
January 12, 2026

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 January 12, 2026, at 5:30 p.m., after full compliance with the convening of said meeting with the following members present:

DRU ELLENDER, Council Representative of District 1
NICK NEZAT, Council Representative of District 2
MELINDA HARDY, Council Representative of District 3
JOY ABSHIRE, Council Representative of District 4
MANDY THOMAS, Council Representative of District 5

After the meeting was called to order and the roll called with the above result, prayer and pledge was led by Mrs. Ellender.

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

Motion was then made by Mrs. Ellender seconded by Mr. Nezat that item 2B be removed from the agenda:

To condemn building or structure located at 916 South Irwin, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances.

Motion carried unanimously.

Motion was then made by Mrs. Ellender seconded by Mrs. Hardy that item #10A be added to the agenda:

Introduction of ordinance authorizing Mayor Danahay to enter into an Act of Donation with the Town of Evergreen Police Department for the purpose of donating a Motorola Mobile Radio.

There weren't any comments from the public. Motion carried unanimously.

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

The first item on the agenda is a presentation of audit for fiscal year ending June 30, 2025, and Resolution accepting same. Presentation of Audit was made by Steve DeRouen, Steven M. DeRouen &

Associates, LLC. Mrs. Robertson, West Verdine Street, asked if she read it right that qualifications in this by the Auditor saying they were not auditing the effectiveness of internal controls? Mrs. Thorn stated that they do have to test the effectiveness of internal controls. That's part of the Legislative Auditor's requirement for the city as a whole. Mrs. Robertson then asked if the Auditor verifies purchases through the vendors? Mrs. Thorn stated that they take samples of the city's records but she's not sure if they verify with the vendor themselves.

Valerie Walker, Leonard Road; Glenda Coulter, South Hazel and Michelle Mellard, Pete Seay yielded their 3 minutes to Sheila Broussard. Sheila Broussard, Pecan Street, asked since the increase has been positive for 10.2 million for last year, will it be necessary to raise water rates? Mrs. Thorn stated that it's determined through the budget process and it's obvious that rates will increase due to the water sector program. Motion was made by Mrs. Hardy seconded by Mrs. Thomas that the following resolution be adopted to-wit:

RESOLUTION NO. 3681, M-C SERIES

Resolution accepting Audit for Fiscal Year ending June 30, 2025.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby accept Audit for Fiscal Year ending June 30, 2025.

In accordance with Section 2-09 of the Home Rule Charter of the City of Sulphur the following are summaries of the Audit for Fiscal Year ending June 30, 2024:

FINANCIAL HIGHLIGHTS

- The implementation of GASB Statement No. 68 and 75 resulted in the recognition of \$23.8 million in net pension liabilities, \$27.8 million in OPEB liabilities, \$23.4 million in deferred outflows, and \$27.3 million in deferred inflows.
- The assets and deferred outflows of resources of the City exceeded its liabilities by \$125,512,786 (net position) for the fiscal year reported.
- Total revenues of \$52,629,944 were more than total expenses of \$42,365,697, resulting in a current year increase in net position of \$10,264,247.
- Total sales taxes revenues for the current fiscal year were \$22,696,114, an increase of \$506,763 (2.28 percent) over the prior fiscal year.
- The City's governmental funds reported total ending fund balance of \$40,818,665 this year of which \$108,473 is non-spendable, \$23,923,181 is assigned for capital projects and \$16,833,624 is unassigned. This compares to the prior year fund balance of \$41,643,382 reflecting a decrease of \$824,717 during the current fiscal year.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$16,833,624 or 50% of total General Fund expenditures and 44% of total General Fund revenues.

The above financial highlights are explained in more detail in the “financial analysis” section of the Annual Financial Report which can be found with the Director of Finance for the City of Sulphur, Louisiana, 101 North Huntington Street, Sulphur, LA 70663.

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 12th day of January, 2026.

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 925 Brandi Street, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances.

Tommy DeVille, Property Standards, stated that the owners are working on tearing the house down, but he wants to continue with the Rule to Show Cause. Motion was made by Mrs. Ellender seconded by Mrs. Hardy that the above address be condemned.

Motion carried unanimously.

The next item on the agenda is a public hearing on ordinance granting an Exception to Lake Cox Properties, LLC, 424 Louisiana Avenue, to allow for an accessory structure to be put on lot without a primary structure while home is being built. Gary Doucet, East Brimstone, stated that Restore Home is purchasing their home since it flooded so many times. They are purchasing 424 Louisiana Avenue so they can build a home. They want to move a portable building to Louisiana Avenue while their home is being built so they can store all their belongings. Once the home is built, the building will become a woodworking shop. Mrs. Ellender asked if they saw the restrictions for the Louisiana Avenue property. The restrictions say they can't have accessory buildings. Mr. Doucet stated that the neighborhood has lots of shed's that are much older. His building is brand new. The current owner of the property told them there weren't any restrictions. Josh Baden, Alabama Street, stated that he agrees 100% to let him put his building up while his home is being built. There are multiple

portable buildings in their neighborhood. Mrs. Ellender stated that she just wanted to make Mr. Doucet aware that there are restrictions and the neighborhood could make them take the building down even though the Council let them put the storage building on their property. Mr. Loftin, City Attorney, stated that Mrs. Ellender is simply saying that City Council can approve this but just be aware there are covenants.

Troy Darby, West Crocker Street, stated that the Council needs to start with Faith, Family, Community. Variances and Exceptions are granted all the time, and some shouldn't even be granted. This family has been through a lot, and the owner serves this community. After discussion, motion was made by Mrs. Hardy seconded by Mrs. Thomas that the following ordinance be adopted to-wit:

ORDINANCE NO. 2006, M-C SERIES

ORDINANCE GRANTING AN EXCEPTION TO LAKE COX PROPERTIES, LLC, 424 LOUISIANA AVENUE, TO ALLOW FOR AN ACCESSORY STRUCTURE TO BE PUT ON LOT WITHOUT A PRIMARY STRUCTURE WHILE HOME IS BEING BUILT.

WHEREAS in accordance with Article IV, Part 2, Section 3 (1) and Article II, Section 2 of the Land Use Ordinance of the City of Sulphur, it states the following:

Article IV, Part 2, Section 3 (1):

Accessory uses are permitted in any land use district in connection with any principal use lawfully existing within such district provided that all development regulations are met.

Article II, Section 2:

Accessory Structure or Use. A structure or use which:

- (1) Is subordinate to and serves a principal structure or use;
- (2) Is subordinate in area, extent and purpose to the principal structure or use served;
- (3) Is located on the same lot as the principal structure or use.

WHEREAS, this Exception shall expire on the earlier of January 1, 2027, or completion of certification by city administration.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant an Exception to Lake Cox Properties, LLC, 424 Louisiana Avenue, to allow for an accessory structure to be put on lot without a primary structure while home is being built for the following described property:

N 48.30 FT LOT 8, S 41.70 FT LOT 7 BLK 1 GILMAR ACRES

This Exception is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said Exception interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude, or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this Exception, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

Upon approval of this Exception the owner 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 FURTHER ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant an Exception to Lake Cox Properties, LLC, 424 Louisiana Avenue, to allow for an accessory structure to be put on lot without a primary structure while home is being built.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 12th day of January, 2026.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is a public hearing on ordinance declaring certain surplus movable property of the City of Sulphur and providing for the disposal thereof - vehicles. Motion was made by Mrs. Ellender seconded by Mrs. Hardy that the following amendment be made:

Add: One (1) Motorola Mobile Radio shall be donated to the City of Evergreen Police Department. Estimated value is \$250.00.

Motion carried unanimously.

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

ORDINANCE NO. 2007 M-C SERIES AS AMENDED

AN ORDINANCE DECLARING CERTAIN SURPLUS MOVABLE PROPERTY OF
THE CITY OF SULPHUR AND PROVIDING FOR THE DISPOSAL THEREOF
(VEHICLES).

DEPT	TYPE	DESCRIPTION	YEAR	MAKE	MODEL	SERIAL #/VIN #	REASON	DATE	ESTIMATED VALUE
POLICE	TQ	2012 CHEVROLET CAPRICE	2012	CHEVROLET	CAPRICE	VIN#5446	NOT IN USE	OCT2024	\$1,000
FIRE	TQ	1990 WELLS CARGO BOX TRL	1990	WELLS CARGO	TRL	VIN#5661	NOT IN USE	UNK	\$500
POLICE	TQ	2008 DODGE 1500	2008	DODGE	1500	VIN#7939	NOT IN USE	AUG2025	\$3,500
POLICE	TQ	2010 FORD F-150	2010	FORD	F-150	VIN#9967	NOT IN USE	AUG2025	\$3,500
POLICE	TQ	2016 FORD TAURUS	2016	FORD	TAURUS	VIN#1079	NOT IN USE	DEC2024	\$3,500
POLICE	TQ	2016 CHEVROLET CAPRICE	2016	CHEVROLET	CAPRICE	VIN#3214	NOT IN USE	OCT2024	\$1,000
POLICE	TQ	2013 CHEVROLET CAPRICE	2013	CHEVROLET	CAPRICE	VIN#4720	NOT IN USE	OCT2024	\$1,000
POLICE	TQ	2014 CHEVROLET CAPRICE	2014	CHEVROLET	CAPRICE	VIN#6783	NOT IN USE	OCT2024	\$1,000
POLICE	TQ	2013 CHEVROLET CAPRICE	2013	CHEVROLET	CAPRICE	VIN#3812	NOT IN USE	OCT2024	\$1,000
POLICE	TQ	2015 CHEVROLET CAPRICE	2015	CHEVROLET	CAPRICE	VIN#2018	NOT IN USE	OCT2024	\$1,000
POLICE	TQ	2014 FORD FUSION	2014	FORD	FUSION	VIN#9173	NOT IN USE	OCT2024	\$2,000
POLICE	TQ	2002 LEXUS ES	2002	LEXUS	ES	VIN#2528	NOT IN USE	UNK	\$500
POLICE	TQ	1998 FORD MUSTANG	1998	FORD	MUSTANG	VIN#4784	SCRAP	UNK	\$50
POLICE	TQ	2008 MAZDA 3	2008	MAZDA	3	VIN#0558	NOT IN USE	UNK	\$200
POLICE	TQ	2013 KIA SOUL	2013	KIA	SOUL	VIN#7902	NOT IN USE	UNK	\$200
POLICE	TQ	2007 WELLS CARGO TOY HAULER	2007	WELLS CARGO	TOY HLR	VIN#7876	NOT IN USE	UNK	\$8,000

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, and in accordance with LA. R.S. 33:4712, that the following described surplus movable property of the City of Sulphur, not needed for public purposes, after having been duly advertised be declared surplus.

BE IT FURTHER ORDAINED that Mayor Mike Danahay is authorized to dispose of the above-mentioned surplus movable property and to sign all paperwork in connection therewith.

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

One (1) Motorola Mobile Radio shall be donated to the City of Evergreen Police Department. Estimated value is \$250.00.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 12th day of January, 2026.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is a public hearing on ordinance amending Chapter 17, Article II of the Code of Ordinances of the City of Sulphur, to provide for Section 39 – Required Setbacks or Clearances. Cynthia Robertson, West Verdine, asked when was this section removed from the code and was anything built that was contrary to this ordinance? If something was built that violated this ordinance, will they have to tear it down? Austin Abrahams, Director of Public Works, stated that this has always been an ordinance and just because it was accidentally removed it was still enforced. Mr. Loftin stated that nothing was built that was in violation of this ordinance.

Valerie Walker, Leonard Road; Glenda Coulter, South Hazel and Michelle Mellard, Pete Seay yielded their 3 minutes to Sheila Broussard. Sheila Broussard, Pecan Street, clarified that this section was taken out the code a year ago. She then questioned the “reserved” wording on municode. Mrs. Blanchard, Council Clerk, then explained that the “reserved” part of some sections on municode meant that there are reserved spaces under those sections for any future ordinances adopted. Mrs. Broussard then stated that she knows people that say the city told them it was an ordinance but then come to find out there isn’t an ordinance for that particulate issue they’re speaking about. Mrs. Thomas stated that in the event something like this happens they need to reach out to their Councilman, since they are the legislative body, and find out where the ordinance is or the Council can write an ordinance.

Mrs. Robertson stated that she’s had a problem with ordinance interpretation. She’s had an issue with something and was told there was a certain ordinance for that but then there wasn’t an ordinance for it. She was told the Public Works Department Head could interpret that particular ordinance she’s referring to. What is the interpretive ability of the different facets of the administration when it comes to something that’s in the ordinance or not. Billy Loftin, City Attorney, stated that if someone feels that a public official or department head uses discretion, they can reach out to him or their council person and they can discuss it. Motion was made by Mrs. Ellender seconded by Mrs. Thomas that the following ordinance be adopted to-wit:

ORDINANCE NO. 2008, M-C SERIES

ORDINANCE AMENDING CHAPTER 17, ARTICLE II OF THE CODE OF ORDINANCES
OF THE CITY OF SULPHUR, LOUISIANA – TO PROVIDE FOR SECTION 39 -
REQUIRED SETBACKS OR CLEARANCES.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby amend Chapter 17, Article II of the Code of Ordinances of the City of Sulphur, to provide for Section 39 – Required Setbacks or Clearances to read as follows:

Sec. 17-39. Required Setbacks or Clearances.

- (a) No permanent structure or improvement shall be constructed within five (5) feet of a utility easement (in favor of the city) or within ten (10) feet of a city-owned utility or within any recorded construction easement (in favor of the city), whichever is more restrictive. Structures shall include, but not be limited to, fences, decks, landscaping, accessory buildings, permanently installed recreational or entertainment facilities and other such features which may obstruct access to and maintenance of the utility. City shall have the right to remove any structure or improvement which encroaches within these limits. Cost of restoration or replacement of that structure shall be borne by the property owner. City shall not be liable for damages associated with removing or relocating said structure.
- (b) In the event of a violation of subsection (a), above, notice shall be given to the owner of the lot, place, or area where the violation exists, as shown on the last assessment roll of the city, which notice shall be given by registered mail, addressed in accordance with the tax rolls of the city.
- (c) If no action has been taken by the owner of the property within ten (10) days after notice has been given as shown above provided, or the registered mail is returned to the city with no forwarding address, then the mayor shall employ the necessary labor and proceed to perform the necessary work for the removal of any structure or improvement which violates subsection (a).
- (d) If, after the removal of any structure or improvement, by the city after due notice as above provided, the costs or expense thereof has not been paid within ten (10) days, the tax collector of the city shall furnish the owner, as shown on the last assessment rolls of the city, by registered mail, a written statement showing the cost or expense incurred for the work. If the statement is not paid within one (1) month thereafter, the amount thereof shall be included in and shall form part of the taxes due by the owner of the property, and when collected, shall be credited to the general fund of the city.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 12th day of January, 2026.

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 for overlaying a portion of Sara Street. James LeDoux, North Claiborne Street, asked if the city could use the same contractor on Sara Street as they used on Kim Street. Also, they need more speed limits signs on Sara and Kim and they both need to be 25 mph. Currently one sign says 25 mph and the other says 35 mph. Motion was made by Mrs. Ellender seconded by Mr. Nezat that the following ordinance be introduced:

ORDINANCE ENTERING INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH
CALCASIEU PARISH POLICE JURY FOR OVERLAYING A PORTION OF SARA
STREET.

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
CALCASIEU PARISH POLICE JURY FOR OVERLAYING A PORTION OF SARA
STREET.

A public hearing on said ordinance will be held at 5:30 p.m. on the 9th day of February, 2026, 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 low bid received for limestone and asphalt. Motion was made by Mrs. Hardy seconded by Mrs. Ellender that the following resolution be adopted to-wit:

RESOLUTION NO. 3682, M-C SERIES

Resolution awarding low bid received for annual supply of limestone and asphalt for the City of Sulphur.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that bids for annual supply of limestone and asphalt for the City of Sulphur were opened and read aloud in a public session on Tuesday, January 6, 2026, at 10:00 a.m. and the bids are as follows:

BID TABULATION – 2026 ANNUAL SUPPLY OF LIMESTONE & ASPHALT

<u>SECTION</u>	<u>COMPANY</u>	<u>SECTION TOTAL</u>
20 tons 3/4" limestone	Dunham Price Aggregates RE Heidt Construction	\$52.00/ton No Bid

****Winner: Dunham Price Aggregates*

1,000 tons road base limestone (gray only)	Dunaham Price Aggregates RE Heidt Construction	\$44.00/ton No Bid
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****Winner: Dunham Price Aggregates*

600 tons hot asphalt mix	DP Aggregates RE Heidt Construction	No Bid \$98.00/ton
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****Winner: RE Heidt Construction*

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 12th day of January, 2026.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is a resolution awarding low bid received for 2025 Overlay Project. Josh Baden, Alabama Street, stated that if there are any water leaks on any of these streets to be overlaid, he asks that they be fixed prior to being overlaid. James LeDoux, Claiborne Street, questioned the roads in the scope for 2025. Motion was made by Mrs. Ellender seconded by Mr. Nezat that the following resolution be adopted to-wit:

RESOLUTION NO. 3683, M-C SERIES

Resolution awarding low bid received for 2025 Street Overlay.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that bids for 2025 Street Overlay were opened and read aloud in an open and public bid session on Wednesday, December 10, 2025, at 9:00 a.m. and bids were as follows:

<u>COMPANY</u>	<u>BID AMOUNT</u>	<u>Alt. No. 1</u>	<u>Alt. No. 2</u>
Apeck Construction, LLC	\$1,238,513.08	\$17,635.00	\$33,872.00
R.C. Paving, Inc.	\$1,260,488.18	\$10,670.81	\$30,261.80

BE IT FURTHER RESOLVED that the City Council does hereby accept the recommendation of Mayor Mike Danahay and award the bid for 2025 Street Overlay as follows contingent upon receipt of the 10-day Forms:

<u>COMPANY</u>	<u>BID AMOUNT</u>	<u>Alt. No. 1</u>	<u>Alt. No. 2</u>	<u>Total Amt.</u>
Apeck Construction, LLC	\$1,238,513.08	\$17,635.00	\$33,872.00	\$1,290,020.08

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 12th day of January, 2026.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is a resolution awarding low bid received for Concrete Street Rehabilitation. James LeDoux, North Claiborne Street, asked which streets would be concrete? Mr. Abrahams, Director of Public Works, stated Mulberry and Navarre Streets. Mr. LeDoux then stated that the two local companies that bid were higher bids but they pay taxes, etc. and we should use them. Billy Loftin, City Attorney, stated that the public bid law has to be followed. Motion was made by Mrs. Ellender seconded by Mrs. Thomas that the following resolution be adopted to-wit:

RESOLUTION NO. 3684, M-C SERIES

Resolution awarding low bid received for Concrete Street Rehabilitation.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that bids for Concrete Street Rehabilitation were opened and read aloud in an open and public bid session on Tuesday, December 9, 2025, at 10:00 a.m. and the bids were as follows:

<u>Company</u>	<u>Base Bid</u>
Triumph Construction, LLC	\$3,339,787.00
Hackley Enterprise, LLC	\$3,570,000.00
McManus Construction, LLC	\$3,599,740.00
Apeck Construction, LLC	\$4,153,181.00

BE IT FURTHER RESOLVED that the City Council does hereby accept the recommendation of Mayor Mike Danahay and award the bid for Concrete Street Rehabilitation as follows:

<u>Company</u>	<u>Base Bid</u>
Triumph Construction, LLC	\$3,339,787.00

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 12th day of January, 2026.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is a resolution approving liquor license for 2026. Motion was made by Mr. Nezat seconded by Mrs. Hardy that the following resolution be adopted to-wit:

RESOLUTION NO. 3685, M-C SERIES

RESOLUTION APPROVING LIQUOR LICENSES WITHIN THE CITY OF SULPHUR FOR 2026.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby approve the liquor licenses below for 2026:

<u>NAME:</u>	<u>CONTENT:</u>
1. A & B TOBACCO	CLASS B
2. AMERICAN LEGION POST #179	CLASS A
3. BROOKSHIRE BROTHERS #47	CLASS B
4. CAJUN CHARLIE'S OF SULPHUR	CLASS A
5. CAJUN PLAY/LIGHTHOUSE MARKET	CLASS B
6. CANDLEWOOD SUITES	CLASS A
7. CASH MAGIC WINNER'S CHOICE	CLASS A
8. CASH MAGIC WINNER'S CHOICE-CS	CLASS B
9. CHILI'S GRILL & BAR	CLASS A
10. CHIMMY'S INC	CLASS B
11. CIRCLE A	CLASS B
12. CLARION POINTE BY CHOICE HOTEL	CLASS A
13. CRACKER BARREL #320	CLASS A
14. CRUST PIZZA COMPANY	CLASS A
15. CVS PHARMACY #5612	CLASS B
16. DELTA FOOD MART #4	CLASS B
17. DOLLAR GENERAL #8694	CLASS B
18. DOLLAR GENERAL #9397	CLASS B
19. DOLLAR GENERAL STORE #22891	CLASS B
20. DOLLAR GENERAL STORE #22893	CLASS B
21. DOUBLE TREE BY HILTON	CLASS A
22. EL TAPATIO MEXICAN COCINA	CLASS A
23. E-Z MART #4415	CLASS B

24. EXPRESS 27	CLASS B
25. FIFTH WHEEL CONOCO	CLASS B
26. FIRST STOP #1	CLASS B
27. FOOD MART	CLASS B
28. GATOR BAR	CLASS A
29. GATOR FUEL STOP LLC	CLASS B
30. GRAB N GEAUX #7	CLASS B
31. GRAB N GEAUX #10	CLASS B
32. GRAB N GEAUX #16	CLASS B
33. HOLLIER'S CAJUN KITCHEN	CLASS A
34. IN & OUT #3	CLASS B
35. JACKPOT JUNCTION CASINO	CLASS A
36. JOE'S PIZZA & PASTA OF SULPHUR	CLASS A
37. JUANITA'S KITCHEN SULPHUR LA	CLASS A
38. KAW-LIGA'S WDN INDIAN CLUB	CLASS A
39. KINGS POINT IV	CLASS B
40. KINGS POINT V	CLASS B
41. KROGER #747	CLASS B
42. KROGER KWIK SHOP #747	CLASS B
43. KYOTO JAPANESE STEAK HOUSE	CLASS A
44. LA RUMBA	CLASS A
45. LIGHTHOUSE MISSION FUEL	CLASS B
46. LOS PONCHOS MEXICAN GRILL	CLASS A
47. MAPLEWOOD DISCOUNT	CLASS B
48. MARIA'S COCINA MEXICANA	CLASS A
49. MARKET BASKET #41	CLASS B
50. MISSE'S GROCERY	CLASS B
51. MORE 4 LESS #45	CLASS B
52. NAPOLEON FOOD MART	CLASS B
53. PUNJABI TADKA	CLASS A
54. QUICK STUFF OF SULPHUR	CLASS B

55. RICHARD'S BOUDIN & SEAFOOD MKT	CLASS A
56. ROUSE'S MARKET #71	CLASS B
57. ROYAL PALACE	CLASS A
58. SAKE JAPANESE INC	CLASS A
59. SMOKERS EXPRESS	CLASS B
60. SMOKER'S PARADISE	CLASS B
61. SOUTHERN SEAS DISTRIBUTING CO	CLASS B
62. SULPHUR PARKS & REC- GOLF COURSE & GRILL	CLASS A
63. SULPHUR TRUCK STOP & CASINO	CLASS A
64. SULPHUR TRUCK STOP- CONV STORE	CLASS B
65. SUNDOWN SUPER SAVER #4	CLASS B
66. THE BOILING POINT	CLASS A
67. TIMELOOP 31	CLASS B
68. TOBACCO PLUS INC #1	CLASS B
69. TORSTOP LLC	CLASS B
70. VISION HOTELS DBA HAMPTON INN	CLASS A
71. WALMART SUPERCENTER #331	CLASS B
72. WALGREEN'S #10509	CLASS B
73. WALGREEN'S #2920	CLASS B
74. WEST CAL ARENA	CLASS A
75. WEST CAL ARENA & EVENTS CENTER	CLASS A
76. X-PREZ TOBACCO	CLASS B
77. YELLOWFIN DISTILLERY LLC	CLASS B

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 12th day of January, 2026.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is an introduction of ordinance authorizing Mayor Danahay to enter into an Act of Donation with the Town of Evergreen Police Department for the purpose of donating a Motorola Mobile Radio. Motion was made by Mrs. Hardy seconded by Mr. Nezat that the following ordinance be introduced:

ORDINANCE AUTHORIZING MAYOR DANAHAAY TO ENTER INTO AN ACT OF
DONATION WITH THE TOWN OF EVERGREEN POLICE DEPARTMENT FOR THE
PURPOSE OF DONATING A MOTOROLA MOBILE RADIO.

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 AUTHORIZING MAYOR DANAHAAY TO ENTER INTO AN ACT OF
DONATION WITH THE TOWN OF EVERGREEN POLICE DEPARTMENT FOR THE
PURPOSE OF DONATING A MOTOROLA MOBILE RADIO.

A public hearing on said ordinance will be held at 5:30 p.m. on the 9th day of February, 2026, 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 public comment. Cynthia Robertson, West Verdine Street, asked Council to review Roberts Rules of Order and modify the allowance of the 3 minutes that speakers can give to someone else. Each person giving their time to another speaker shouldn't have to come to the microphone each time as long as that person is in the room then that should be acceptable.

Danny DiPetta, Bonin Drive, stated that he'd like to take Mrs. Robertson's concern a little further. He asked for a point of clarification on how a person does yield their 3 minutes to another speaker. Billy Loftin, City Attorney, stated that the Council adopted new rules in December that allows speakers to yield their 3

minutes to another speaker. For instance, if he had a client that went to the meeting and a group of people wanted to speak on that issue, they could yield their 3 minutes (12 minutes total) to that one speaker rather than each person getting up to speak. The goal is to consolidate their time to express their concerns. That's not how it's being used tonight. The purpose/rule is well intended. Mr. DiPetta stated that if the person that is getting the time donated to them and they don't have anything to say they shouldn't have to get up and say they don't have anything to say. This would speed up the meeting.

Kayla Badin, Alabama Street; Tiffany Ruckstuhl, Common Street and Barry Baden, Beauregard Avenue, yielded their 3 minutes to Josh Badin. Josh Badin, Alabama Street had concerns:

1. DHH filed complaints on the city on Oct. 25th on a correction that was supposed to be made on a water leak, and they gave the city 5 days to fix it. The leak still isn't fixed. The fine is \$3,000/day plus penalties. (Post Oak Road).
2. On the opposite side of Post Oak Road water is also blowing into the ditches.
3. He also stated that Mrs. Thomas had stated earlier in the meeting that if someone feels that an ordinance is misinterpreted, they should call their Council representative. On his property at 2209 Carr Lane the Land Use Commission put stipulations on his property that weren't actually in an ordinance. He then went to the Council meeting and argued that these stipulations placed on his property weren't in the ordinances. This caused him financial damage, and he had to hire an attorney. This is one of the reasons he's running for Council is because the Council misrepresents.
4. He submitted a public records request on all permits/inspections done for the Marshal's office. He didn't receive one build-out for this project when he had to do this for his building on Prater Road and Carr Lane. There's no Fire Marshal or build-out submittals not even drawings. The International Fire Code states that on a municipal building that exceeds 5,000 sq. ft. and has a large occupancy that it's required to have a fire suppression system. The city is not in compliance with the ordinance. He also brought up the fact that there wasn't a drinking fountain, so the city went and bought a water cooler. How did the city get a certificate of occupancy when they were in violation of all these ordinances.
5. Another issue is Mrs. Thorn, Director of Finance, stated that the lease was signed prior to doing the build-out. Permits were pulled for \$55,000 but the lease agreement strictly states that the tenant is responsible for the cost of any build-out and when he did, the request there's no cost as to what the owner spent. Mrs. Thorn told him that the renovations weren't included in the cost of the rent. How did the city come up with this figure for the rent? Was a market analysis done to come up with the \$20,000/mo. rent? The documents he received do not reflect the pricing. This was a \$320,000 improvement that's not covered under the federal reimbursement for private property and not one time was it put out for public bid. \$320,000 for a parking lot for a private investors parking lot and he gets to keep the improvements with no reimbursement to the city. Then the same guy that made the improvements is the owner of the property. Y'all all talk about transparency and here y'all say nothing was done wrong? He's asking at least one person from the city to ask for a legislative audit on everyone. The public deserves that. He would like to participate in submitting some questions for the Auditor to look at.

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6. Mr. Baden then invited Mrs. Abshire, District 4 Councilman, to go around the city to look at all the water leaks. He also invited Mrs. Abshire to annex her business into the city limits.

Michelle Mellard, Pete Seay Road; Glenda Coulter, South Hazel Street and Valerie Walker, Leonard Road, yielded their 3 minutes to Sheila Broussard. Mrs. Broussard stated that she reported the Council to the Attorney General's office back in June, 2025 because the Chairman did not recognize someone who wanted to speak. She sent the reel of the audio to the AG's office. The Council's actions show lack of transparency. At the end of the letter it says "the Council undermines transparency". District 1 Councilman said she did not read that the letter stated "lack of transparency" but the letter said, "undermines transparency". The letter from the AG's office does state that Mrs. Wingate (lady requesting to speak) is heard asking to speak. Mrs. Broussard then stated that she was waiting for an apology from the Council to Mrs. Wingate on making this error. Mrs. Broussard then went on to transcribe what exactly was said at the June meeting. Two other members of the Council at this June meeting looked at Mrs. Wingate for 5 seconds and they didn't say anything either. These two Councilmen could have called for Point of Order so Mrs. Wingate could speak. All Councilmen are held liable for following Roberts Rules of Order and the Constitution. The only reason the Council wasn't held accountable by the AG's office is because Mrs. Wingate did not fill out a speaking card for item #2. The Chairman did ask if anyone had comments and Mrs. Wingate did raise her hand. In the new guidelines that were just adopted, it needs to say that the Chairman is to ask if anyone from the public has anything to say.

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

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

1/12/25
7:10 P.M.