
February 9, 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 February 9, 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. Thomas seconded by Mrs. Ellender that the minutes stand as written. Motion carried unanimously.

Motion was then made by Mrs. Hardy seconded by Mr. Nezat that item 6A be added to the agenda:

6A. Resolution approving liquor license for Kings Point VI, located at 3350 Maplewood Drive.

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

Motion was then made by Mrs. Ellender seconded by Mr. Nezat that the agenda stand as amended.

Motion carried unanimously.

The first item on the agenda is a public hearing on ordinance amending the previously adopted Ordinance No. 1775, M-C Series, which subdivided lots for Arena Road Hospitality, LLC located at 2580 and 2600 Ruth Street for Zaveri Subdivision to reword paragraph dealing with right of ways and work commencing prior to obtaining permits. Mr. Loftin, City Attorney, stated that this property owner's attorney reached out to him to see if they could amend the wording since they are having issues with the way it was worded. The city's rights/privileges are not being interfered with, but the penalty language is harsh enough to give them pause. After discussion, motion was made by Mr. Nezat seconded by Mrs. Hardy that the following ordinance be adopted to-wit:

ORDINANCE NO. 2009, M-C SERIES

ORDINANCE AMENDING PREVIOUSLY ADOPTED ORDINANCE NO. 1775, M-C SERIES WHICH SUBDIVIDED LOTS FOR ARENA ROAD HOSPITALITY, LLC LOCATED AT 2580 AND 2600 RUTH STREET FOR ZAVERI SUBDIVISION.

WHEREAS, on May 9, 2022, the City Council of the City of Sulphur, Louisiana, adopted Ordinance No. 1775, M-C Series which subdivided lots for Arena Road Hospitality, LLC for property located at 2580 and 2600 Ruth Street for Zaveri Subdivision (see Exhibit A); and

WHEREAS, the following amendment shall be made to the previously adopted ordinance:

DELETE THE FOLLOWING PARAGRAPHS:

This subdivision is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said subdivision 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 expense of owner thereof.

No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this subdivision shall be withdrawn and considered null and void.

REPLACE THE ABOVE PARAGRAPHS WITH THE FOLLOWING:

This subdivision is granted by the City of Sulphur subject to any pre-existing apparent rights of way, servitudes, or easements currently in use and any pre-existing rights of way, servitudes, easements of record in Calcasieu Parish, Louisiana. Any and all improvements are subordinate to any such right of way, servitudes or easement.

No work shall commence on any lot in this subdivision until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, any owner of a lot in said subdivision shall be subject to all available remedies available at law, including, but not limited to fines, penalties, damages, and/or injunctive relief.

BE IT ORDAINED by the City Council of the City of Sulphur, the governing authority thereof, that they do hereby amend Ordinance No. 1775, M-C Series which subdivided lots to Arena Road Hospitality, LLC located at 2580 and 2600 Ruth Street for Zaveri Subdivision.

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 9th day of February, 2026.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is a public hearing on ordinance amending previously adopted Ordinance No. 1928, M-C Series, that granted a rezone to 2209 Carr Lane from Residential to Business to remove stipulation that states parking and driveway must be concrete. Josh Baden, Alabama Street, showed concern about why businesses aren't required to put concrete parking like the city was making him put on his property on Carr Lane. Also, why Koonce Crawfish on Maplewood Drive recently moved a new building in and they've opened without handicap parking or handicap rails. He does support this amendment to remove the stipulation for concrete driveway. Danny DiPetta, Bonin Drive, stated that the new owner will put crushed concrete on his driveway. Motion was then made by Mrs. Hardy seconded by Mr. Nezat that the following ordinance be adopted to-wit:

ORDINANCE NO. 2010, M-C SERIES

ORDINANCE AMENDING PREVIOUSLY ADOPTED ORDINANCE NO. 1928, M-C SERIES THAT GRANTED A REZONE TO 2209 CARR LANE FROM RESIDENTIAL TO BUSINESS.

WHEREAS, on September 9, 2024, the City Council granted a rezone to 2209 Carr Lane from Residential to Business which included the following stipulations:

- Parking and driveway must be concrete and adhere to the site plan.
- The west side property boundary shall install an 8-foot-tall privacy fence in accordance with the city's buffteryard ordinance.

WHEREAS, the property owner later requested that an amendment be made to change the above stipulation from an 8-foot tall fence to a 6-foot tall fence and on December 9, 2024, the City Council adopted Ordinance No. 1944, M-C Series, which made that amendment; and

WHEREAS, the property has since been sold, and the new property owner is requesting that the following stipulation be removed:

- Parking and driveway must be concrete and adhere to the site plan.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby amend the previously adopted Ordinance No. 1928, M-C Series and remove the following stipulation:

- Parking and driveway must be concrete and adhere to the site plan.

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 9th day of February, 2026.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is a public hearing on ordinance entering into a Cooperative Endeavor Agreement with Calcasieu Parish Police Jury for overlaying a portion of Sara Street. James LeDoux, North Claiborne Street, stated that Kim and Sara Streets need more speed limit signs. Motion was made by Mr. Nezat seconded by Mrs. Thomas that the following ordinance be adopted to-wit:

ORDINANCE NO. 2011, M-C SERIES

ORDINANCE AUTHORIZING MAYOR DANAHAY TO ENTER INTO A COOPERATIVE
ENDEAVOR AGREEMENT WITH CALCASIEU PARISH POLICE JURY FOR OVERLAYING
A PORTION OF SARA STREET.

WHEREAS, Article VII, Section 14 (C) of the Constitution of the State of Louisiana provides that “for a public purpose, the State and its political subdivisions or political corporations may engage in cooperative endeavors with each other, with the United States or its agencies, or with any public or private association, corporation, or individual; and

WHEREAS, the Parish and the City hereby agree to overlay approximately 4,029 feet of Sara Street which the City’s portion is calculated at fifty percent (50%) of the construction cost, or one hundred seventy-eight thousand four hundred seventy-nine dollars and four cents (\$178,479.04); and

WHEREAS, the initial term of this agreement shall commence upon execution of this agreement and shall continue until the completion of the project listed in the Scope of Work and all payments have been made.

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 9th day of February, 2026.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is a public hearing on ordinance authorizing Mayor Danahay to enter into an Act of Donation with the Town of Evergreen Police Department for the purpose of donating a Motorola Mobile Radio. The radio is being donated for \$250.00. Motion was made by Mrs. Ellender seconded by Mrs. Hardy that the following ordinance be adopted to-wit:

ORDINANCE NO. 2012, M-C SERIES

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.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, and after duly declaring the Motorola Mobile Radio surplus pursuant to Art. VII, Sec. 14(e) of the Louisiana Constitution, that they do hereby donate said Motorola Mobile Radio, which is valued at approximately \$250.00, to the Town of Evergreen Police Department.

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon the Mayor's approval, or upon proper re-adoption by the Council pursuant to Section 2-13(C) of the Home Rule Charter of the City of Sulphur.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 9th day of February, 2026.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is an introduction of ordinance declaring certain surplus movable and immovable property of the City of Sulphur and providing for the disposal thereof (house and property located at 802 South Ruth Street). Jennifer Thorn, Director of Finance, stated that about 1 ½ years ago property was being searched for the Marshal's office and Court. The city purchased 802 Ruth Street thinking they could use this for an office but then they went in a different direction. The property appraised for \$89,000 then and now it's

appraised for \$91,000. Institute of Christ the King Sovereign Priest Inc. reached out to the Mayor and inquired about purchasing this property. Motion was made by Mrs. Hardy seconded by Mrs. Thomas that the following ordinance be introduced:

DECLARING CERTAIN SURPLUS MOVABLE AND IMMOVABLE PROPERTY OF THE CITY OF SULPHUR AND PROVIDING FOR THE DISPOSAL THEREOF (HOUSE AND PROPERTY LOCATED AT 802 SOUTH RUTH STREET).

Motion was then made by Mrs. Hardy 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:

DECLARING CERTAIN SURPLUS MOVABLE AND IMMOVABLE PROPERTY OF THE CITY OF SULPHUR AND PROVIDING FOR THE DISPOSAL THEREOF (HOUSE AND PROPERTY LOCATED AT 802 SOUTH RUTH STREET).

A public hearing on said ordinance will be held at 5:30 p.m. on the 9th day of March, 2026, 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 authorizing Mayor Danahay to execute a Buy/Sell Agreement between the City of Sulphur and Institute of Christ the King Sovereign Priest Inc. and authorize the sale of property located at 802 South Ruth Street. Motion was made by Mrs. Hardy seconded by Mrs. Thomas that the following ordinance be introduced:

ORDINANCE AUTHORIZING MAYOR DANAHAY TO EXECUTE A BUY/SELL AGREEMENT BETWEEN THE CITY OF SULPHUR AND INSTITUTE OF CHRIST THE KING SOVEREIGN PRIEST INC. AND AUTHORIZE THE SALE OF PROPERTY LOCATED AT 802 SOUTH RUTH STREET.

Motion was then made by Mrs. Hardy 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 AUTHORIZING MAYOR DANAHAY TO EXECUTE A BUY/SELL AGREEMENT BETWEEN THE CITY OF SULPHUR AND INSTITUTE OF CHRIST THE KING SOVEREIGN PRIEST INC. AND AUTHORIZE THE SALE OF PROPERTY LOCATED AT 802 SOUTH RUTH STREET.

A public hearing on said ordinance will be held at 5:30 p.m. on the 9th day of March, 2026, 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 approving liquor license for Kings Point VI, located at 3350 Maplewood Drive. Motion was made by Mrs. Hardy seconded by Mrs. Thomas that the following resolution be adopted to-wit:

RESOLUTION NO. 3686, M-C SERIES

RESOLUTION APPROVING LIQUOR LICENSE FOR KINGS POINT VI LOCATED AT 3350 MAPLEWOOD DRIVE

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby approve liquor license for Kings Point VI located at 3350 Maplewood Drive.

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 9th day of February, 2026.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

The next item on the agenda is Public Comment. The following people addressed the Council:

Josh Baden, Alabama Street – (1) showed concern about water leaks on Timberlane and Lincoln Streets (2) not happy about all the inconsistencies with the way ordinances are read and interpreted by Administration.

James LeDoux, North Claiborne Street – the resurfacing on Maplewood Drive looks good so far. He thanked Austin Abrahams, Director of Public Works.

The following people yielded their 3 minutes to Marshal Brandon Dever (1) Eddie LeBlanc-Roxton Street (2) Chad Guidry-Ms. Daisy's Drive (3) Thomas Clophus-Summerwood Drive (4) Geoff Landry-Kingwood Street. Marshal Brandon Dever, Thompson Road, addressed the Council and stated that he wanted to give clarity and transparency on some things that have recently been said about him and the process of moving into the current Marshal's office at 501 Willow Avenue. He gave step by step actions after both Hurricane Laura and Delta, COVID, ice storm, limited real estate options that can house 6 entities and other events that led them into the current building they are in now. He also stated that he wasn't involved in the rental agreements or financial obligations with the owner of 501 Willow Avenue. He addressed the process for the concrete parking and the renovations at their new office. He also stated that negligence, illegal actions or corruption was never on anyone's agenda. The Judge and the Marshal's office are only tenants of this building and that's it. They have relocated their offices 3 times in 6 years, and all these moves were approved by city administration, City Council, 3rd party consultants and FEMA. They endured the hardships of these moves, but they made the best out of bad situations each time. He has been an honest and transparent team player this entire time. He feels no one has been corrupt, illegal, negligent or unethical during this entire process. Human error can and will happen and everyone should ask for a little bit of grace. He's very passionate about his duty as Ward 4 Marshal and will always support his community. He then stated that if anyone has any questions, they can always call him and he will sit down and have a discussion with them.

Josh Baden, Alabama Street, addressed the Council and stated that he knows Brandon's letter was directed at him. He was the one that questioned the process for the Court/Marshal's office. Citizens should question things that they don't think are right. If they don't question, that's a problem.

Mrs. Ellender stated that things were said at the last Land Use meeting that has some inconsistencies. She has proof of it and if anyone wants to see it just ask her.

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

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Chairman

2/9/26
6:15 P.M.