motion carried unanimously.

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The next item on the agenda is Public Comment. Judge Anthony Eaves, candidate for 3<sup>rd</sup> Circuit Court of Appeal introduced himself and asked for everyone's support in the upcoming election to be held November 5, 2024.

Mr. Alton, North Irwin Street, asked the city to start a Citizen Review Board for misconduct of the Police department.

Mayor gave update on Hurricane Francine.

Mrs. Hardy stated that CPSB closed the schools so the school buses could be used to evacuate Cameron Parish.

Mrs. Ellender asked everyone for prayers for her grandbaby that was born premature and is still in the hospital.

Mr. Abrahams stated that employees had FEMA training today to help with reimbursements in the aftermath of hurricanes.

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

ATTEST:

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ARLENE BLANCHARD, Clerk

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NICK NEZAT, Chairman

9/9/24  
7:30 P.M.