
September 8, 2025

The City Council of the City of Sulphur, Louisiana, met in regular session at its temporary location located at 501 Willow Avenue in the Council Chambers, Sulphur, Louisiana, on September 8, 2025, 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 (attended at 5:38 p.m.)
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. Hardy, followed by the reciting of the Pledge of Allegiance led by Mr. Nezat.

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

Motion was made by Mrs. Hardy seconded by Mrs. Thomas that item #1 be removed from the agenda:

- Presentation to West Calcasieu Cameron Hospital, for 70 years of service to our community.

Motion carried unanimously.

Motion was then made by Mrs. Hardy seconded by Mr. Nezat that item #9 be amended as follows:

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

Motion carried unanimously.

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

Motion carried unanimously.

Prior to items on the agenda being taken up, Cody White with Acadian Ambulance wanted to introduce himself and let the Council know that he will be attending the Council meeting often with stats on how many calls they get, etc. They also do community events. He thanked the Fire and Police Departments for assisting them all the time.

The first item on the agenda is a public hearing on ordinance granting a rezone to Mosbey Investment, LLC, Parcel #00678104 (223 and 225 Lewis Street), from Mixed Residential to Business. Motion was made by Mrs. Hardy seconded by Mr. Nezat that the following ordinance be adopted to-wit:

ORDINANCE NO. 1985, 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.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Ellender

And the said ordinance was declared duly adopted on this 8th day of September, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

(Mrs. Ellender attended the meeting at 5:38 p.m.)

The next item on the agenda is an 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.

Motion was made by Mrs. Hardy seconded by Mr. Nezat that an additional amendment needed to be made:

- Delete - without a written registration from the city as provided for under section 13.5-152

Motion carried unanimously.

Motion was then made by Mrs. Hardy seconded by Mr. Nezat that the following ordinance be introduced as amended:

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.

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

PUBLIC NOTICE

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

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

A public hearing on said ordinance will be held at 5:30 p.m. on the 14th day of October, 2025, in the Council Chambers at their temporary location, 501 Willow Avenue, Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: _____

JOY ABSHIRE, Chairman

Motion carried.

The next item on the agenda is an 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. Mr. Loftin, City Attorney, stated that these amendments were requested by Administration since company's are going door to door multiple times when asked not to and some companies are very aggressive. Motion was made by Mrs. Hardy seconded by Mr. Nezat that the following ordinance be introduced:

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.

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

PUBLIC NOTICE

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

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

A public hearing on said ordinance will be held at 5:30 p.m. on the 14th day of October, 2025, in the Council Chambers at their temporary location, 501 Willow Avenue, Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: _____

JOY ABSHIRE, Chairman

Motion carried.

The next item on the agenda is an introduction of ordinance amending Chapter 17, Section 48 of the Code of Ordinances of the City of Sulphur – Distribution on inhabited private premises. Mr. Loftin, City

Attorney, stated that this amendment is consistent with the previous amendments. This is only housekeeping.

Motion was made by Mrs. Hardy seconded by Mrs. Ellender that the following ordinance be introduced:

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

Motion was then made by Mrs. Hardy seconded by Mrs. Ellender 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 CHAPTER 17, SECTION 48 OF THE CODE OF ORDINANCES OF THE CITY OF SULPHUR – DISTRIBUTION ON INHABITED PRIVATE PREMISES.

A public hearing on said ordinance will be held at 5:30 p.m. on the 14th day of October, 2025, in the Council Chambers at their temporary location, 501 Willow Avenue, Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: _____
JOY ABSHIRE, Chairman

Motion carried.

The next item on the agenda is an introduction of ordinance amending Chapter 17, Section 49 of the Code of Ordinances of the City of Sulphur – Placing handbills in vehicles prohibited. Sheila Broussard, Pecan Street, asked if Kroger parking lot was private? Mr. Loftin stated, yes it was. Motion was then made by Mrs. Hardy seconded by Mrs. Ellender that the following ordinance be introduced:

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

Motion was then made by Mrs. Hardy seconded by Mrs. Ellender 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 CHAPTER 17, SECTION 49 OF THE CODE OF ORDINANCES OF THE CITY OF SULPHUR – PLACING HANDBILLS IN VEHICLES PROHIBITED.

A public hearing on said ordinance will be held at 5:30 p.m. on the 14th day of October, 2025, in the Council Chambers at their temporary location, 501 Willow Avenue, Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA
BY: _____
JOY ABSHIRE, Chairman

Motion carried.

The next item on the agenda is a resolution awarding bid for Knuckleboom Trash Loader, Dump Body, and Side Loading Trough (limb truck). Motion was made by Mrs. Ellender seconded by Mr. Nezat that the following resolution be adopted to-wit:

RESOLUTION NO. 3655, 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.

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 8th day of September, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

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

- 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.

Mrs. VanderHey, Ordinance Enforcement Officer, stated that the homeowners have done what they were supposed to do and asked that it not be condemned. Motion was then made by Mrs. Hardy seconded by Mrs. Ellender that the above address be condemned:

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 above address failed for condemnation on this 8th day of September, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is a resolution accepting Mayor Danahay's recommendation for the appointment of Tommy DeVille as Ordinance Enforcement Officer. Motion was made by Mrs. Ellender seconded by Mr. Nezat that the following resolution be adopted to-wit:

RESOLUTION NO. 3656, M-C SERIES

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

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 above resolution was declared duly adopted on this 8th day of September, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is public comment. Sheila Broussard, Pecan Street, asked about the Attorney General's letter (dated July 16, 2025) that she recently received in regards to her letter to them. The AG letter stated that the Council needs to take steps and should be laid out in writing due to lack of transparency and it's not clear to the public how they should be able to speak at meetings. Mr. Loftin, City Attorney, stated that he's in the process of putting something in writing.

Danny DiPetta, Bonin Drive, showed opposition against the CO2 pipeline trying to go through Sulphur. This is detrimental to our homes and health. He had a petition if anyone wanted to sign it. He also thanked Les Farnum, Brett Geymann, Mandy Thomas and Mitch Bowers for standing up and opposing it also.

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

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

9/9/25
5:55 P.M.