
October 14, 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 October 14, 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
NICK NEZAT, Council Representative of District 2
JOY ABSHIRE, Council Representative of District 4
MANDY THOMAS, Council Representative of District 5

ABSENT - MELINDA HARDY, Council Representative of District 3

After the meeting was called to order and the roll called with the above result, prayer was led by Mr. Nezat, 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. Motion was made by Mr. Nezat seconded by Mrs. Thomas that the minutes from May 12, 2025, be amended to reflect that Mr. Nezat and Mrs. Thomas voted against the following introduction of ordinance:

ORDINANCE RATIFYING COOPERATIVE ENDEAVOR AGREEMENT WITH STATE OF
LOUISIANA, DIVISION OF ADMINISTRATION FOR THE WATER SECTOR PROGRAM
AND AUTHORIZING MAYOR DANA HAY TO SIGN/DATE RETROACTIVELY.

Motion carried unanimously.

Motion was then made by Mrs. Ellender seconded by Mr. Nezat that the minutes of from the previous meeting stand as written.

Motion carried unanimously.

Motion was then made by Mr. Nezat seconded by Mrs. Thomas that item #20 be postponed to November Council agenda.

Motion carried unanimously.

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

The first item on the agenda is a public hearing on ordinance granting an Exception to Ronald Cart, 3417 Maplewood Drive, to allow for living in a Business District. Mr. Cart addressed the Council and stated that this was once a business for many, many years but now he wants to turn it into a home for this daughter. After discussion, motion was made by Mrs. Ellender seconded by Mr. Nezat that the following stipulation be added:

- WHEREAS, once Jessica Cart no longer resides in the home, the Exception shall be terminated.

Motion carried unanimously.

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

ORDINANCE NO. 1986, M-C SERIES AS AMENDED

ORDINANCE GRANTING AN EXCEPTION TO RONALD CART, 3417 MAPLEWOOD DRIVE, TO ALLOW FOR LIVING IN A BUSINESS DISTRICT.

WHEREAS, in accordance with Article IV, Part 3, Section 4 (3) of the Land Use Ordinance of the City of Sulphur, living in a Business District is not a permitted use unless granted an Exception by the Land Use Commission and City Council; and

WHEREAS, once Jessica Cart no longer resides in the home, the Exception shall be terminated; and

WHEREAS, applicant is requesting an Exception to allow for structure to be used as a dwelling in a Business District for the following described property:

LOT (4) FOUR OF BLOCK "A" OF MAGNOLIA PARK SUBDIVISION

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.

If City Council does hereby approve this Exception the owner of this Exception 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 Exception.

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.

BE IT ORDAINED by the City Council of the City of Sulphur Louisiana, that they do hereby grant an Exception to Ronald Cart, 3417 Maplewood Drive, to allow for living in a Business District.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Hardy

And the above ordinance was declared duly adopted on this 14th day of October, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is a public hearing on ordinance granting a rezone to KAB Investments LLC, 201 Doiron Street, from Mixed Residential to Business to allow for a stone warehouse. Motion was made by Mrs. Ellender seconded by Mr. Nezat that the following ordinance be adopted to-wit:

ORDINANCE NO. 1987, M-C SERIES

ORDINANCE GRANTING A REZONE TO KAB INVESTMENTS LLC, 201 DOIRON STREET, FROM MIXED RESIDENTIAL TO BUSINESS TO ALLOW FOR A STONE WAREHOUSE.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant a rezone to KAB Investments LLC, 201 Doiron Street, from Mixed Residential to Business to allow for a stone warehouse for the following described property:

SEE ORDINANCE NO. 1987, M-C SERIES FOR DESCRIPTION

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 KAB Investments LLC, 201 Doiron Street, from Mixed Residential to Business to allow for a stone warehouse.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Hardy

And the above ordinance was declared duly adopted on this 14th day of October, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is a public hearing on 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 Mr. Nezat seconded by Mrs. Thomas that the following ordinance be adopted to-wit:

ORDINANCE NO. 1988, 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 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.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Hardy

And the above ordinance was declared duly adopted on this 14th day of October, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is a public hearing on 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 made by Mr. Nezat seconded by Mrs. Thomas that the following ordinance be adopted to-wit:

ORDINANCE NO. 1989, 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.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Hardy

And the above ordinance was declared duly adopted on this 14th day of October, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is a public hearing on ordinance amending Chapter 17, Section 48 of the Code of Ordinances of the City of Sulphur – Distribution on inhabited private premises. Motion was made by Mr. Nezat seconded by Mrs. Thomas that the following ordinance be adopted to-wit:

ORDINANCE NO. 1990, 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.

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

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Hardy

And the above ordinance was declared duly adopted on this 14th day of October, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is a public hearing on ordinance amending Chapter 17, Section 49 of the Code of Ordinances of the City of Sulphur – Placing handbills in vehicles prohibited. Motion was made by Mrs. Thomas seconded by Mr. Nezat that the following ordinance be adopted to-wit:

ORDINANCE NO. 1991, 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.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Hardy

And the above ordinance was declared duly adopted on this 14th day of October, 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 addresses:

- a. To condemn building or structure located at 716 Landry Street, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances.

Tommy Deville, Ordinance Enforcement Officer, stated that this structure shouldn't be condemned.

They've done a lot of work so far. Motion was made by Mr. Nezat 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. Abshire, Mrs. Thomas

ABSENT: Mrs. Hardy

And the above condemnation failed on this 14th day of October, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

- b. To condemn building or structure (shed) located at 1413 Weekly Road, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances.

Mr. Panchal, owner, addressed the Council and stated that he would like 30 days so he could tear it down himself. Mr. Nezat stated that if the Council condemns it, he'll have 30 days before the city would take action and have it demolished. Motion was then made by Mr. Nezat seconded by Mrs. Ellender that the above address be condemned.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Hardy

And the above structure (shed) was voted to be condemned on this 14th day of October, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is an introduction of ordinance entering into a Cooperative Endeavor Agreement with the Louisiana Department of Treasury State of Louisiana for Senior Center upgrades. Mrs. Wingate, Madison Crossing, addressed the Council and asked if this was additional funds from the previous CEA adopted a few months ago. Mayor Danahay stated, yes. She stated that it was alarming that there's no CEA attached to the ordinance. How long before completion of this project. Mr. Loftin, City Attorney, stated that this was only the introduction of the ordinance. The CEA will be ready for the public hearing before the November Council meeting. Mayor Danahay stated that there's no timeline for this project. Motion was then made by Mrs. Ellender seconded by Mr. Nezat that the following ordinance be introduced:

ORDINANCE ENTERING INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH
THE LOUISIANA DEPARTMENT OF TREASURY STATE OF LOUISIANA FOR SENIOR
CENTER UPGRADES.

Motion was then made by Mrs. Ellender 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 ENTERING INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH
THE LOUISIANA DEPARTMENT OF TREASURY STATE OF LOUISIANA FOR SENIOR
CENTER UPGRADES.

A public hearing on said ordinance will be held at 5:30 p.m. on the 10th day of November, 2025, in the Council Chambers at their temporary location, 501 Willow Avenue, Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: _____
JOY ABSHIRE, Chairman

Motion carried unanimously.

The next item on the agenda is an introduction of ordinance entering into a Cooperative Endeavor Agreement with the Louisiana Department of Treasury State of Louisiana for replacement of fire hydrants. Wendy Wingate, Madison Crossing, showed concern that the CEA wasn't attached to the ordinance. She said on the city's Facebook page they were doing reports on the fire hydrants and how they were functioning and she doesn't recall seeing the results and how many hydrants have a problem. She's been watching a leak for a while that's been coming from a hydrant, and the property owners have said they called reported it several times already. She also asked if these funds were different from the previous funds or from the same set of funds. Mrs. Wingate then stated that she wanted it in the minutes that the CEA isn't attached to the proposed ordinance and Council/Administration is refusing to answer her questions. Mr. Loftin, City Attorney, explained that this ordinance is only an introduction and the public hearing will be next month. If the CEA isn't ready for the

November meeting, then this item will be postponed to the next meeting. Motion was made by Mrs. Ellender seconded by Mrs. Thomas that the following ordinance be introduced:

**ORDINANCE ENTERING INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH
THE LOUISIANA DEPARTMENT OF TREASURY STATE OF LOUISIANA FOR
REPLACEMENT OF FIRE HYDRANTS.**

Motion was then made by Mrs. Ellender 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 ENTERING INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH
THE LOUISIANA DEPARTMENT OF TREASURY STATE OF LOUISIANA FOR
REPLACEMENT OF FIRE HYDRANTS.**

A public hearing on said ordinance will be held at 5:30 p.m. on the 10th day of November, 2025, in the Council Chambers at their temporary location, 501 Willow Avenue, Sulphur, Louisiana.

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

Motion carried unanimously.

The next item on the agenda is an introduction of ordinance entering into a Cooperative Endeavor Agreement with the Louisiana Department of Treasury State of Louisiana for (project to be determined). Sheila Broussard, Pecan Street, stated that the item says “project to be determined”. Does administration know which project? Mayor Danahay stated that there’s been discussion that this also will be used for fire hydrants. She also asked about the report on the hydrants. Mayor Danahay stated that there’s not a report per se. Inspections are ongoing and they’re normally done twice a year. Wendy Wingate, Madison Crossing, again asked, why bring this CEA to the Council when the CEA isn’t available? What’s the timeline for this project? Billy Loftin, City

Attorney, again explained the procedure for ordinances in accordance with the Home Rule Charter. Mrs. Thorn, Director of Finance, explained that they're being proactive in getting this in place. The last time the CEA was brought to Council they had to have a special meeting in order to beat the timeline with the State. Mr. Nezat asked Mr. Loftin what would happen if the money wasn't spent that's allocated to this project. Mr. Loftin stated that the city may not get the reimbursement if it's not in accordance with the CEA. He stated that if they wait until everything is outlined they may miss the opportunity to get this money. Let's introduced the ordinance tonight and if they don't get the CEA by November meeting the Council can easily defer it. It's better to have it on the agenda, then to miss the opportunity. Mr. Nezat agreed. He agrees to have it come before the Council than to have to beat a deadline. Mrs. Wingate requested that it be in the minutes that the Council is voting without the CEA/project attached for this introduction. Motion was made by Mrs. Ellender seconded by Mrs. Thomas that the following ordinance be introduced:

**ORDINANCE ENTERING INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH
THE LOUISIANA DEPARTMENT OF TREASURY STATE OF LOUISIANA FOR
(PROJECT TO BE DETERMINED).**

Motion was then made by Mrs. Ellender 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 ENTERING INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH
THE LOUISIANA DEPARTMENT OF TREASURY STATE OF LOUISIANA FOR
(PROJECT TO BE DETERMINED).**

A public hearing on said ordinance will be held at 5:30 p.m. on the 10th day of November, 2025, in the Council Chambers at their temporary location, 501 Willow Avenue, Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: _____
JOY ABSHIRE, Chairman

Motion carried unanimously.

The next item on the agenda is an introduction of ordinance entering into a Cooperative Endeavor Agreement with Calcasieu Parish Police Jury for GIS (Geographical Information Systems) mapping. Mrs. Robertson, West Verdine Street, explained how addresses were messed up on her street. She stated that maybe this issue can be addressed with this CEA. Motion was made by Mrs. Ellender seconded by Mrs. Thomas that the following ordinance be introduced:

ORDINANCE ENTERING INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH
CALCASIEU PARISH POLICE JURY FOR GIS (GEOGRAPHICAL INFORMATION
SYSTEMS) MAPPING.

Motion was then made by Mrs. Ellender 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 ENTERING INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH
CALCASIEU PARISH POLICE JURY FOR GIS (GEOGRAPHICAL INFORMATION
SYSTEMS) MAPPING.

A public hearing on said ordinance will be held at 5:30 p.m. on the 10th day of November, 2025, in the Council Chambers at their temporary location, 501 Willow Avenue, Sulphur, Louisiana.

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

Motion carried unanimously.

The next item on the agenda is an introduction of ordinance amending Chapter 1, Section 14 of the Code of Ordinances of the City of Sulphur to change from Office of Ordinance Enforcement to Office of Property Standards and omitting subsection (b) - City Council approval of person in charge of enforcing the provisions of the Code of Ordinances. Mrs. VanderHey, Ordinance Enforcement Officer, stated that her department only enforces ordinances for property. They do not enforce any other ordinance such as animals, noise, etc. Mr. Nezat stated that he has a problem with the second amendment being made that the Council will no longer vote on such Officer. Mayor Danahay stated that this is the only position, outside of a Department Head, that has Council ratify action of the Mayor. If that's the case, why doesn't the Council approve each Police Officer, Animal Control Officer, etc. No one knows why this section was put into the ordinance many years ago. The Director should have the right to appoint this person without Council action. This is a civil position. They can't make arrest, and they don't carry firearms. Mr. Nezat stated that he thinks the Council oversight is very important in this position and they lose checks and balances when not included in the hiring of this person. It was then explained that when hiring all Department Heads, the Council is involved in the interview process. Normally the Chairman at the time of the interview will sit in the interview and maybe the Vice-Chairman. After discussion, motion was made by Mrs. Ellender seconded by Mrs. Thomas that the following ordinance be introduced:

ORDINANCE AMENDING CHAPTER 1, SECTION 14 OF THE CODE OF ORDINANCES
OF THE CITY OF SULPHUR TO CHANGE FROM OFFICE OF ORDINANCE
ENFORCEMENT TO OFFICE OF PROPERTY STANDARDS AND OMITTING
SUBSECTION (B) - CITY COUNCIL APPROVAL OF PERSON IN CHARGE OF
ENFORCING THE PROVISIONS OF THE CODE OF ORDINANCES.

Motion was then made by Mrs. Ellender 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 AMENDING CHAPTER 1, SECTION 14 OF THE CODE OF ORDINANCES OF THE CITY OF SULPHUR TO CHANGE FROM OFFICE OF ORDINANCE ENFORCEMENT TO OFFICE OF PROPERTY STANDARDS AND OMITTING SUBSECTION (B) - CITY COUNCIL APPROVAL OF PERSON IN CHARGE OF ENFORCING THE PROVISIONS OF THE CODE OF ORDINANCES.

A public hearing on said ordinance will be held at 5:30 p.m. on the 10th day of November, 2025, in the Council Chambers at their temporary location, 501 Willow Avenue, Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: _____
JOY ABSHIRE, Chairman

A vote was then called with the results as follows:

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

NAYS: Mr. Nezat

ABSENT: Mrs. Hardy

And the above ordinance was declared duly introduced on this 14th day of October, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is an introduction of ordinance entering into a Cooperative Endeavor Agreement with Calcasieu Parish Police Jury under the Hazard Mitigation Grant Program for the Parish Wide Emergency Generator Project. Mr. Abrahams stated that this was a grant he's been working on and was awarded \$1.7 million for the installation of new generators for the lift stations that currently do not have generators. A total of 16 lift stations. We are a subrecipient so the money gets funneled through the Parish and disbursed to the city. Cindy Robertson, West Verdone Street, stated that the completion date says November 21 so is this the date everything will be complete? Is this date being extended or will all 16 lift stations be completed by then? Mr. Abrahams asked the same question to the Parish and they said that this date was part of

a larger grant they were pursuing. An extension will need to happen soon. Motion was made by Mrs. Ellender seconded by Mrs. Thomas that the following ordinance be introduced:

**ORDINANCE ENTERING INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH
CALCASIEU PARISH POLICE JURY UNDER THE HAZARD MITIGATION GRANT
PROGRAM FOR THE PARISH WIDE EMERGENCY GENERATOR PROJECT.**

Motion was then made by Mrs. Ellender 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 ENTERING INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH
CALCASIEU PARISH POLICE JURY UNDER THE HAZARD MITIGATION GRANT
PROGRAM FOR THE PARISH WIDE EMERGENCY GENERATOR PROJECT.**

A public hearing on said ordinance will be held at 5:30 p.m. on the 10th day of November, 2025, in the Council Chambers at their temporary location, 501 Willow Avenue, Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: _____
JOY ABSHIRE, Chairman

Motion carried unanimously.

The next item on the agenda is an introduction of ordinance entering into an Agreement with Baty Land Holdings, LLC, for the use of property located at 1600 Carr Lane as a staging area during the construction of the new Judicial Center and Municipal Complex located at 1551 East Napoleon Street. Wendy Wingate, Madison Crossing, asked what the terms of the agreement were. Mr. Abrahams stated that the duration would be upon the completion of the Judicial Center and Municipal Complex. Mrs. Wingate asked about the costs and who’s monitoring these projects. After discussion, motion was made by Mrs. Ellender seconded by Mrs. Thomas that the following ordinance be introduced:

ORDINANCE ENTERING INTO AN AGREEMENT WITH BATY LAND HOLDINGS, LLC,
FOR THE USE OF PROPERTY LOCATED AT 1600 CARR LANE AS A STAGING AREA
DURING THE CONSTRUCTION OF THE NEW JUDICIAL CENTER AND MUNICIPAL
COMPLEX LOCATED AT 1551 EAST NAPOLEON STREET.

Motion was then made by Mrs. Ellender 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 ENTERING INTO AN AGREEMENT WITH BATY LAND HOLDINGS, LLC,
FOR THE USE OF PROPERTY LOCATED AT 1600 CARR LANE AS A STAGING AREA
DURING THE CONSTRUCTION OF THE NEW JUDICIAL CENTER AND MUNICIPAL
COMPLEX LOCATED AT 1551 EAST NAPOLEON STREET.

A public hearing on said ordinance will be held at 5:30 p.m. on the 10th day of November, 2025, in the Council Chambers at their temporary location, 501 Willow Avenue, Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: _____
JOY ABSHIRE, Chairman

Motion carried unanimously.

The next item on the agenda is a resolution adopting the Federal Grant Manual for Subrecipients for funding from Hazard Mitigation Grant Program for the 4559 HMGP Emergency Generator Project. Mr. Abrahams stated that this manual is to give guidance on the project. We have to adopt guidelines that are specific to this project. Cindy Robertson, West Verdine, stated that she read the manual and asked what the matching fund was and where does it come from? Mr. Abrahams stated that he didn't have that information at the moment, but he'd get back with Mrs. Robertson. Motion was made by Mrs. Ellender seconded by Mrs. Thomas that the following resolution be adopted to-wit:

RESOLUTION NO. 3657, M-C SERIES

RESOLUTION ADOPTING THE FEDERAL GRANT MANUAL FOR SUBRECIPIENTS FOR FUNDING FROM HAZARD MITIGATION GRANT PROGRAM FOR THE 4559 HMGP EMERGENCY GENERATOR PROJECT.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby adopt the Federal Grant Manual for Subrecipients for funding from Hazard Mitigation Grant Program for the 4559 HMGP Emergency Generator Project.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Hardy

And the above resolution was declared duly adopted on this 14th day of October, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is a resolution amending the LA DOTD Maintenance Agreement for mowing and litter pickup for fiscal year ending 2026, to allow for five additional cycles (total of 9) of mowing and authorizing Mayor Danahay to sign same. Wendy Wingate, Madison Crossing, asked what the cost was for additional mowing. Mayor stated that there was no additional cost. Mr. Abrahams stated that this will allow the city to get more money reimbursed. Motion was then made by Mrs. Ellender seconded by Mrs. Thomas that the following resolution be adopted to-wit:

RESOLUTION NO. 3658, M-C SERIES

Resolution amending the LA DOTD Maintenance Agreement for mowing and litter pickup for fiscal year ending 2026, to allow for five additional cycles of mowing and authorizing Mayor Danahay to sign same.

WHEREAS, on May 12, 2025, City Council adopted Ordinance No. 1974, M-C Series which authorized Mayor Mike Danahay to sign the LA DOTD Maintenance Agreement for mowing and litter pickup for FY ending June 30, 2026; and

WHEREAS, the City has accepted the offer from LA DOTD to make supplemental funding available and has agreed to perform five (5) additional maintenance cycles (total of 9) to remove litter and mow vegetation on certain state right-of-way within the jurisdiction of the city.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do amend the LA DOTD Maintenance Agreement for mowing and litter pickup for fiscal year ending 2026, to allow for five additional cycles of mowing and authorizing Mayor Danahay to sign same.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Hardy

And the above resolution was declared duly adopted on this 14th day of October, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is a resolution adopting procedures on remote public participation in meetings to accommodate members of the public with a disability recognized by the Americans with Disabilities Act (ADA). Motion was made by Mr. Nezat seconded by Mrs. Ellender that the following resolution be adopted to-wit:

RESOLUTION NO. 3659, M-C SERIES

Resolution adopting policy and procedures on remote public participation in meetings to accommodate members of the public with a disability recognized by the Americans with Disabilities Act (ADA).

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, that they do hereby adopt policy and procedures on remote public participation in meetings to accommodate members of the public with a disability recognized by the Americans with Disabilities Act (ADA).

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Hardy

And the above resolution was declared duly adopted on this 14th day of October, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is a resolution re-appointing Seth Gilmore to Sulphur Industrial Development Board. Motion was made by Mrs. Ellender seconded by Mrs. Thomas that the following resolution be adopted to-wit:

RESOLUTION NO. 3660, M-C SERIES

Resolution re-appointing Seth Gilmore to the Sulphur Industrial Development Board.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby re-appoint Seth Gilmore to the Sulphur Industrial Development Board with term to expire October, 2030.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Hardy

And the above resolution was declared duly adopted on this 14th day of October, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is a resolution re-appointing Trey Case to the West Calcasieu Port, Harbor and Terminal District. Motion was made by Mrs. Ellender seconded by Mrs. Thomas that the following resolution be adopted to-wit:

RESOLUTION NO. 3661, M-C SERIES

Resolution re-appointing Trey Case to the West Calcasieu Port, Harbor and Terminal District.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby re-appoint Trey Case to the West Calcasieu Port, Harbor and Terminal District with term to expire October, 2030.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Hardy

And the above resolution was declared duly adopted on this 14th day of October, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is a resolution authorizing the advertisement of bids for the demolition of 1551 East Napoleon Street (old Kroger building). Jennifer Thorn, Director of Finance, stated that in 2018-2019 they looked at plans for a new Courthouse and the old Kroger building came up for sale. They did a side-by-side comparison on either remodeling the building or do a total rebuild for both buildings. Both comparisons came back at the same price at \$6.3 million. Plans were put in place by earmarking those funds and putting money aside each year in the budget. The hurricanes then happened. The City did receive 100% reimbursement from the insurance. The building was purchased for \$2.6 million and it was valued at a little over \$3 million. They were going to give the city \$2.65 million but then they took a depreciation cost down from that so the city received \$2.1 million from the insurance. Since they had plans to show FEMA and intentions were to rebuild there, the city finally got approved through FEMA in order to do a replacement project. The total project was approved at a little over \$9 million. Once they took the insurance reduction out \$3.6 million, which included all city buildings that the city received insurance proceeds from, it was decided to take all the reduction on that one project. It's been allocated \$5.8 million to start spending. They do plan on spending a little more than that which they'll inversion once that time comes and get all the bids in. The City has earmarked in capital funds for building improvements a little over \$4 million. So as of today, the project is considered fully funded.

Byron Racca, Meyer & Associates, stated that the scope of work is demolition and environmental abatement of the existing facility to make room for the two facilities being proposed to be built at this location. If the bids are within budget and scope the bid is moved forward. Normally contract execution takes about 60 days. There's a 120-calendar day contract for the demolition and abatement process. Based on the timeline, if it is awarded, it'll be complete by end of May. Mrs. Abshire then asked about the square footage of the buildings. Mr. Racca stated that currently both building designs are being done. It's two separate buildings. The Municipal Complex will have more offices for different departments and two story but the Judicial Center is a

single story. Mr. Abrahams stated that the Municipal Complex will be 24,000 square feet and the Judicial will be about 14,500 square feet.

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

RESOLUTION NO. 3662, M-C SERIES

Resolution authorizing the advertisement of bids for the demolition of 1551 East Napoleon Street (old Kroger building).

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby authorize advertisement for bids for the demolition of 1551 East Napoleon Street, said bid to be in accordance with the quantities and specifications on file with Meyer & Associates, Inc. 600 North Cities Service Hwy., Sulphur, LA 70663.

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:

NOTICE TO BIDDERS

Work Classification: Building Construction; Heavy Construction; Municipal and Public Works Construction; Asbestos Removal and Abatement; Lead Based Paint Abatement and Removal.

Separate and sealed bids for the advertisement of bids for the demolition of 1551 East Napoleon Street, will be received by the Clerk of the Council until 9:00 a.m. on the 20th day of November, 2025, at which time bids will be opened and read aloud in an open and public bid opening session to be conducted by the Director of Public Works in the Conference Room at City Hall, and the City Council shall at a regular meeting on the 8th day of December, 2025, at 5:30 p.m. proceed to award the bid to the lowest bidder, to waive irregularities, or to reject any and all bids, or otherwise proceed thereto as provided by law. Bids are also available electronically at www.centralbidding.com; free membership is required to access. Said bids to be in accordance with the quantities and specifications on file with Meyer & Associates, Inc. 600 North Cities Service Hwy., Sulphur, LA 70663.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Hardy

And the above resolution was declared duly adopted on this 14th day of October, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

At this time Mrs. Abshire wanted to congratulate Mrs. VanderHey, Ordinance Enforcement Officer, on her retirement. She will be retiring at the end of the month after 23 years of service. Council and Administration thanked her for her hard work and dedication and wished her the best. She received a standing ovation.

The next item on the agenda is Public to Address Council. Representatives from Vexus Fiber, LLC addressed the Council and stated that they were at the meeting at the city's request to go over their process and procedures when laying lines and why so many times they've hit waterlines. The city marks all their utilities and they know where not to dig. Most cities don't know exactly where their lines are located. Most of the time their process is successful but here lately it hasn't been. We take it upon ourselves to pay for the GPR (Ground Penetrating Radar) and we're paying to fix everything we hit. The city gets an email at every location we're at. They follow the city workers at every location. If they get out there and don't see any paint on the ground or any markings, they call the city to rectify the problem and ask questions about the ticket. They try their best to find the utilities and if it's not marked, sometimes they hit a line. If they do hit a line, they immediately contact that utility provider for some assistance. No matter what kind of construction you're doing, things happen but they do their due diligence in correcting their mistakes. When they are complete with this job, it will be a huge benefit to the citizens of Sulphur.

Sheila Broussard, Pecan Street, asked Mr. Loftin about the protocol on how meetings are to be conducted.

Wendy Wingate, Madison Crossing, spoke about the new ADA law and allowing disabled citizens to speak.

Cindy Robertson, West Verdine, spoke about the Lake Charles Methanol II project and the CO2 pipeline.

Danny DiPetta, Bonin Drive, spoke on Lake Charles Methanol II and he has a petition if anyone is against it.

Mr. Abrahams, Director of Public Works, stated that Maplewood Drive Phase 3 started today. Also, they started replacing all commercial meters throughout the city.

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

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

10/14/25
7:15 P.M.