

AGENDA
SULPHUR CITY COUNCIL MEETING
MONDAY, SEPTEMBER 8, 2025, AT 5:30 P.M.

THERE WILL BE A REGULAR MEETING OF THE SULPHUR CITY COUNCIL MONDAY, SEPTEMBER 8, 2025, AT 5:30 P.M., IN THE COUNCIL CHAMBERS LOCATED AT 501 WILLOW AVENUE, SULPHUR, LOUISIANA, TO DISCUSS AND ADOPT THE FOLLOWING:

CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE
ROLL CALL
APPROVAL OF MINUTES
APPROVAL OF AGENDA

- ~~1. PRESENTATION to West Calcasieu Cameron Hospital, for 70 years of service to our community. 18-25 (Melinda Hardy)~~ **WILL BE REMOVED AT THE MEETING**
2. PUBLIC HEARING on ordinance granting a rezone to Mosbey Investment, LLC, Parcel #00678104 (223 and 225 Lewis Street), from Mixed Residential to Business. ORD67-25 (Dru Ellender)
3. INTRODUCTION OF ORDINANCE amending Chapter 13.5, Section 151 of the Code of Ordinances of the City of Sulphur – Solicitors, itinerant vendors going uninvited on private premises. ORD68-25 (Mayor Danahay)
4. INTRODUCTION OF ORDINANCE amending Chapter 13.5 of the Code of Ordinances of the City of Sulphur to delete Section 152 in its entirety – Solicitation – Registration required. ORD69-25 (Mayor Danahay)
5. INTRODUCTION OF ORDINANCE amending Chapter 17, Section 48 of the Code of Ordinances of the City of Sulphur – Distribution on inhabited private premises. ORD69-25 (Mayor Danahay)
6. INTRODUCTION OF ORDINANCE amending Chapter 17, Section 49 of the Code of Ordinances of the City of Sulphur – Placing handbills in vehicles prohibited. ORD70-25 (Mayor Danahay)
7. RESOLUTION awarding bid for Knuckleboom Trash Loader, Dump Body, and Side Loading Trough (limb truck). RES34-25 (Mayor Danahay)

8. RULE TO SHOW CAUSE for the condition of the following addresses:

- a. To condemn building or structure located at 102 Louisiana, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances.
(Melinda Hardy)

9. RESOLUTION accepting Mayor Danahay's recommendation for the appointment of Leroy DeVille as Ordinance Enforcement Officer. RES35-25 (Mayor Danahay)

10. PUBLIC COMMENT - 3 MINUTES PER SPEAKER - ONLY SPEAK 1 TIME PER ITEM.

This ends the public comment section of the meeting.

ADJOURNMENT

The next regular City Council meeting will be held on Tuesday, October 14, 2025, at 5:30 p.m. in the Council Chambers located at 501 Willow Avenue, Sulphur, LA.

In accordance with the Americans with Disabilities Act, if you need special assistance to attend this meeting, please contact Arlene Blanchard at 337-527-4571, describing the assistance that is necessary.

Arlene Blanchard, Council Clerk
City of Sulphur
101 North Huntington Street
Sulphur, LA 70663
(337) 527-4500

ORDINANCE NO. _____ M-C SERIES

ORDINANCE GRANTING A REZONE TO MOSBEY INVESTMENT, LLC, PARCEL #00678104 (223 AND 225 LEWIS STREET), FROM MIXED RESIDENTIAL TO BUSINESS.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby grant a rezone to Mosbey Investment, LLC, Parcel #00678104 (223 and 225 Lewis Street), from Mixed Residential to Business for the following described property:

COMMENCING AT A POINT 20 FEET WEST AND 91.5 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SW/4 OF NE/4) OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 10 WEST, THENCE WEST 100 FEET, THENCE SOUTH 91.5 FEET, THENCE EAST 100 FEET, THENCE NORTH 91.5 FEET TO THE POINT OF COMMENCEMENT, CALCASIEU PARISH, LOUISIANA, TOGETHER WITH ALL BUILDINGS, CONTENTS AND IMPROVEMENTS THEREON SITUATED.

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 FURTHER ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Mosbey Investment, LLC, Parcel #00678104 (223 and 225 Lewis Street), from Mixed Residential to Business.

APPROVED AND ADOPTED by
the City Council of the
City of Sulphur, Louisiana,
on this _____ day of _____, 2025.

JOY ABSHIRE, Chairman

I HEREBY CERTIFY that the foregoing Ordinance has been presented to the Mayor on this _____ day of _____, 2025, at _____ o'clock _____m.

ARLENE BLANCHARD, Clerk

I HEREBY CERTIFY that I have received from the Mayor at _____ o'clock _____m. on this _____ day of _____, 2025, the foregoing ordinance which has approved/vetoed by the Mayor.

ARLENE BLANCHARD, Clerk



CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL

Date Received 7/31/25

\$50.00 Fee (Non-Refundable) pd.

(Exact cash or check only)

IT IS APPLICANT'S RESPONSIBILITY TO KEEP SIGN POSTED ON PROPERTY. IF SIGN ISN'T PLACED ON PROPERTY 10 DAYS PRIOR TO MEETING DATE PLEASE NOTIFY CITY. IF SIGN IS REMOVED IT COULD DELAY ACTION ANOTHER MONTH. ONCE COUNCIL APPROVES/DISAPPROVES, APPLICANT MUST REMOVE SIGN FROM PROPERTY.

PRINT NAME Sau H Mosbey DATE 7/31/25

PROPERTY OWNER INFORMATION

Name of Property Owner: Mosbey Investments LLC
(Owner must provide proof of ownership such as property tax record or recorded deed)
Mailing Address: 136 Hungerford Rd City: LC State: LA Email: S_mosbey@yahoo.com
Physical Address: u City: _____ State: _____
Phone Number (H): _____ (W): _____ (C): 985-969-1946

PROPERTY INFORMATION

Location Address: 223/225 Lewis
Present Zoned Classification: Mixed Residential

LEGAL DESCRIPTION FROM ABSTRACT OR TAX RECORD (PRINT NEATLY OR TYPE)

See attached Parcel # 00678104

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR YES ☒ NO ☒
YOU, OR A REPRESENTATIVE, MUST ATTEND BOTH LAND USE AND CITY COUNCIL MEETING INITIAL SM

REQUEST INFORMATION

☒ REZONE ☒ EXCEPTION ☐ SUBDIVISION ☐ BILLBOARD ☐ PRE. PLAT ☐ FINAL PLAT
☐ DOES REZONE REQUIRE FENCING NAME OF SUBDIVISION _____

Zoning Change: From Mixed Res. To Business
Purpose of Request: To allow for a permitted use in Bus. Dist. with an Exception to allow for continued living upstairs

I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided however, that where any lot located in the aforesaid area is owned in division, all co-owners must sign the petition for that lot to be included in the fifty (50) percent area provision, as stated in the City of Sulphur Land Use Ordinance, Number 541, M-C Series.

Further, I do certify that the property for which the above request is being made does not hold any restrictions or covenants that would be in conflict with said request.

Furthermore, I, the applicant agree to dispose of the Land Use sign(s) placed on my property after the public hearing.

Applicant Signature: [Signature] Date: 7/31/25

	Yes	No	N/A
1. Is site located within the City Limits?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the location be served by a fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is property within a designated flood hazard area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flood zone classification _____ bfe _____ ft. <u>"X"</u>			









ORDINANCE NO. _____, M-C SERIES

ORDINANCE AMENDING CHAPTER 13.5, SECTION 151 OF THE CODE
OF ORDINANCES OF THE CITY OF SULPHUR, LOUISIANA –
SOLICITORS, ITINERANT VENDORS – GOING UNINVITED ON PRIVATE
PREMISES.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby amend Chapter 13.5, Section 151 of the Code of Ordinances of the City of Sulphur to read as follows:

Sec. 13.5-151. Solicitors, itinerant vendors—Going uninvited on private premises.

The practice of going to or upon private or public premises in the city by solicitors, itinerant vendors, or other sellers of merchandise or services not having been requested or invited to do so by the owner or occupant thereof for the purpose of soliciting orders for the sale or exchange of goods or services, or disposing of or peddling the same, without a written registration from the city as provided for under section 13.5-152 is punishable as a misdemeanor.

The provisions of this section shall not apply to churches, governmental surveys **or information**, candidates for elective office or their supporters, nonprofit and charitable organizations which have been declared exempt from taxation under section 501(c)(3) of the Internal Revenue Code of the United States, students of private or public schools under the age of nineteen (19), members of recognized firefighter or police associations, recognized scouting organizations, or persons advocating a cause not involving a commercial transaction or solicitation of funds or goods of any kind.

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

APPROVED AND ADOPTED by
the City Council of the City of
Sulphur, Louisiana, on this _____
day of _____, 2025.

JOY ABSHIRE, Chairman

I HEREBY CERTIFY that the
foregoing Ordinance has been
presented to the Mayor on this
_____ day of _____,
2025, at _____ o'clock _____.m.

ARLENE BLANCHARD, Clerk

I HEREBY CERTIFY that I have received
from the Mayor at _____ o'clock _____.m.
on this _____ day of _____,
2025, the foregoing ordinance which has
approved/vetoed by the Mayor.

ARLENE BLANCHARD, Clerk

ORDINANCE NO. _____, M-C SERIES

ORDINANCE AMENDING CHAPTER 13.5 OF THE CODE OF
ORDINANCES OF THE CITY OF SULPHUR TO DELETE SECTION 152 IN
ITS ENTIRETY – SOLICITATION – REGISTRATION REQUIRED.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby amend Chapter 13.5, Section 152 of the Code of Ordinances of the City of Sulphur to delete Section 152 in its entirety – Solicitation – Registration Required as follows:

~~Sec. 13.5-152. Solicitation – Registration required.~~

- ~~(a) Any person or organization desiring to solicit funds, including contributions or payments of any kind or the distributing of literature which solicits contributions or payments, by going in or upon private residences in the city or by going in or on any office building, place of business, or other public building within the municipality uninvited to solicit, or to represent to solicit shall first obtain a written registration from the chief building official, or his designee, hereinafter referred to as "building official." The request for a written registration shall be in a form prescribed by the building official, setting forth at least the following:~~
- ~~(1) The full name, permanent mailing address, temporary local address, telephone and cell number of the person or organization sponsoring, promoting, or conducting the proposed activities, and of the person or persons who will have supervision of and responsibility for the activity;~~
 - ~~(2) The full name, permanent mailing address, temporary local address, telephone and cell number, and driver's license or other federally recognized form of personal identification of each individual person who will be engaged in the proposed activity within the municipality;~~
 - ~~(3) A description of the proposed activities, including the type of communication, literature, and the subject matter and purpose of the proposed solicitation or distribution of literature;~~
 - ~~(4) The dates on which the activities or solicitations are proposed to be carried out;~~
 - ~~(5) A description or explanation of the purpose or purposes for which the activities are proposed to be conducted and the proceeds of solicitation utilized;~~
 - ~~(6) A statement to the effect that the requested registration will not be used or represented in any way as endorsement of the city, or by any department or office thereof;~~
 - ~~(7) Such other information as may be reasonably required by the building official in order for him/her to be able to appraise the public of the nature and purpose of the solicitation; and~~
 - ~~(8) In addition to the required information, each prospective registrant who will be engaging in the proposed activity shall submit to a federal background check reviewed by local law enforcement authority, the cost of which will be paid by the prospect. Based on the results of the background check, the building official can refuse to issue a registration to any person whose background check reveals a potential threat to public safety upon the recommendation of local law enforcement.~~
 - ~~a. That the person engaging in the proposed activity is not registered on the National Sex Offender Registry.~~
 - ~~b. That the person engaging in the proposed activity has not, within the preceding seven (7) years, been convicted of any felonies, sexual offenses, violent crimes or any misdemeanors involving theft.~~
 - ~~(9) Whenever a registration is issued by the building official, each registrant will be issued a photo identification which shall be carried on his/her person and clearly visible in plain view when engaging in such activities. The registration becomes valid and complete upon the issuance of both the registration and photo ID. A reasonable fee for the cost of the production of the photo ID shall also be charged.~~
- ~~(b) Such request for a registration shall be filed with the building official at least three (3) days prior to the commencement of the proposed activity. If at any time while the request is~~

pending, or after the registration has been issued, there is any change of fact, policy, method, or information given in the request or is contrary to or in conflict with the registration that was issued and is on file, the registrant shall notify the building official in writing thereof within two (2) days after such change. The failure to do so shall nullify the registration.

- ~~(c) Registrations issued under this section shall be effective for a period of time not to exceed ninety (90) days, shall not be non-transferable, and shall bear the name of the registrant, the date of registration expiration, and such other information as determined necessary by the building official. A registration fee of one hundred dollars (\$100.00) shall be charged for the issuance of each such registration.~~
- ~~(d) The building official may decline or deny the issuance of a registration for any proposed activity which is unlawful, is misleading, is deceptive, or violates the privacy of the citizens of the city. In making a determination to issue or deny any registration, the building official may rely solely on information which is set forth in the request or readily available from other public agencies or independent organizations. There shall be no responsibility on the part of the building official or the city to otherwise investigate the qualifications or operations of a registrant.~~
- ~~(e) During all times of authorized activity, the valid, city issued photo identification obtained by the peddler/solicitor shall be worn on the outer clothing of the individual or otherwise displayed, as to be clearly visible to any person who might be approached by the peddler/solicitor.~~
- ~~(f) In connection with any solicitation for which a registration is issued or required by this section to be obtained, the following activities are prohibited and shall constitute a violation of this section and cause for revocation, termination, or denial of a registration and cessation of the requested activity:
 - ~~(1) Solicitation without prior registration or any manner which does not conform to the conditions or limitations set forth in this section;~~
 - ~~(2) Falsification of any information set forth in the request for registration;~~
 - ~~(3) Going uninvited to any private residence, place of business, or office before the hour of 9:00 a.m. or after the hour of 6:00 p.m.;~~
 - ~~(4) Going uninvited to any location other than the front door or main entrance of any residence, place of business, or office building at any time;~~
 - ~~(5) Repeated uninvited visits to the same premises during the term of this registration;~~
 - ~~(6) Solicitation on or beside municipal streets or public highways, or by approaching drivers or passengers or motor vehicles in any location;~~
 - ~~(7) The offering of any merchandise of more than nominal cost or value in exchange, or in connection with any solicited payment, donation, or contribution;~~
 - ~~(8) Solicitation of orders or the receipt of any form of payment for the future delivery or provision of any merchandise or services;~~
 - ~~(9) The offering of any raffle tickets or any form of participation in any lottery or game of chance;~~
 - ~~(10) Solicitation of funds for any purpose, including political or profit motivated activity, which a nonprofit organization is prohibited from conducting by section 501(c)(3) or other provision of the United States Internal Revenue Code;~~
 - ~~(11) Going uninvited to any private residence, place of business, or office that has been properly posted with "No Trespassing" or "No Solicitation" signs on the premises as proscribed by section 13.5-151 of this Code.~~
 - ~~(12) Penalty. A violation of this section is punishable by a fine not to exceed five hundred dollars (\$500.00) or by imprisonment for a term not to exceed thirty (30) days, or by both.~~~~

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

APPROVED AND ADOPTED by
the City Council of the City of
Sulphur, Louisiana, on this _____
day of _____, 2025.

JOY ABSHIRE, Chairman

I HEREBY CERTIFY that the
foregoing Ordinance has been
presented to the Mayor on this
_____ day of _____,
2025, at _____ o’clock _____.m.

ARLENE BLANCHARD, Clerk

I HEREBY CERTIFY that I have received
from the Mayor at _____ o’clock _____.m.
on this _____ day of _____,
2025, the foregoing ordinance which has
approved/vetoed by the Mayor.

ARLENE BLANCHARD, Clerk

ORDINANCE NO. _____, M-C SERIES

ORDINANCE AMENDING CHAPTER 17, SECTION 48 OF THE CODE OF ORDINANCES OF THE CITY OF SULPHUR – DISTRIBUTION ON INHABITED PRIVATE PREMISES.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby amend Chapter 17, Section 48 of the Code of Ordinances of the City of Sulphur to read as follows:

Sec. 17-48. Distribution on inhabited private premises.

It shall be unlawful for any person to distribute any handbill, poster, dodger or advertising matter of any kind in or upon any private residence which is inhabited. ~~except by handing or transmitting the matter directly to the occupant or other person then present upon the premises; provided, however, that unless requested by anyone upon the premises not to do so, a person distributing the matter may place or deposit it in or upon the premises, if placed or deposited so as to secure or prevent it from being blown or drifted about, except that mailboxes may not be so used when prohibited by federal postal laws or regulations.~~

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

APPROVED AND ADOPTED by
the City Council of the City of
Sulphur, Louisiana, on this _____
day of _____, 2025.

JOY ABSHIRE, Chairman

I HEREBY CERTIFY that the
foregoing Ordinance has been
presented to the Mayor on this
_____ day of _____,
2025, at _____ o’clock _____.m.

ARLENE BLANCHARD, Clerk

I HEREBY CERTIFY that I have received
from the Mayor at _____ o’clock _____.m.
on this _____ day of _____,
2025, the foregoing ordinance which has
approved/vetoed by the Mayor.

ARLENE BLANCHARD, Clerk

ORDINANCE NO. _____, M-C SERIES

ORDINANCE AMENDING CHAPTER 17, SECTION 49 OF THE CODE OF ORDINANCES OF THE CITY OF SULPHUR – PLACING HANDBILLS IN VEHICLES PROHIBITED.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby amend Chapter 17, Section 49 of the Code of Ordinances of the City of Sulphur to read as follows:

Sec. 17-49. Placing in vehicles prohibited.

It shall be unlawful for any person to distribute, deposit, place, throw, scatter, drop or cast any handbill, poster, dodger or advertising matter of any kind in or upon any automobile or other vehicle **which is located on private property**. The provisions of this section shall not be deemed to prohibit the handing, transmitting or distributing of any such matter to the owner or other occupant of any automobile or other vehicle who is willing to accept the same **if they are not on private property**.

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

APPROVED AND ADOPTED by
the City Council of the City of
Sulphur, Louisiana, on this _____
day of _____, 2025.

JOY ABSHIRE, Chairman

I HEREBY CERTIFY that the
foregoing Ordinance has been
presented to the Mayor on this
_____ day of _____,
2025, at _____ o’clock _____.m.

ARLENE BLANCHARD, Clerk

I HEREBY CERTIFY that I have received
from the Mayor at _____ o’clock _____.m.
on this _____ day of _____,
2025, the foregoing ordinance which has
approved/vetoed by the Mayor.

ARLENE BLANCHARD, Clerk

RESOLUTION NO. _____, M-C SERIES

Resolution awarding low bid received for Knuckleboom Trash Loader, Dump Body, and Side Loading Trough (limb truck).

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that bids for a Knuckleboom Trash Loader, Dump Body, and Side Loading Trough (limb truck) were opened and read aloud in an open and public bid session on Wednesday, September 3, 2025, at 10:00 a.m. and bids were as follows:

<u>COMPANY</u>	<u>BID AMOUNT</u>
River City Hydraulics	\$233,893.00
Pacmal Trucks	No bid bond

BE IT FURTHER RESOLVED that the City Council does hereby accept the recommendation of Mayor Mike Danahay and award the bid for a Knuckleboom Trash Loader, Dump Body, and Side Loading Trough (limb truck) as follows:

<u>COMPANY</u>	<u>BID AMOUNT</u>
River City Hydraulics	\$233,893.00

BE IT ALSO FURTHER RESOLVED that Mayor Mike Danahay is authorized to sign all paperwork in connection therewith.

APPROVED AND ADOPTED by the
City Council of the City of Sulphur,
Louisiana, on this _____ day of
_____, 2025.

JOY ABSHIRE, Chairman

ATTEST:

ARLENE BLANCHARD, Clerk

RESOLUTION NO. _____, M-C SERIES

Resolution accepting Mayor Danahay's recommendation for the appointment of Leroy DeVille as Ordinance Enforcement Officer.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby accept Mayor Danahay's recommendation for the appointment of Leroy DeVille as Ordinance Enforcement Officer.

APPROVED AND ADOPTED by
the City Council of the City of
Sulphur, Louisiana, on this _____
day of _____, 2025.

JOY ABSHIRE, Chairman

ATTEST:

ARLENE BLANCHARD, Clerk