
June 2, 2025

The City Council of the City of Sulphur, Louisiana, met in special session at its temporary location located at 501 Willow Avenue in the Council Chambers, Sulphur, Louisiana, on June 2, 2025, at 5:00 p.m., after full compliance with the convening of said meeting with the following members present:

DRU ELLENDER, Council Representative of District 1
MELINDA HARDY, Council Representative of District 3
JOY ABSHIRE, Council Representative of District 4
MANDY THOMAS, Council Representative of District 5

ABSENT - NICK NEZAT, Council Representative of District 2

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. Thomas.

The first item on the agenda is a public hearing on ordinance granting a rezone to Baty Land Holdings, LLC, 1401 East Napoleon Street, from Business to Commercial. Mr. Baty addressed the Council and stated that his property should be zoned Commercial. This property has been a trucking company since the 1940's. Austin Abrahams, Land Use Administrator, stated that in the city's Master Plan this property is zoned Corridor Commercial, so it's fits with our Master Plan. Motion was then made by Mrs. Hardy seconded by Mrs. Ellender that the following ordinance be adopted to-wit:

ORDINANCE NO. 1970, M-C SERIES

ORDINANCE GRANTING A REZONE TO BATY LAND HOLDINGS, LLC, 1401 EAST NAPOLEON STREET, FROM BUSINESS TO COMMERCIAL.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Baty Land Holdings, LLC, 1401 East Napoleon Street, from Business to Commercial for the following described property:

DESCRIPTIONS:

TRACT IN LOCKMOORE CO SURVEY DESC AS – COM 448 FT E OF N AND S 40 LINE BETWEEN SW NW AND SE NW 35.9.10 ON SIDE R/W O.S.T. (U S HWY 90) TH E 320 FT S 682 FT M/L ETC IMPS-SHOP IMPS-OPEN SHED IMPS-BRICK/OFC IMPS 13/CMS WRHSE W/OFFC

AND ALSO:

LOT ON S SIDE HWY. 90, COM 512 FT W AND 254 FT S OF DIVIDING 40 LINE BETW SE NW AND SW NE 35.9.10 W 64 FT S 413 FT M/L TO S 40 LINE SE NW ETC – (BEING S 413 FT M/L OF LOT 13 LOCK MOORE SO SUB)

AND ALSO:

COM 832 FT E OF W LINE SE NW 35.9.10 AND 318 FT S OF HWY. 90, TH E 128 FT, S 350 FT ETC

AND ALSO:

LOT IN SE SW 35.9.10 ON S/S HWY 90 DESC AS - COM 320 FT W AND 458 FT S OF INTERSECTON OF E/LINE SE NW WITH S/S OF HWY, TH W 64 FT, S 210 FT M/L ETC. SUBJ TO R/W (LOUIS LANE) ON S/SIDE

AND ALSO:

S 210 FT M/L OF – COM 192 FT W OF E/L OF SE NW 35.9.10 AND ON S/S HWY. 90, TH W 128 FT S 668 FT ETC. SUBJ TO RD R/W ON S/SIDE

AND ALSO:

LOT ON S/S OF HWY 90 DESC AS COM 128 FT W AND 643 FT S OF LINE BETWEEN SE NW AND SW NE SEC 35.9.10 S 25 FT M/L W 64 FT N 210 FT M/L E 64 FT S 185 FT TO COM SUBJ TO RD R/W ON S/S

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 Baty Land Holdings, LLC, 1401 East Napoleon Street, from Business to Commercial.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Nezat

And the above ordinance was declared duly adopted on this 2nd day of June, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is a public hearing on ordinance granting a rezone to KJP Investors, LLC, 2910 East Napoleon Street, from Business to Commercial to allow for a new lease tenant. Mrs. Abshire stated that the Land Use Commission made a stipulation for the buses to travel on Hwy. 27, Hwy. 90 and Hwy. 108. She would like to make an amendment that Hwy. 27 be clarified that this is Beglis Parkway. Motion was then made by Mrs. Hardy seconded by Mrs. Ellender that the following amendment be made to add the words Beglis Parkway:

- Hwy. 27 (Beglis Parkway)

Motion carried unanimously.

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

ORDINANCE NO. 1971, M-C SERIES AS AMENDED

ORDINANCE GRANTING A REZONE TO KJP INVESTORS, LLC, 2910 EAST NAPOLEON STREET, FROM BUSINESS TO COMMERCIAL TO ALLOW FOR A NEW TENANT.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant a rezone to KJP Investors, LLC, 2910 East Napoleon Street, from Business to Commercial to allow for a new tenant for the following described property:

THAT PART OF W ½ SW NE 36.9.10 SITUATED S OF HWY 90 LESS E 25 FT AND LESS:
COM 2040.07 FT W OF NE COR SE 36.9.10 TH N 693.11 FT TO S R/W OF HWY 90 W 335
FT S 692.37 FT E 343.07 FT TO PT OF COM – 4.75 ACS M/L

BE IT FURTHER RESOLVED that the following stipulation shall be placed on said business:

- Buses are limited to traversing on the following streets:
 1. Hwy. 27 (Beglis Parkway)
 2. Hwy. 108
 3. Hwy. 90

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 KJP Investors, LLC, 2910 East Napoleon Street, from Business to Commercial to allow for a new tenant with the above stipulation.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Nezat

And the above ordinance was declared duly adopted on this 2nd day of June, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is a public hearing on ordinance authorizing Mayor Danahay to enter into a Cooperative Endeavor Agreement with Calcasieu Parish School Board for funding for STEM project. Mrs. Hardy stated that this money will help pay for the summer camp program. Motion was then made by Mrs. Hardy seconded by Mrs. Ellender that the following ordinance be adopted to-wit:

ORDINANCE NO. 1972, M-C SERIES

ORDINANCE AUTHORIZING MAYOR DANAHAY TO ENTER INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH CALCASIEU PARISH SCHOOL BOARD FOR FUNDING FOR STEM 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 School Board for funding STEM 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, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas

NAYS: None

ABSENT: Mr. Nezat

And the above ordinance was declared duly adopted on this 2nd day of June, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

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

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

6/2/25
5:07 P.M.