

May 8, 2017

The City Council of the City of Sulphur, Louisiana, met in regular session at its regular meeting place in the Council Chambers, Sulphur, Louisiana, on May 8, 2017 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  
DENNIS BERGERON, Council Representative of District 2  
MELINDA HARDY, Interim Council Representative of District 3  
RANDY FAVRE, Council Representative of District 4  
STUART MOSS, Council Representative of District 5

After the meeting was called to order and the roll called with the above result, prayer was led by Mrs. Ellender, followed by the reciting of the Pledge of Allegiance led by Mr. Favre.

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

The Chairman then asked if there were any changes to the agenda. Mrs. Ellender stated that she requested this item to be added because these employees need to be commended. Motion was made by Mrs. Ellender seconded by Mr. Favre that item #3A be added to the agenda:

- Commending all city employees for a job well done.

With no comment from the public, motion carried unanimously.

Mayor Duncan then stated that #18 needed to be added since Administration failed to put on the agenda at time final agenda was sent out:

Introduction of ordinance amending Ordinance No. 1388, M-C Series adopted June 13, 2016 to set forth water fees charged by the City.

With no comment from the public, motion was made by Mr. Moss seconded by Mr. Favre that item #18 be added.

Motion carried unanimously.

Mayor Duncan then stated that #19 needed to be added since Administration failed to put on the agenda at time final agenda was sent out:

Introduction of Ordinance amending Ordinance No. 1390, M-C Series adopted June 13, 2016 to set forth sewer fees charged by the City.

With no comment from the public, motion was made by Mr. Favre seconded by Mrs. Ellender that item #19 be added.

Motion carried unanimously.

Mayor Duncan then stated that #20 needed to be added since Administration failed to put on the agenda at time final agenda was sent out:

Introduction of Ordinance amending Ordinance No. 1391, M-C Series adopted June 13, 2016 to set forth garbage/trash collection fees charged by the City.

With no comment from the public, motion was made by Mr. Favre seconded by Mrs. Hardy that item #20 be added.

Motion carried unanimously.

Mayor Duncan then stated that #21 needed to be added since Administration failed to put on the agenda at time final agenda was sent out:

Introduction of Ordinance amending Ordinance No. 1392, M-C Series adopted June 13, 2016 to set forth commercial sprinkler water fee charged by the City.

With no comment from the public, motion was made by Mr. Favre seconded by Mrs. Hardy that item #21 be added.

Motion carried unanimously.

Mayor Duncan then stated that #22 needed to be added since Administration failed to put on the agenda at time final agenda was sent out:

Introduction of Ordinance amending Ordinance No. 1389, M-C Series adopted June 13, 2016 to set forth septage hauler rates

With no comment from the public, motion was made by Mr. Favre seconded by Mrs. Hardy that item #22 be added.

Motion carried unanimously.

Mayor Duncan then stated that #23 needed to be added since Administration failed to put on the agenda at time final agenda was sent out:

Resolution authorizing Mayor Christopher L. Duncan to purchase a 2008 Harley Davidson Motorcycle, Vin# 1HD1FHM148Y609320 from the Cameron Parish Sheriff Office.

With no comment from the public, motion was made by Mr. Favre seconded by Mrs. Hardy that item #23 be added.

Motion carried unanimously.

Motion was then made by Mr. Moss seconded by Mr. Favre that the agenda stand as changed.

Motion carried unanimously.

The first item on the agenda is a resolution electing a Chairman and Vice Chairman for City Council. Motion was made by Mrs. Ellender seconded by Mrs. Hardy that the following resolution be adopted to-wit:

RESOLUTION NO. 3051, M-C SERIES

Resolution electing a Chairman and Vice-Chairman for City Council.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby elect Randy Favre as Chairman and Stuart Moss as Vice-Chairman for City Council.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Bergeron, Mrs. Hardy, Mr. Favre, Mr. Moss

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 8<sup>th</sup> day of May, 2017.

ATTEST:

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ARLENE BLANCHARD, Clerk

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RANDY FAVRE, Chairman

*At this time Mr. Favre took a personal point of privilege and presented Mr. Bergeron with a plaque and thanked him for serving as Chairman for May 2016-April 2017.*

The next item on the agenda is a presentation by Armed Forces Committee. The Committee presented a certificate to James Virgadamo and thanked him for his years of service to our country.

The next item on the agenda is Eric Cormier, Southwest Economic Development Alliance, to address Council. *(Mr. Cormier spoke on I-10 bridge and corridor). To hear complete presentation log onto [www.sulphur.org](http://www.sulphur.org) and click on Council tab.*

The next item on the agenda is commending all city employees for a job well done. Mrs. Ellender stated that in the recent flood there were public employees everywhere working. Every time she calls public works they respond, as well as police and fire. All city employees should be commended on a job well done during this event.

The next item on the agenda is a public hearing on ordinance accepting final plat from Ernest Anderson for property located east of Beglis Parkway, south of Monet Acres for Anderson Acres Subdivision. After much discussion, motion was made by Mrs. Hardy seconded by Mr. Moss that the following amendment be made:

WHEREAS, a right of access shall be executed by Ernest Anderson and Monet Acres Limited Partnership and filed at the Clerk of Court granting said right of access.

Motion carried unanimously.

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

ORDINANCE NO. 1465, M-C SERIES AS AMENDED

ORDINANCE ACCEPTING FINAL PLAT FROM ERNEST ANDERSON FOR PROPERTY LOCATED EAST OF BEGLIS PARKWAY, SOUTH OF MONET ACRES.

WHEREAS, in accordance with Appendix B, Article III, Part 1, Section 1 (6) (c) and Chapter 18 of the Code of Ordinances of the City of Sulphur, application has been received from Ernest Anderson, to accept final plat and revise the Land Use Map for property located east of Beglis Parkway, south of Monet Acres for property described as follows:

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4-SE/4) OF SECTION 26, TOWNSHIP 9 SOUTH, RANGE 10 WEST, LA. MER., CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION 26, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE SOUTH 89°02'33" EAST ALONG THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 582.29 FEET; THENCE NORTH 00°49'33" EAST A DISTANCE OF 497.12 FEET; THENCE NORTH 88°42'46" WEST A DISTANCE OF 273.07 FEET; THENCE NORTH 00°47'59" EAST A DISTANCE OF 538.56 FEET AND POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;

THENCE CONTINUE NORTH 00°47'59" EAST A DISTANCE OF 203.70 FEET; THENCE SOUTH 89°50'11" EAST A DISTANCE OF 124.97 FEET; THENCE SOUTH 00°47'59" WEST A DISTANCE OF 60.00 FEET; THENCE SOUTH 89°50'11" EAST A DISTANCE OF 370.01 FEET; THENCE SOUTH 00°47'59" WEST A DISTANCE OF 125.01 FEET; THENCE NORTH 89°50'11" WEST A DISTANCE OF 190.00 FEET; THENCE SOUTH 00°47'59" WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 89°50'11" WEST A DISTANCE OF 120.00 FEET; THENCE NORTH 61°01'37" WEST A DISTANCE OF 84.23 FEET;

THENCE NORTH 69°34'21" WEST A DISTANCE OF 117.56 FEET TO THE POINT OF BEGINNING.

AND

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4-SE/4) OF SECTION 26, TOWNSHIP 9 SOUTH, RANGE 10 WEST, LA. MER., CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION 26, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE SOUTH 89°02'33" EAST ALONG THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 582.29 FEET; THENCE NORTH 00°49'33" EAST A DISTANCE OF 497.12 FEET; THENCE NORTH 88°42'46" WEST A DISTANCE OF 273.07 FEET; THENCE NORTH 00°47'59" EAST A DISTANCE OF 538.56 FEET; THENCE SOUTH 69°34'21" EAST A DISTANCE OF 117.56 FEET; THENCE SOUTH 61°01'37" EAST A DISTANCE OF 84.23 FEET; THENCE SOUTH 89°50'11" EAST A DISTANCE OF 120.00 FEET; THENCE NORTH 00°47'59" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°50'11" EAST A DISTANCE OF 440.02 FEET AND POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE NORTH 00°47'59" EAST A DISTANCE OF 125.01 FEET; THENCE EAST A DISTANCE OF 237.41 FEET TO THE WEST BANK OF AN EXISTING DRAINAGE DITCH; THENCE SOUTH 15°54'44" WEST ALONG SAID WEST BANK A DISTANCE OF 58.17 FEET; THENCE SOUTH 17°10'15" WEST A DISTANCE OF 72.88 FEET; THENCE SOUTH 89°50'11" EAST A DISTANCE OF 201.69 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIBED TRACTS CONTAINING 2.73 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHT OF WAYS, SERVITUDES AND/OR EASEMENTS OF RECORD OR BY USE.

WHEREAS, a right of access shall be executed by Ernest Anderson and Monet Acres Limited Partnership and filed at the Clerk of Court granting said right of access; and

WHEREAS, this final plat is accepted by the City of Sulphur and may be withdrawn by the City of Sulphur should said final plat 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; and

WHEREAS, Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the acceptance of this final plat, 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; and

WHEREAS, if City Council does hereby accept this final plat and the owner of such 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 subdivision; and

WHEREAS, no work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this acceptance of final plat shall be withdrawn and considered null and void.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby accept the final plat from Ernest Anderson and revise the Land Use Map for property located east of Beglis Parkway, south of Monet Acres.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Bergeron, Mrs. Hardy, Mr. Favre, Mr. Moss

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 8<sup>th</sup> day of May, 2017.

ATTEST:

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ARLENE BLANCHARD, Clerk

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RANDY FAVRE, Chairman

The next item on the agenda is a public hearing on ordinance granting a rezone to Ernest Anderson from Residential District to Mixed Residential District for property located east of Beglis Parkway, south of Monet Acres. After much discussion, motion was made by Mrs. Hardy seconded by Mr. Moss that the following amendment be made:

- A 6-foot fence shall be placed between Lots 5-14 of Anderson Acres Subdivision and the 5.28 acres.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mrs. Hardy, Mr. Favre, Mr. Moss

NAYS: Mr. Bergeron

ABSENT: None

And the said amendment was declared duly adopted on this 8<sup>th</sup> day of May, 2017.

ATTEST:

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ARLENE BLANCHARD, Clerk

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RANDY FAVRE, Chairman

Motion was then made by Mrs. Hardy seconded by Mr. Moss that the following amendment be made:

- Only single family detached dwellings or duplexes shall be placed on property.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mrs. Hardy, Mr. Favre, Mr. Moss

NAYS: Mr. Bergeron

ABSENT: None

And the said amendment was declared duly adopted on this 8<sup>th</sup> day of May, 2017.

ATTEST:

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ARLENE BLANCHARD, Clerk

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RANDY FAVRE, Chairman

Motion was then made by Mrs. Hardy seconded by Mr. Moss that the following ordinance be amended to allow for minor corrections since the adoption by Land Use:

ORDINANCE GRANTING A REZONE FROM RESIDENTIAL TO MIXED  
RESIDENTIAL TO ERNEST ANDERSON FOR PROPERTY LOCATED EAST  
OF BEGLIS PARKWAY, SOUTH OF MONET ACRES.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Bergeron, Mrs. Hardy, Mr. Favre, Mr. Moss

NAYS: None

ABSENT: None

And the said amendment was declared duly adopted on this 8<sup>th</sup> day of May, 2017.



ATTEST:

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ARLENE BLANCHARD, Clerk

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RANDY FAVRE, Chairman

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

ORDINANCE NO. 1466, M-C SERIES AS AMENDED

ORDINANCE GRANTING A REZONE FROM RESIDENTIAL TO MIXED RESIDENTIAL TO ERNEST ANDERSON FOR PROPERTY LOCATED EAST OF BEGLIS PARKWAY, SOUTH OF MONET ACRES.

WHEREAS, Ernest Anderson has submitted application to Rezone from Residential District to Mixed Residential District; and

WHEREAS, improvements on the property shall include the following stipulations:

1. Only single family detached dwellings or duplexes shall be placed on property.
2. A 6-foot fence shall be placed between Lots 5-14 of Anderson Acres Subdivision and the 5.28 acres.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SULPHUR, LOUISIANA, IN REGULAR SESSION CONVENED THAT:

The Land Use Ordinance of the City of Sulphur is hereby amended to grant a Rezone to Ernest Anderson from Residential to Mixed Residential for the following described property to wit:

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4-SE/4) OF SECTION 26, TOWNSHIP 9 SOUTH, RANGE 10 WEST, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION 26, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE SOUTH 89°02'33" EAST ALONG THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 582.29 FEET; THENCE NORTH 00°49'33" EAST A DISTANCE OF 497.12 FEET; THENCE NORTH 88°42'46" WEST A DISTANCE OF 273.07 FEET; THENCE NORTH 00°47'59" EAST A DISTANCE OF 437.66 FEET TO THE CENTER OF AN EXISTING DRAINAGE DITCH AND POINT OF BEGINNING OF HEREIN DESCRIBED TRACT:

THENCE CONTINUE NORTH 00°47'59" EAST A DISTANCE OF 100.90 FEET; THENCE SOUTH 69°34'21" EAST A DISTANCE OF 117.56 FEET; THENCE SOUTH 61°01'37" EAST A DISTANCE OF 84.23 FEET; THENCE SOUTH 89°50'11" EAST A DISTANCE OF 120.00 FEET; THENCE NORTH 00°47'59" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°50'11" EAST A DISTANCE OF 641.71 FEET TO THE WEST TOP BANK OF AN EXISTING DRAINAGE DITCH; THENCE SOUTHWESTERLY ALONG THE WEST TOP BANK OF SAID DRAINAGE DITCH THE FOLLOWING 8 COURSES: SOUTH 17°10'15" WEST, 27.92'; SOUTH 15°31'39" WEST, 111.78'; SOUTH 15°02'51" WEST, 106.97'; SOUTH 15°32'17" WEST, 88.66'; SOUTH 15°49'06" WEST, 52.94'; SOUTH 15°25'20" WEST, 54.09'; SOUTH 03°51'14" WEST, 22.76'; SOUTH 10°52'17" WEST, 17.78'; SOUTH 87°16'35" WEST, 36.42'; THENCE LEAVING SAID WEST TOP BANK SOUTH 87°16'35" WEST A DISTANCE OF 36.42 FEET TO THE CENTER OF THE AFOREMENTIONED DRAINAGE DITCH; THENCE NORTH 45°43'11" WEST ALONG THE CENTER OF SAID DRAINAGE DITCH 128.92 FEET; THENCE NORTH 63°10'52" WEST ALONG THE CENTER OF SAID DRAINAGE DITCH A DISTANCE OF 119.47 FEET; THENCE NORTH 70°37'51" WEST ALONG THE CENTER OF SAID DRAINAGE DITCH A DISTANCE OF 625.05 FEET TO THE POINT OF BEGINNING. HEREIN DESCRIBED TRACT CONTAINING 5.28 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHTS OF WAY, SERVITUDES AND/OR EASEMENTS OF RECORD OR BY USE.

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.

If City Council does hereby approve 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 re-zone.

**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.**

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mrs. Hardy, Mr. Favre, Mr. Moss

NAYS: Mr. Bergeron  
ABSENT: None

And the said ordinance was declared duly adopted on this 8<sup>th</sup> day of May, 2017.

ATTEST:

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ARLENE BLANCHARD, Clerk

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RANDY FAVRE, Chairman

The next item on the agenda is a public hearing on ordinance accepting final plat from William LeBlanc for property located at 110 Leora Street. Mrs. Ellender stated that she would abstain from voting since she was the realtor for this property. Motion was then made by Mr. Moss seconded by Mrs. Hardy that the following ordinance be amended to allow for minor corrections since the adoption by Land Use:

ORDINANCE ACCEPTING FINAL PLAT FROM WILLIAM LEBLANC FOR  
PROPERTY LOCATED AT 110 LEORA STREET.

Motion carried.

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

ORDINANCE NO. 1467, M-C SERIES

ORDINANCE ACCEPTING FINAL PLAT FROM WILLIAM LEBLANC FOR  
PROPERTY LOCATED AT 110 LEORA STREET.

WHEREAS, in accordance with Appendix B, Article III, Part 2, Section 1 (6) (c) and Chapter 18 of the Code of Ordinances of the City of Sulphur, application has been received from William LeBlanc, to accept final plat and make revisions to the Land Use Map for property located at 110 Leora Street for property described as follows:

TRACT 1

THE WEST 73.00 FEET OF THE SOUTH 118.00 FEET OF LOT FOUR (4) OF BLOCK ONE (1) OF THE OAK GROVE ADDITION TO THE TOWN OF SULPHUR, BEING THE ELLA G. PERKINS SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4-SW/4) OF SECTION 27, TOWNSHIP 9 SOUTH,

RANGE 10 WEST, LA. MER., AS PER PLAT RECORDED IN PLAT BOOK 3 AT PAGE 181, RECORDS OF CALCASIEU PARISH, LOUISIANA.

HEREIN DESCRIBED TRACT CONTAINING 8,613.49 SQUARE FEET, MORE OR LESS.

TRACT 2

THE EAST 70.60 FEET OF THE SOUTH 118.00 FEET OF LOT FOUR (4) OF BLOCK ONE (1) OF THE OAK GROVE ADDITION TO THE TOWN OF SULPHUR, BEING THE ELLA G. PERKINS SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4-SW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST, LA. MER., AS PER PLAT RECORDED IN PLAT BOOK 3 AT PAGE 181, RECORDS OF CALCASIEU PARISH, LOUISIANA

HEREIN DESCRIBED TRACT CONTAINING 8,329.25 SQUARE FEET, MORE OR LESS.

WHEREAS, this final plat is accepted by the City of Sulphur and may be withdrawn by the City of Sulphur should said final plat 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; and

WHEREAS, Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the acceptance of this final plat, 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; and

WHEREAS, if City Council does hereby accept this final plat and the owner of such 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 subdivision; and

WHEREAS, no work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this acceptance of final plat shall be withdrawn and considered null and void.

NOW THEREFORE, BE IT ORDAINED-by the City Council of the City of Sulphur, Louisiana, that they do hereby accept the final plat from William LeBlanc and revise the Land Use Map for property located at 110 Leora Street.

A vote was then called with the results as follows:

YEAS: Mr. Bergeron, Mrs. Hardy, Mr. Favre, Mr. Moss

NAYS: None

ABSENT: None  
ABSTAIN: Mrs. Ellender

And the said ordinance was declared duly adopted on this 8<sup>th</sup> day of May, 2017.

ATTEST:

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ARLENE BLANCHARD, Clerk

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RANDY FAVRE, Chairman

The next item on the agenda is a public hearing on ordinance granting a zone to Residential to Bel Commercial LLC for property located west of Wright Road, south of Mimosa Park Phase I for Mimosa Park Phase II. Motion was then made by Mr. Bergeron seconded by Mrs. Ellender that the following ordinance be amended to allow for minor corrections since the adoption by Land Use:

ORDINANCE ZONING PROPERTY TO RESIDENTIAL FOR BEL  
COMMERCIAL LLC, FOR PROPERTY LOCATED WEST OF WRIGHT ROAD,  
SOUTH OF MIMOSA PARK PHASE I FOR MIMOSA PARK PHASE II.

Motion carried.

Mr. Bergeron address Mr. Foshee, representative for Bel Commercial, and stated that he doesn't want to approve any more lots in this area since Mimosa Park Phase I does not drain. He requests that this be fixed before they approve more lots. Mr. Foshee stated that this is a concern for them as well. He stated that they'll "t" into the junction between Carlyss and Mimosa to help drainage. Mr. Bergeron stated that even the day after the major rainfall Mimosa Park Phase I still hadn't drained. After discussion, Mr. Bergeron stated that he would get with Mr. Foshee to discuss the drainage. Motion was then made by Mr. Bergeron seconded by Mrs. Ellender that the following ordinance be adopted to-wit:

ORDINANCE NO. 1468, M-C SERIES

ORDINANCE ZONING PROPERTY TO RESIDENTIAL FOR BEL  
COMMERCIAL LLC, FOR PROPERTY LOCATED WEST OF WRIGHT ROAD,  
SOUTH OF MIMOSA PARK PHASE I FOR MIMOSA PARK PHASE II.

WHEREAS, on December 9, 2013 City Council adopted Ordinance No. 1171, M-C Series which annexed said property into the corporate limits of Sulphur; and

WHEREAS, upon adoption, said property was not designated how it was to be zoned; and

WHEREAS, said property is currently zoned as an A-1 land use district by the Parish; and

WHEREAS, applicant wishes to have property zoned Residential.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF  
SULPHUR, LOUISIANA, IN REGULAR SESSION CONVENED THAT:

The Land Use Ordinance of the City of Sulphur is hereby amended to zone property for Bel Commercial LLC to Residential for the following described property to wit:

THAT CERTAIN TRACT OF LAND SITUATED IN SECTIONS 10 & 15, TOWNSHIP  
10 SOUTH, RANGE 10 WEST, CITY OF SULPHUR, CALCASIEU PARISH,  
LOUISIANA, CONTAINING 15.432 ACRES AND BEING MORE FULLY  
DESCRIBED AS FOLLOWS:

COMMENCING AT THE PROJECTED INTERSECTION OF LEAWOOD AVENUE  
AND THE WEST RIGHT OF WAY OF HAYGOOD DRIVE, SAID POINT BEING THE  
POINT OF COMMENCEMENT (P.O.C.); THENCE PROCEED SOUTH 00°53'58"  
WEST A DISTANCE OF 100.00 FEET TO A POINT, SAID POINT BEING THE POINT  
OF BEGINNING (P.O.B.).

THENCE PROCEED ALONG A BEARING OF SOUTH 00°53'58" WEST FOR A  
DISTANCE OF 40.02 FEET TO A POINT;  
THENCE PROCEED ALONG A BEARING OF SOUTH 89°06'02" EAST FOR A  
DISTANCE OF 677.86 FEET TO A POINT;  
THENCE PROCEED ALONG A BEARING OF NORTH 00°58'10" EAST FOR A  
DISTANCE OF 36.59 FEET TO A POINT;  
THENCE PROCEED ALONG A BEARING OF SOUTH 89°06'02" EAST FOR A  
DISTANCE OF 171.98 FEET TO A POINT;  
THENCE PROCEED ALONG A BEARING OF SOUTH 00°58'12" WEST FOR A  
DISTANCE OF 317.22 FEET TO A POINT;  
THENCE PROCEED ALONG A BEARING OF SOUTH 89°51'01" WEST FOR A  
DISTANCE OF 1307.12 FEET TO A POINT;  
THENCE PROCEED ALONG A BEARING OF NORTH 00°59'14" EAST FOR A  
DISTANCE OF 532.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00°14'06" WEST FOR A DISTANCE OF 76.10 FEET TO A POINT;  
THENCE PROCEED ALONG A BEARING OF NORTH 01°12'25" EAST FOR A DISTANCE OF 406.13 FEET TO A POINT;  
THENCE PROCEED ALONG A BEARING OF NORTH 00°27'22" EAST FOR A DISTANCE OF 110.15 FEET TO A POINT;  
THENCE PROCEED ALONG A BEARING OF SOUTH 89°32'38" EAST FOR A DISTANCE OF 61.33 FEET TO A POINT;  
THENCE PROCEED ALONG A BEARING OF SOUTH 00°59'59" WEST FOR A DISTANCE OF 2.26 FEET TO A POINT;  
THENCE PROCEED ALONG A BEARING OF SOUTH 89°06'00" EAST FOR A DISTANCE OF 115.44 FEET TO A POINT;  
THENCE PROCEED ALONG A BEARING OF SOUTH 00°53'58" WEST FOR A DISTANCE OF 4.99 FEET TO A POINT;  
THENCE PROCEED ALONG A BEARING OF SOUTH 89°06'02" EAST FOR A DISTANCE OF 165.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 00°53'58" WEST FOR A DISTANCE OF 773.00 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 89°06'01" EAST A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING.

This Zoning of property is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said Zoning 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 Zoning, 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 Zoning the owner of this Zoning 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 Zoning.

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

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mrs. Hardy, Mr. Favre, Mr. Moss

NAYS: Mr. Bergeron  
ABSENT: None

And the said ordinance was declared duly adopted on this 8<sup>th</sup> day of May, 2017.  
ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

\_\_\_\_\_  
RANDY FAVRE, Chairman

The next item on the agenda is a public hearing on ordinance accepting Preliminary Plat from Bel Commercial LLC, for Mimosa Park Phase II for property located west of Wright Road. Motion was made by Mr. Moss. Motion failed for lack of second for the following ordinance:

**ORDINANCE ACCEPTING PRELIMINARY PLAT FROM BEL COMMERCIAL LLC, FOR MIMOSA PARK PHASE II.**

And the above ordinance failed for lack of second on this 8<sup>th</sup> day of May, 2017.  
ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

\_\_\_\_\_  
RANDY FAVRE, Chairman

The next item on the agenda is a public hearing on ordinance authorizing an Amendment and Restatement of Servitude Agreements and a Consent Agreement with the Lake Charles Port & Terminal District and authorize Mayor Christopher L. Duncan to sign all documents in connection therewith. Motion was made by Mr. Moss seconded by Mrs. Ellender that the following ordinance be adopted to-wit:

**ORDINANCE NO. 1469, M-C SERIES**

AN ORDINANCE RATIFYING RESOLUTION NO. 2704, M-C SERIES ADOPTED ON MARCH 18, 2014 AND AUTHORIZING AN AMENDMENT AND RESTATEMENT OF SERVITUDE AGREEMENTS AND A CONSENT AGREEMENT WITH THE LAKE CHARLES HARBOR & TERMINAL DISTRICT AND AUTHORIZING MAYOR CHRISTOPHER L. DUNCAN TO SIGN ALL DOCUMENTS IN CONNECTION THEREWITH.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby ratify the execution of that Amendment of Servitude



Agreements filed April 22, 2014, recorded at Clerk's File No. 3135864, and covering a portion of that certain immovable property owned by the City of Sulphur, Louisiana, and described as the Southwest Quarter of the Northeast Quarter of Section 17, Township 10 South, Range 9 West (the "Property").

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby also authorize the execution of an Amendment and Restatement of Servitude Agreements covering the Property and a Consent Agreement covering adjacent property with the Lake Charles Harbor & Terminal District.

BE IT FURTHER ORDAINED that the Mayor, Christopher L. Duncan, is hereby authorized, empowered, and directed to execute the Amendment and Restatement of Servitude Agreements and the Consent Agreement or any other documents in connection therewith.

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

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Bergeron, Mrs. Hardy, Mr. Favre, Mr. Moss

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 8<sup>th</sup> day of May, 2017.

ATTEST:

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ARLENE BLANCHARD, Clerk

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RANDY FAVRE, Chairman

The next item on the agenda is a public hearing on ordinance accepting the donation of property from Michael Howard Stine and authorizing the Mayor to execute said donation agreement and providing for effective date of ordinance. Mayor Duncan asked that this ordinance be tabled until they can submit the correct property description. Motion was made by Mr. Moss seconded by Mrs. Ellender that the following ordinance be tabled indefinitely:

AN ORDINANCE ACCEPTING THE DONATION OF PROPERTY  
FROM MICHAEL HOWARD STINE AND AUTHORIZING THE MAYOR TO  
EXECUTE SAID DONATION AGREEMENT AND PROVIDING FOR  
EFFECTIVE DATE OF ORDINANCE.

Motion carried unanimously.

The next item on the agenda is a public hearing on ordinance enlarging and extending the boundaries for the City of Sulphur for the annexation of Bel Commercial, LLC, for 55.95 acres located east of Wright Road. Motion was then made by Mr. Moss seconded by Mrs. Hardy that the following ordinance be amended to allow for minor corrections since the adoption by Land Use:

ORDINANCE ENLARGING AND EXTENDING THE BOUNDARIES OF THE  
CITY OF SULPHUR FOR THE ANNEXATION FOR BEL COMMERCIAL, LLC,  
OF 55.95 ACRES LOCATED EAST OF WRIGHT ROAD.

Motion carried unanimously.

Motion was then made by Mr. Bergeron seconded by Mr. Moss that the following ordinance be adopted to-wit:

ORDINANCE NO. 1470, M-C SERIES

ORDINANCE ENLARGING AND EXTENDING THE BOUNDARIES OF THE CITY  
OF SULPHUR FOR THE ANNEXATION FOR BEL COMMERCIAL, LLC, OF 55.95  
ACRES LOCATED EAST OF WRIGHT ROAD.

WHEREAS, the City of Sulphur has received a petition from Bel Commercial, LLC for the annexation of certain property which is adjacent to and contiguous to the existing corporate limits of the City of Sulphur, which said property is generally described as the 55.95 acres lying on the east side of Wright Road; and

WHEREAS, Land Use Commission voted Monday, March 20, 2017 to introduce said ordinance; and

WHEREAS, after a public hearing this date in accordance with the said public notice which was duly advertised, it has been deemed desirable that the boundaries of the City of Sulphur, Louisiana be enlarged and extended to include the said property, no one having appeared to protest said annexation, the said petition for annexation having been signed by the sole property owner's in the area for which annexation is sought; and

WHEREAS, said property, currently zoned as Agriculture 1 land use district by the Parish; and

WHEREAS, property owner wishes to have property zoned Residential.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that the boundaries of the City of Sulphur, Louisiana, be and the same are hereby enlarged and extended to include the following described property situated in the Parish of Calcasieu, State of Louisiana, to-wit:

A CERTAIN PARCEL OF LAND BEING 55.95 ACRES SITUATED IN SECTION 11, TOWNSHIP-10-SOUTH, RANGE-10-WEST, CITY OF SULPHUR, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT FROM THE INTERSECTION OF WRIGHT RD AND CARLYSS BLVD BEING THE POINT OF COMMENCEMENT (P.O.C.), THENCE NORTH 00°36'49" EAST A DISTANCE OF 1350.73 FEET, THENCE NORTH 90°00'00" EAST A DISTANCE OF 25 FEET TO A POINT BEING THE POINT OF BEGINNING (P.O.B.);

THENCE SOUTH 89°32'41" EAST A DISTANCE OF 228.29 FEET TO A POINT;

THENCE SOUTH 30°35'27" EAST A DISTANCE OF 53.04 FEET TO A POINT;

THENCE SOUTH 32°21'29" EAST A DISTANCE OF 110.77 FEET TO A POINT;

THENCE SOUTH 24°22'51" EAST A DISTANCE OF 108.11 FEET TO A POINT;

THENCE SOUTH 44°07'27" EAST A DISTANCE OF 86.87 FEET TO A POINT;

THENCE SOUTH 53°31'46" EAST A DISTANCE OF 126.85 FEET TO A POINT;

THENCE SOUTH 34°45'58" EAST A DISTANCE OF 107.02 FEET TO A POINT;

THENCE SOUTH 36°19'19" EAST A DISTANCE OF 95.26 FEET TO A POINT;

THENCE SOUTH 38°29'57" EAST A DISTANCE OF 116.32 FEET TO A POINT;

THENCE SOUTH 55°34'23" EAST A DISTANCE OF 80.88 FEET TO A POINT;

THENCE SOUTH 70°30'38" EAST A DISTANCE OF 113.51 FEET TO A POINT;

THENCE SOUTH 75°01'36" EAST A DISTANCE OF 87.89 FEET TO A POINT;

THENCE SOUTH 72°17'26" EAST A DISTANCE OF 125.42 FEET TO A POINT;

THENCE SOUTH 76°05'47" EAST A DISTANCE OF 92.22 FEET TO A POINT;

THENCE NORTH 71°30'09" EAST A DISTANCE OF 125.33 FEET TO A POINT;

THENCE SOUTH 00°46'32" WEST A DISTANCE OF 1901.94 FEET TO A POINT;

THENCE NORTH 89°10'24" WEST A DISTANCE OF 662.85 FEET TO A POINT;

THENCE NORTH 00°41'41" EAST A DISTANCE OF 661.78 FEET TO A POINT;

THENCE NORTH 89°15'59" WEST A DISTANCE OF 638.78 FEET TO A POINT;

THENCE NORTH 00°36'49" EAST A DISTANCE OF 1982.22 FEET TO A POINT BEING THE POINT OF BEGINNING (P.O.B.)

BE IT FURTHER ORDAINED that the boundaries of the City of Sulphur, Louisiana, be and the same are hereby defined as follows, to-wit:

#### DESCRIPTION OF GEOGRAPHIC BOUNDARIES:

##### SULPHUR CITY LIMITS DESCRIPTION:

REVISED MAY 2, 2017 TO INCLUDE BEL COMMERCIAL, LLC TRACT – RESOLUTION NO. 3049 M-C SERIES  
(PAGE 11-12)

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST, SAID POINT BEING ON THE PRESENT CITY LIMITS LINE OF THE CITY OF SULPHUR, LOUISIANA; THENCE NORTH TO THE NORTHEAST (NE) CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 OF NE/4) OF SAID SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 OF NE/4) TO THE NORTHWEST (NW) CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 OF NE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 OF NE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST, TO THE NORTHEAST QUARTER SE/4 OF SW/4) OF NE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST FOLLOWING THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (S/2 OF SW/4 OF NE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST, TO THE NORTHEAST (NE) CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 OF SW/4 OF NE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 OF SW/4 OF NE/4) TO A POINT 100 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST 100 FEET; THENCE SOUTH 100 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST TO THE SOUTHEAST (SE) CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH TO THE NORTHEAST (NE) CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST, THENCE WEST TO THE NORTHWEST (NW) CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH,

RANGE 10 WEST; THENCE SOUTH ALONG WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST, TO A POINT 65 FEET NORTH OF THE SOUTHWEST (SW) CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST 168 FEET ALONG A LINE WHICH IS 65 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE SOUTH 65 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST TO A POINT 664 FEET EAST OF THE SOUTHWEST (SW) CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 OF NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH 475 FEET; THENCE WEST 639 FEET, MORE OR LESS, TO THE EAST LINE OF NORTH CLAIBORNE STREET; THENCE SOUTH 475 FEET ALONG THE EAST LINE OF NORTH CLAIBORNE STREET TO THE SOUTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST TO THE NORTHWEST (NW) CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 28, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE SOUTH ALONG THE WESTERN CITY LIMITS LINE TO ITS POINT OF INTERSECTION WITH THE NORTH LINE OF U.S. HIGHWAY #90; THENCE WESTERLY ALONG THE NORTH LINE OF U.S. HIGHWAY #90 TO ITS POINT OF INTERSECTION WITH THE CENTERLINE OF KIM STREET EXTENDED; THENCE SOUTH ALONG THE CENTERLINE OF KIM STREET TO THE SOUTHWEST (SW) CORNER OF THE EAST HALF OF THE WEST HALF (E/2 OF W/2) OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE EAST ALONG THE CENTERLINE OF SARA STREET TO THE CORNER COMMON TO SECTIONS 3 AND 4, TOWNSHIP 10 SOUTH, RANGE 10 WEST, AND SECTIONS 33 AND 34, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE SOUTH ALONG THE SECTION LINE TO A POINT WHICH IS 150 FEET SOUTH OF THE CENTERLINE OF U.S. INTERSTATE HIGHWAY #10, THENCE WESTERLY ALONG THE LINE WHICH IS 150 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF U.S. INTERSTATE HIGHWAY #10, FOR A DISTANCE OF 1247.42 FEET, MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF THE SABINE RIVER DIVERSION CANAL, THENCE SOUTH, MEANDERING ALONG THE EAST RIGHT OF WAY LINE OF THE SABINE RIVER DIVERSION CANAL, FOR A DISTANCE OF 930.2 FEET TO THE SOUTHWEST CORNER OF TRACT 2 OF THE SULPHUR GROUP LLC ANNEXATION, THENCE SOUTH 02° 38' 57" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF THE SABINE RIVER DIVERSION CANAL, FOR A DISTANCE OF 91.94 FEET; THENCE SOUTH 00° 34' 27" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF THE SABINE RIVER DIVERSION CANAL, FOR A DISTANCE OF 949.18 FEET; THENCE SOUTH 04° 27' 54" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE OF THE SABINE RIVER DIVERSION CANAL, FOR A DISTANCE OF 184.29 FEET; THENCE SOUTH 06° 54' 10" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE OF THE SABINE RIVER DIVERSION CANAL, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, FOR A DISTANCE OF 111.95 FEET; THENCE SOUTH 89° 04' 08" EAST, ALONG THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, FOR A DISTANCE OF 1245.80 FEET; THENCE EAST ALONG THE SOUTH OF THE NORTH HALF OF THE NORTHWEST

QUARTER OF SECTION 10, FOR A DISTANCE OF 201.3 FEET MORE OR LESS TO THE  
 SOUTHEAST (SE) CORNER OF THE WEST ONE-THIRD OF THE WEST HALF OF THE  
 NORTHWEST QUARTER OF THE NORTHWEST QUARTER (W/3 OF W/2 OF NW/4 OF  
 NW/4) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST; THENCE EAST, ALONG  
 THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2-NW/4)  
 OF SECTION 10, FOR A DISTANCE OF 1,401.91 FEET, MORE OR LESS, TO THE  
 NORTHWEST CORNER OF A TRACT OF LAND CURRENTLY OR FORMERLY OWNED  
 BY STINE INVESTORS CORPORATION; THENCE SOUTH, ALONG THE WEST LINE OF  
 SAID STINE INVESTORS TRACT, FOR A DISTANCE OF 220.50 FEET, MORE OR LESS,  
 TO THE SOUTH LINE OF SAID STINE INVESTORS TRACT; THENCE EAST, ALONG SAID  
 SOUTH LINE OF STINE INVESTORS TRACT, FOR A DISTANCE OF 981.50 FEET, MORE  
 OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY #27; THENCE  
 NORTH, ALONG SAID WEST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY #27, FOR  
 A DISTANCE OF 220.5 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH  
 HALF OF THE NORTHWEST QUARTER (N/2-NW/4) OF SECTION 10; THENCE EAST,  
 ALONG SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER  
 (N/2-NW/4) OF SECTION 10, FOR A DISTANCE OF 106.33 FEET, MORE OR LESS TO THE  
 EAST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY #27; THENCE NORTH ALONG  
 THE EAST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY #27, FOR A DISTANCE OF  
 103.16 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF CHENAULT STREET; THENCE  
 EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF CHENAULT STREET, FOR A  
 DISTANCE OF 308.70 FEET; THENCE NORTH FOR A DISTANCE OF 80.80 FEET; THENCE  
 WEST, FOR A DISTANCE OF 308.70 FEET, TO THE EAST RIGHT-OF-WAY LINE OF  
 LOUISIANA HIGHWAY #27; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE  
 OF LOUISIANA HIGHWAY #27 TO THE NORTH RIGHT-OF-WAY LINE OF PATCH  
 STREET; THENCE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF PATCH STREET  
 TO THE WEST RIGHT-OF-WAY LINE OF ALLEN STREET, THENCE NORTH ALONG THE  
 WEST RIGHT-OF-WAY LINE OF ALLEN STREET TO THE NORTH RIGHT-OF-WAY OF  
 PATTON STREET; THENCE CONTINUING NORTH TO THE SOUTH RIGHT-OF-WAY LINE  
 OF U.S. INTERSTATE HIGHWAY #10 (WHICH POINT IS 150 FEET SOUTH OF THE  
 CENTERLINE OF SAID INTERSTATE HIGHWAY #10); THENCE EASTERLY ALONG THE  
 SOUTH RIGHT-OF-WAY LINE WHICH IS 150 FEET SOUTH OF AND PARALLEL TO THE  
 CENTERLINE OF U.S. INTERSTATE HIGHWAY #10 TO THE SOUTHWESTERLY RIGHT-  
 OF-WAY LINE OF RAMP D OF STATE PROJECT NO. 450-91-36 AT HIGHWAY STATION  
 146+90.19; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-  
 WAY LINE OF RAMP D ALONG THE ARC OF A CURVE HAVING A RADIUS OF 1095.92  
 FEET, (THE CHORD OF WHICH BEARS SOUTH 76°00'32" EAST, A DISTANCE OF 285.86  
 FEET) FOR A DISTANCE OF 286.68; THENCE SOUTHEASTERLY ALONG SAID  
 SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAMP D ALONG THE ARC OF A CURVE  
 HAVING A RADIUS OF 308.10 FEET (THE CHORD OF WHICH BEARS SOUTH 35°47'20"  
 EAST, A DISTANCE OF 333.12 FEET) FOR A DISTANCE OF 351.95 FEET; THENCE SOUTH  
 03°03'51" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAMP D FOR  
 A DISTANCE OF 244.70 FEET; THENCE SOUTHEASTERLY ALONG THE  
 SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAMP D ALONG THE ARC OF A CURVE  
 HAVING A RADIUS OF 284.00 FEET (THE CHORD OF WHICH BEARS SOUTH 25°21'45"

EAST, A DISTANCE OF 69.71 FEET) FOR A DISTANCE OF 69.88 FEET; THENCE SOUTH 00°36'54" WEST FOR A DISTANCE OF 0.13 FEET; THENCE SOUTH 89°40'08" EAST FOR A DISTANCE OF 0.08 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAMP D ALONG THE ARC OF A CURVE HAVING A RADIUS OF 284.00 FEET (THE CHORD OF WHICH BEARS SOUTH 50°53'18" EAST, A DISTANCE OF 179.72 FEET) FOR A DISTANCE OF 182.86 FEET; THENCE SOUTH 69°20'01" EAST FOR A DISTANCE OF 109.75 FEET; THENCE SOUTH 00°39'59" WEST FOR A DISTANCE OF 103.20 FEET; THENCE SOUTH 44°07'19" WEST FOR A DISTANCE OF 18.36 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PATTON STREET; THENCE SOUTH 00°40'33" WEST FOR A DISTANCE OF 60.00 FEET TO THE FORMER SOUTH RIGHT-OF-WAY LINE OF PATTON STREET; THENCE NORTH 89°02'44" WEST, ALONG SAID FORMER SOUTH RIGHT-OF-WAY LINE OF PATTON STREET, FOR A DISTANCE OF 91.28 FEET, SAID POINT BEING SOUTH 01°04'29" WEST OF THE NORTHEAST CORNER (NE) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 10 WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 88°52'23" WEST, ALONG SAID FORMER SOUTH RIGHT-OF-WAY LINE OF PATTON STREET, FOR A DISTANCE OF 156.86; THENCE SOUTH 65°05'32" EAST FOR A DISTANCE OF 318.89 FEET; THENCE NORTH 89°47'51" EAST FOR A DISTANCE OF 220.00 FEET, MORE OR LESS, TO THE EXISTING EAST RIGHT-OF-WAY LINE OF BEGLIS PARKWAY (FORMERLY ARIZONA STREET); THENCE NORTH 67°15'12" EAST FOR A DISTANCE OF 312.86 FEET TO THE EXISTING SOUTH RIGHT-OF-WAY LINE OF PATTON STREET; THENCE NORTH, FOR A DISTANCE OF 30.0 FEET MORE OR LESS TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 10 WEST, SAID POINT BEING IN THE CENTER OF PATTON STREET; THENCE EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, FOR A DISTANCE OF 692.87 FEET, MORE OF LESS TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2; THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2 FOR A DISTANCE OF 943.35 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY #10, SAID POINT BEING 150 FEET SOUTH OF THE CENTERLINE OF U.S. INTERSTATE HIGHWAY #10, STATE PROJECT NO. 450-91-36; THENCE SOUTH 89°31'03" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE WHICH IS 150 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF U.S. INTERSTATE HIGHWAY #10, FOR A DISTANCE OF 4955.18 FEET; THENCE SOUTH 60°10'52" WEST, PARALLEL TO AND 38.0 FEET EAST OF CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 1042.31 TO A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 545.00 FEET; THENCE THROUGH SAID CURVE TO THE RIGHT PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE FOR AN ARC LENGTH DISTANCE OF 288.23 FEET, HAVING A CHORD BEARING OF SOUTH 75°19'55" WEST AND CHORD DISTANCE OF 284.88 FEET; THENCE NORTH 89°31'03" WEST, PARALLEL TO AND 38.0 FEET SOUTH OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 632.84 FEET; THENCE SOUTH 45°28'57" WEST, PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 88.71 FEET; THENCE SOUTH 00°28'57" WEST, PARALLEL TO AND

38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 330.80 FEET; THENCE SOUTH 00°28'24" WEST, PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 6.16 FEET; THENCE 10°50'45" EAST, PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 50.99 FEET; THENCE SOUTH 00°27'51" WEST, PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 48.04 FEET TO A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1055.00 FEET; THENCE THROUGH SAID CURVE TO THE RIGHT PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR AN ARC LENGTH DISTANCE OF 258.99 FEET, HAVING A CHORD BEARING OF SOUTH 07°29'49" WEST AND CHORD DISTANCE OF 258.34 FEET; THENCE SOUTH 14°31'46" WEST, PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 44.74 FEET; THENCE SOUTH 25°28'11" WEST, PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 52.69 FEET; THENCE SOUTH 14°31'46" WEST, PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 281.55 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 955.00 FEET; THENCE THROUGH SAID CURVE TO THE LEFT PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR AN ARC LENGTH DISTANCE OF 227.96 FEET, HAVING A CHORD BEARING OF SOUTH 07°41'28" WEST AND CHORD DISTANCE OF 227.42 FEET; THENCE SOUTH 00°51'10" WEST, PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 18.50 FEET; THENCE SOUTH 00°51'10" WEST, PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 61.25 FEET; THENCE SOUTH 04°51'29" EAST, PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 100.50 FEET; THENCE SOUTH 00°51'10" WEST, PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 101.67 FEET; THENCE SOUTH 44°08'50" EAST, PARALLEL TO AND 38.0 FEET EAST OF SAID CALCASIEU INDUSTRIAL DRIVE, FOR A DISTANCE OF 96.37 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SWISCO ROAD; THENCE EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SWISCO ROAD, FOR A DISTANCE OF 451.16 FEET, MORE OR LESS, TO THE WEST LINE OF A 2.44 ACRE PROPERTY CURRENTLY OR FORMALLY OWNED BY CANAL BARGE COMPANY; THENCE SOUTH, FOR A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4-NE/4) OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 10 WEST; THENCE EAST, ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4-NE/4) OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 10 WEST, FOR A DISTANCE OF 240.00 FEET TO THE SOUTH EAST CORNER OF THE SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4-NE/4) OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 10 WEST; THENCE NORTH, ALONG THE EAST LINE OF THE NORTHWEST OF THE NORTHEAST QUARTER (NW/4-NE/4) OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 10 WEST, FOR A DISTANCE OF 1327.86 FEET, MORE OR LESS; THENCE EAST, ALONG THE SOUTH LINE OF SAID SECTION 1, TOWNSHIP 10 SOUTH, RANGE 10 WEST, FOR A DISTANCE OF 1336.11 FEET, MORE OR LESS, TO THE EAST LINE OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION 1, TOWNSHIP 10 SOUTH, RANGE 10 WEST; THENCE NORTH, ALONG



SAID EAST LINE OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 10 WEST, FOR A DISTANCE OF 1010.44, MORE OR LESS, TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY #10; THENCE EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY #10, FOR A DISTANCE OF 1324.20 FEET, MORE OR LESS; THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY #10, SOUTH 1°12' WEST FOR A DISTANCE OF 50 FEET; THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY #10, SOUTH 89°31'03" EAST FOR A DISTANCE OF 79.59 FEET; THENCE SOUTH 01°05'25" WEST FOR A DISTANCE OF 300.00 FEET; THENCE SOUTH 89°31'03" EAST FOR A DISTANCE OF 200.00 FEET; THENCE SOUTH 01°05'25" WEST FOR A DISTANCE OF 1961.68 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SWISCO ROAD; THENCE SOUTH 89°30'00" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 948.43 FEET TO THE WEST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY NUMBER 108; THENCE NORTH 00°51'02" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY NUMBER 108, FOR A DISTANCE OF 1200.41 FEET; THENCE NORTH 89°49'32" EAST FOR A DISTANCE OF 198.77 FEET, TO A POINT 100 FEET SOUTH OF THE NORTH LINE OF SECTION 7, TOWNSHIP 10 SOUTH, RANGE 9 WEST, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY 108; THENCE SOUTH 00°51'02" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY 108, FOR A DISTANCE OF 200 FEET; THENCE NORTH 89°49'32" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 7, TOWNSHIP 10 SOUTH, RANGE 9 WEST, FOR A DISTANCE OF 450.00 FEET; THENCE NORTH 00°51'02" EAST, FOR A DISTANCE OF 200.00 FEET; THENCE NORTH 89°49'32" EAST FOR A DISTANCE OF 751.92 FEET TO THE EXISTING CONOCO INC. RIGHT-OF-WAY LINE, THENCE NORTH 26°25'04" EAST FOR A DISTANCE OF 111.79 FEET ALONG THE EXISTING CONOCO INC. RIGHT-OF-WAY LINE TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE SOUTH LINE OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST; THENCE EAST ALONG THE SOUTH LINE OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST, TO THE SOUTHEAST (SE) CORNER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST; THENCE NORTH ALONG THE EAST LINE OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST, TO THE NORTHEAST (NE) CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST TO THE SOUTH RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY #10; THENCE NORTHEASTERLY AND EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY #10 TO THE POINT OF INTERSECTION OF SAID LINE WITH A LINE WHICH IS AN EXTENSION SOUTH OF THE WEST RIGHT-OF-WAY LINE OF BAYOU D'INDE ROAD (SOMETIMES KNOWN AS PRATER ROAD); THENCE NORTH ALONG SAID EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF BAYOU D'INDE (PRATER) ROAD TO A POINT 30 FEET NORTH OF THE SOUTH LINE OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 9 WEST, THENCE EAST PARALLEL TO THE SOUTH LINE OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 9 WEST, TO A POINT 94.74 FEET EAST OF THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 9 WEST, THE EXISTING EAST RIGHT-OF-WAY LINE OF STATE

ROUTE LA 1134 (BAYOU D'INDE OR PRATER ROAD) WITH THE EXISTING NORTH RIGHT-OF-WAY LINE OF A LOCAL OR PARISH ROAD, THENCE NORTH 89°41'29" EAST, ALONG THE NORTH RIGHT-OF WAY LINE OF SAID LOCAL OR PARISH ROAD FOR A DISTANCE OF 1231.32 FEET TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 9 WEST, THENCE NORTH 0°45'57" EAST FOR A DISTANCE OF 2290.66 FEET ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 9 WEST; THENCE NORTH 89°06'04" WEST, A DISTANCE OF 1285.97 FEET TO THE EAST RIGHT-OF-WAY LINE OF LA 1134 ( BAYOU D'INDE OR PRATER ROAD); THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF BAYOU D'INDE (PRATER) ROAD, FOR A DISTANCE OF 301.57 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE SOUTH LINE OF LOT 6 OF BLOCK A OF THE HEIRS OF SOL RYAN SUBDIVISION; THENCE EAST, FOR A DISTANCE OF 204.57 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 6 OF BLOCK A OF THE HEIRS OF SOL RYAN SUBDIVISION; THENCE NORTH , ALONG THE EAST LINE OF SAID LOT 6 OF BLOCK A OF THE HEIRS OF SOL RYAN SUBDIVISION, FOR A DISTANCE OF 716.53 FEET, MORE OR LESS, TO THE CENTERLINE OF U.S. HIGHWAY 90; THENCE EAST, ALONG THE CENTERLINE OF U.S. HIGHWAY 90, FOR A DISTANCE OF 215.70 FEET, MORE OR LESS; THENCE NORTH, ALONG THE EAST LINE OF LOT 5 OF BLOCK B OF SOL RYAN SUBDIVISION, FOR A DISTANCE OF 214.50 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 5 OF BLOCK B OF SOL RYAN SUBDIVISION, THIS POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF THE T & NO RAILROAD (SOUTHERN PACIFIC LINES); THENCE WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE T & NO RAILROAD (SOUTHERN PACIFIC LINES), FOR A DISTANCE OF 490.61 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF BAYOU D'INDE (PRATER) ROAD, THENCE NORTH, ALONG SAID WEST RIGHT-OF-WAY LINE OF BAYOU D'INDE (PRATER) ROAD, FOR A DISTANCE OF 200.0 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID T & NO RAILROAD (SOUTHERN PACIFIC LINES); THENCE WESTERLY ALONG THE NORTH LINE OF SAID T& NO RAILROAD (SOUTHERN PACIFIC LINES) RIGHT-OF-WAY, FOR A DISTANCE OF 1302.82 FEET MORE OR LESS, TO THE INTERSECTION WITH THE EAST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER (NW/2-NW/4) OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 9 WEST; THENCE NORTH, ALONG THE EAST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, FOR A DISTANCE OF 1502.60 MORE OR LESS, TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4-SW/4) OF SECTION 29, TOWNSHP 9 SOUTH, RANGE 9 WEST; THENCE EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4-SW/4) OF SAID SECTION 29, FOR A DISTANCE OF 910.11 FEET; THENCE NORTH, FOR A DISTANCE OF 208.00 FEET; THENCE EAST, FOR A DISTANCE OF 417.40; THENCE NORTH, FOR A DISTANCE OF 68.50 FEET; THENCE WEST, FOR A DISTANCE OF 208.70 FEET; THENCE NORTH, FOR A DISTANCE OF 208.70 FEET; THENCE EAST, FOR A DISTANCE OF 208.70 FEET; THENCE NORTH, FOR A DISTANCE OF 104.35 FEET; THENCE WEST, 417.40 FEET; THENCE NORTH, FOR A DISTANCE OF 104.35 FEET; THENCE EAST, FOR A DISTANCE OF 208.70 FEET; THENCE NORTH, FOR A

DISTANCE OF 271.00 FEET; THENCE WEST, FOR A DISTANCE OF 361.50 FEET; THENCE NORTH, FOR A DISTANCE OF 325.23 FEET; THENCE WEST, FOR A DISTANCE OF 761.19 FEET; THENCE NORTH, FOR A DISTANCE OF 49.10 FEET MORE OR LESS, TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4-SW/4) OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 9 WEST, THENCE WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4-SW/4) OF SAID SECTION 29, FOR A DISTANCE OF 1332.32 MORE OR LESS, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4-SW/4) OF SAID SECTION 29; THENCE SOUTH, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4-SW/4) OF SAID SECTION 29, FOR A DISTANCE OF 1334.89 MORE OR LESS, TO THE NORTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER (NW/4-NE/4) OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 9 WEST; THENCE SOUTH ALONG THE WEST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER (NW/4-NW/4) OF SAID SECTION 32, FOR A DISTANCE OF 1492.45 MORE OR LESS, TO THE NORTH OF THE T & NO RAILROAD (SOUTHERN PACIFIC LINES) RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG THE NORTH LINE OF SAID T & NO RAILROAD (SOUTHERN PACIFIC LINES) RIGHT-OF-WAY TO A POINT 80 FEET EAST OF THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF T & NO RAILROAD (SOUTHERN PACIFIC LINES) WITH THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 31, TOWNSHIP 9 SOUTH RANGE 9 WEST; THENCE SOUTHERLY ALONG A LINE 80 FEET EAST OF AND PARALLEL WITH THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, TO A POINT WHICH IS 80 FEET EAST OF THE NORTHEAST (NE) CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST; THENCE WEST 80 FEET TO THE SAID NORTHEAST (NE) CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST; THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, TO A POINT 560 FEET EAST OF THE NORTHWEST (NW) CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 OF SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 OF SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, A DISTANCE OF 170 FEET; THENCE WEST, PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 OF SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, A DISTANCE OF 260 FEET; THENCE NORTH, PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 OF SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, A DISTANCE OF 170 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 OF SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST; THENCE CONTINUING WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, AND CONTINUING WEST ALONG THE EAST-WEST CENTER SECTION LINE OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST, TO A POINT 669.38 FEET EAST OF THE SOUTHEAST (SE) CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH,

RANGE 10 WEST; THENCE NORTH ALONG A LINE PARALLEL TO AND 669.38 FEET EAST OF THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST, TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 90; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH, ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST, FOR A DISTANCE OF 270.0 TO THE SOUTH LINE OF THE T & NO RAILROADS (SOUTHERN PACIFIC LINES) RIGHT-OF-WAY; THENCE WEST ALONG SAID SOUTH LINE OF THE T & NO RAILROADS (SOUTHERN PACIFIC LINES) RIGHT-OF-WAY FOR A DISTANCE OF 150.0 FEET; THENCE SOUTH, ALONG A LINE PARALLEL TO AND 150.0 FEET WEST OF SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST, FOR A DISTANCE OF 270.0 TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 90; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT 345.00 WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH, PARALLEL WITH SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST, FOR A DISTANCE OF 474.88 FEET TO THE NORTH LINE OF THE T & NO RAILROADS (SOUTHERN PACIFIC LINES) RIGHT-OF-WAY; THENCE EAST ALONG THE NORTH LINE OF SAID T & NO RAILROADS (SOUTHERN PACIFIC LINES) RIGHT-OF-WAY FOR A DISTANCE OF 345.00 FEET TO A POINT SOUTH OF THE SOUTHEAST (SE) CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4-NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH TO THE SOUTHEAST (SE) CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST TO THE SOUTHEAST (SE) CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 OF NW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE NORTH TO THE NORTHEAST (NE) CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 OF SW/4) OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST TO THE POINT OF COMMENCEMENT.

**AND ALSO**

THE OLIVET BAPTIST CHURCH PROPERTY BEING:

LOTS 1, 2, 3, 4, AND 5 OF BLOCK 8 J.A.BEL, ET AL SUBURBAN ACRES NO. 1; AND ALSO COMMENCING AT THE NORTHEAST CORNER OF SUBURBAN ACRES NO. 1, THENCE EAST 200 FEET, THENCE SOUTH 521.8 FEET, THENCE WEST 200 FEET, THENCE NORTH 521.8 FEET

**AND ALSO**

THE BEL COMMERCIAL LLC PROPERTY BEING:

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA, CONTAINING 247.470 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF ROADWAY CENTERLINES FOR MCNAIR ROAD AND RUTH STREET SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.); THENCE PROCEED SOUTH 00°53'58" WEST A DISTANCE OF 23.85 FEET; THENCE SOUTH 89°06'02" EAST A DISTANCE OF 49.81 FEET TO THE POINT OF BEGINNING (P.O.B.).

THENCE PROCEED SOUTH 89°33'21" EAST A DISTANCE OF 1287.60 FEET; THENCE NORTH 00°50'01" EAST A DISTANCE OF 1439.40 FEET; THENCE SOUTH 89°36'34" EAST A DISTANCE OF 400.00 FEET; THENCE NORTH 00°50'01" EAST A DISTANCE OF 521.80 FEET; THENCE SOUTH 89°36'34" EAST A DISTANCE OF 935.00 FEET; THENCE SOUTH 01°00'52" WEST A DISTANCE OF 1962.50 FEET; THENCE SOUTH 00°46'17" WEST A DISTANCE OF 2304.25 FEET; THENCE SOUTH 00°59'12" WEST A DISTANCE OF 1404.85 FEET; THENCE SOUTH 89°50'57" WEST A DISTANCE OF 1335.11 FEET; THENCE NORTH 00°59'27" EAST A DISTANCE OF 1064.36 FEET; THENCE NORTH 89°36'04" WEST A DISTANCE OF 1286.19 FEET; THENCE NORTH 00°53'58" EAST A DISTANCE OF 2659.65 FEET TO THE POINT OF BEGINNING (P.O.B.)

**AND ALSO**

THE KEITH AND JANE LYONS AND LYONS & CO., LLC PROPERTY BEING:

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 11, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA,

COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 10 WEST; THENCE SOUTH 660.00 FEET; THENCE EAST 659.75 FEET; THENCE NORTH 378.5 FEET; THENCE WEST 175.00 FEET; THENCE NORTH 99.6 FEET; THENCE EAST 175.00; THENCE NORTH 151.50 FEET; THENCE WEST 660.00 FEET TO THE POINT OF COMMENCEMENT.

THE HENRY CHARLES AND LUCILLE ANN MISSE PROPERTY BEING:

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 10 WEST, LA. MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 353.50 FEET OF LOT SIXTY-TWO (62) OF SECOND SUBDIVISION SULPHUR FARMS, LESS AND EXCEPT PARCEL NO. 44 SOLD TO THE STATE OF LOUISIANA DEPARTMENT OF HIGHWAYS PER CONVEYANCE BOOK 654, PAGE 496, A SUBDIVISION LOCATED IN SECTIONS 2, 3 AND 11, TOWNSHIP 10 SOUTH, RANGE 10 WEST, AS PER PLAT RECORDED IN PLAT BOOK 3 AT PAGE 146, RECORDS OF CALCASIEU PARISH, LOUISIANA.

HEREIN DESCRIBED TRACT CONTAINING 2.41 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHT OF WAYS, SERVITUDES AND/OR EASEMENTS OF RECORD OR BY USE.

**AND ALSO**

THE HENRY CHARLES AND LUCILLE ANN MISSE PROPERTY BEING:

LOTS 4, 5, 6 AND THE SOUTH 19.00 FEET OF LOT 3 OF BLOCK 1 AND THE NORTH 49.00 FEET OF THE EAST 63.70 FEET OF LOT 3 OF BLOCK 1 AND THE EAST 63.70 FEET OF LOT 2 OF BLOCK 1 THAT LIES SOUTH OF A DRAINAGE CANAL ALL IN THE J.A. BEL ETAL SUBURBAN ACRES NO. 1, A SUBDIVISION IN SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, LA. MERIDIAN AS PER PLAT RECORDED IN PLAT BOOK 5, PAGE 94 RECORDS OF CALCASIEU PARISH, LOUISIANA.

HEREIN DESCRIBED TRACT CONTAINING 1.07 ACRES, MORE OR LESS.

**AND ALSO**

THE KLEAT, LLC PROPERTY BEING:

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 33, TOWNSHIP 9 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 10 WEST AND THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 90;

THENCE NORTH, ALONG THE WEST LINE OF SAID SECTION 33, FOR A DISTANCE OF 1,421.81 FEET, MORE OR LESS, TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTHERN PACIFIC RAILROAD;

THENCE EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SOUTHERN PACIFIC RAILROAD, FOR A DISTANCE OF 739.62 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF KIM STREET;

THENCE SOUTHEASTERLY, ALONG SAID WEST RIGHT-OF-WAY OF KIM STREET, FOR A DISTANCE OF 1,205.27 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 90;

THENCE SOUTHWESTERLY, ALONG SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90, FOR A DISTANCE OF 1,353.13 FEET, MORE OR LESS, TO THE POINT OF COMMENCEMENT;

HEREIN DESCRIBED TRACT CONTAINING 31.32 ACRES, MORE OR LESS

**AND ALSO**

THE CURTIS & EMMA VINCENT AND CARL H. VINCENT TRACTS BEING:

THAT CERTAIN TRACT OF LAND SITUATED IN SECTIONS 32 & 33, TOWNSHIP 9 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 10 WEST, WITH THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 90;

THENCE NORTHEASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 90, FOR A DISTANCE OF 790.12 FEET;

THENCE SOUTH, FOR A DISTANCE OF 309.40 FEET;

THENCE EAST, FOR A DISTANCE OF 150.00 FEET;

THENCE SOUTH, FOR A DISTANCE OF 625.36 FEET;

THENCE WEST, FOR A DISTANCE OF 916.16 FEET, TO SAID EAST LINE OF SECTION 32;

THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 32, FOR A DISTANCE OF 1323.47 FEET, TO THE SOUTH LINE OF SAID SECTION 32;

THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 32, FOR A DISTANCE OF 1162.92 FEET;

THENCE NORTH, A DISTANCE OF 1719.53 FEET, TO THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY 90;

THENCE NORTHEASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 90, FOR A DISTANCE OF 1200.00 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT.

HEREIN DESCRIBED TRACT CONTAINING 66 ACRES MORE OF LESS

**AND ALSO**

A CERTAIN PARCEL OF LAND BEING 55.95 ACRES SITUATED IN SECTION 11, TOWNSHIP-10-SOUTH, RANGE-10-WEST, CITY OF SULPHUR, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT FROM THE INTERSECTION OF WRIGHT RD AND CARLYSS BLVD BEING THE POINT OF COMMENCEMENT (P.O.C.), THENCE NORTH 00°36'49" EAST A DISTANCE OF 1350.73 FEET, THENCE NORTH 90°00'00" EAST A DISTANCE OF 25 FEET TO A POINT BEING THE POINT OF BEGINNING (P.O.B.);

THENCE SOUTH 89°32'41" EAST A DISTANCE OF 228.29 FEET TO A POINT;  
THENCE SOUTH 30°35'27" EAST A DISTANCE OF 53.04 FEET TO A POINT;  
THENCE SOUTH 32°21'29" EAST A DISTANCE OF 110.77 FEET TO A POINT;  
THENCE SOUTH 24°22'51" EAST A DISTANCE OF 108.11 FEET TO A POINT;  
THENCE SOUTH 44°07'27" EAST A DISTANCE OF 86.87 FEET TO A POINT;

THENCE SOUTH 53°31'46" EAST A DISTANCE OF 126.85 FEET TO A POINT;  
THENCE SOUTH 34°45'58" EAST A DISTANCE OF 107.02 FEET TO A POINT;  
THENCE SOUTH 36°19'19" EAST A DISTANCE OF 95.26 FEET TO A POINT;  
THENCE SOUTH 38°29'57" EAST A DISTANCE OF 116.32 FEET TO A POINT;  
THENCE SOUTH 55°34'23" EAST A DISTANCE OF 80.88 FEET TO A POINT;  
THENCE SOUTH 70°30'38" EAST A DISTANCE OF 113.51 FEET TO A POINT;  
THENCE SOUTH 75°01'36" EAST A DISTANCE OF 87.89 FEET TO A POINT;  
THENCE SOUTH 72°17'26" EAST A DISTANCE OF 125.42 FEET TO A POINT;  
THENCE SOUTH 76°05'47" EAST A DISTANCE OF 92.22 FEET TO A POINT;  
THENCE NORTH 71°30'09" EAST A DISTANCE OF 125.33 FEET TO A POINT;  
THENCE SOUTH 00°46'32" WEST A DISTANCE OF 1901.94 FEET TO A POINT;  
THENCE NORTH 89°10'24" WEST A DISTANCE OF 662.85 FEET TO A POINT;  
THENCE NORTH 00°41'41" EAST A DISTANCE OF 661.78 FEET TO A POINT;  
THENCE NORTH 89°15'59" WEST A DISTANCE OF 638.78 FEET TO A POINT;  
THENCE NORTH 00°36'49" EAST A DISTANCE OF 1982.22 FEET TO A POINT  
BEING THE POINT OF BEGINNING (P.O.B.)

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Bergeron, Mrs. Hardy, Mr. Favre, Mr. Moss

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 8<sup>th</sup> day of May, 2017.

ATTEST:

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ARLENE BLANCHARD, Clerk

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RANDY FAVRE, Chairman

The next item on the agenda is an introduction of ordinance adopting the annual budget of revenues and expenditures for the fiscal year July 1, 2017 to June 30, 2018 for the City of Sulphur, Louisiana. Motion was made by Mr. Moss seconded by Mr. Bergeron that the following ordinance be introduced:

ORDINANCE ADOPTING THE ANNUAL BUDGET OF REVENUES AND  
EXPENDITURES FOR THE FISCAL YEAR JULY 1, 2017 TO JUNE 30, 2018  
FOR THE CITY OF SULPHUR, LOUISIANA.

Motion was then made by Mr. Moss seconded by Mr. Bergeron 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 Southwest Daily News”, 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 ADOPTING THE ANNUAL BUDGET OF REVENUES AND  
EXPENDITURES FOR THE FISCAL YEAR JULY 1, 2017 TO JUNE 30, 2018 FOR THE  
CITY OF SULPHUR, LOUISIANA.

A public hearing on said ordinance will be held at 5:30 p.m. on the 12<sup>th</sup> day of June, 2017, in the City of Sulphur Council Chambers in Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: \_\_\_\_\_

RANDY FAVRE, Chairman

Motion carried.

The next item on the agenda is an introduction of ordinance adopting the General Alimony, Street Maintenance, and Fire Maintenance “Adjusted” Millage Rates in the City of Sulphur for the 2017 tax year. Motion was made by Mr. Moss seconded by Mr. Bergeron that the following ordinance be introduced:

ORDINANCE ADOPTING THE GENERAL ALIMONY, STREET MAINTENANCE,  
AND FIRE MAINTENANCE “ADJUSTED” MILLAGE  
RATES IN THE CITY OF SULPHUR FOR THE 2017 TAX YEAR.

Motion was then made by Mr. Moss seconded by Mr. Bergeron 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 Southwest Daily News”, 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 ADOPTING THE GENERAL ALIMONY, STREET MAINTENANCE, AND FIRE MAINTENANCE “ADJUSTED” MILLAGE RATES IN THE CITY OF SULPHUR FOR THE 2017 TAX YEAR.

A public hearing on said ordinance will be held at 5:30 p.m. on the 12<sup>th</sup> day of June, 2017, in the City of Sulphur Council Chambers in Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: \_\_\_\_\_

RANDY FAVRE, Chairman

Motion carried.

The next item on the agenda is an introduction of ordinance which sets forth the General Alimony, Street Maintenance, and Fire Maintenance “Adjusted” Millage Rates and Roll Forward to Millage Rates not exceeding the “Maximum” authorized rates in the City of Sulphur for the 2017 tax year. Motion was made by Mr. Moss seconded by Mr. Hardy that the following ordinance be introduced:

ORDINANCE WHICH SETS FORTH THE GENERAL ALIMONY, STREET MAINTENANCE, AND FIRE MAINTENANC “ADJUSTED” MILLAGE RATES AND ROLL FORWARD TO MILLAGE RATES NOT EXCEEDING THE “MAXIMUM” AUTHORIZED RATES IN THE CITY OF SULPHUR FOR THE 2017 TAX YEAR.

Motion was then made by Mr. Moss seconded by Mrs. Hardy 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 Southwest Daily News”, 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 WHICH SETS FORTH THE GENERAL ALIMONY, STREET MAINTENANCE, AND FIRE MAINTENANC “ADJUSTED” MILLAGE RATES AND ROLL FORWARD TO MILLAGE RATES NOT EXCEEDING THE “MAXIMUM” AUTHORIZED RATES IN THE CITY OF SULPHUR FOR THE 2017 TAX YEAR.

A public hearing on said ordinance will be held at 5:30 p.m. on the 12<sup>th</sup> day of June, 2017, in the City of Sulphur Council Chambers in Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: \_\_\_\_\_

RANDY FAVRE, Chairman

Motion carried.

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

To condemn building or structure located at 627 Urban Street, in accordance with Article IX, Section 5-286 through 5-296. Motion was made by Mrs. Hardy seconded by Mr. Moss that the above address be condemned. Motion carried unanimously.

To condemn building or structure located at 572 Cass Street, Lot B, in accordance with Article IX, Section 5-286 through 5-296. Motion was made by Mrs. Ellender seconded by Mr. Moss that the above address be condemned. Motion carried unanimously.

To condemn building or structure located at 2340 Royal Oak Lane, in accordance with Article IX, Section 5-286 through 5-296. Mr. Favre stated that the owner thought that the renters had already torn it down. Natasha, renter, addressed the Council and stated that they have received

one quote so far and waiting on another quote. Mr. Favre stated that if Council condemns, there will be a 30-day window she will have time to condemn herself before the City will condemn. Motion was made by Mrs. Ellender seconded by Mr. Moss that the above address be condemned. Motion carried unanimously.

To condemn building or structure located at 1224 Georgia Street, in accordance with Article IX, Section 5-286 through 5-296. Mr. Favre stated that the house should be locked tight and the required fencing around the pool within 30 days.

Motion was made by Mr. Moss seconded by Mr. Bergeron that the above address be tabled until the June 12, 2017 Council agenda. Motion carried unanimously.

To condemn building or structure located at 933 Lock Street, in accordance with Article IX, Section 5-286 through 5-296. Motion was made by Mr. Moss seconded by Mr. Bergeron that the above address be tabled indefinitely. Motion carried unanimously.

The next item on the agenda is a resolution accepting the Municipal Water Pollution Prevention Environmental Audit Report. Motion was made by Mr. Moss seconded by Mrs. Ellender that the following resolution be adopted to-wit:

RESOLUTION NO. 3052, M-C SERIES

Resolution accepting the Municipal Water Pollution Prevention Environmental Audit Report dated April 13, 2017.

BE IT RESOLVED that the City of Sulphur informs the Louisiana Department of Environmental Quality that the following actions were taken by the City Council, the governing authority of the City of Sulphur, Louisiana:

1. Accepted the Municipal Water Pollution Prevention Environmental Audit Report which is attached to this resolution.
2. Set forth the following actions necessary to maintain permit requirements contained in the Louisiana Pollution Discharge Elimination System (LPDES) permit, number LA 0067083.

- a. Routine maintenance on equipment within the system. Collection line repair. Repair of pump, motors, etc. as needed. Cleanout of lines. Repair and assessment of collapsed lines.
- b. Repair/replace inoperable pumps, motors, float systems, level controllers. Clean out wet wells as needed. Replacement of ruptured force main on Mosswood Drive.
- c. Next lift station upgrade slated for 2017-2019. Smoke testing and line repair continuing. I/I programs being designed and implemented.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Bergeron, Mrs. Hardy, Mr. Favre, Mr. Moss

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 8<sup>th</sup> day of May, 2017.

ATTEST:

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ARLENE BLANCHARD, Clerk

---

RANDY FAVRE, Chairman

The next item on the agenda is a resolution authorizing advertisement for bids for 6-month supply of pipe and fittings, oil, limestone and asphalt mix and chemical supplies for the City.

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

RESOLUTION NO. 3053, M-C SERIES

Resolution authorizing advertisement for bids for a six (6) month supply of pipe and fittings, oil, limestone and asphalt mix and chemical supplies for the City.

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 a six (6) month supply of pipe and fittings, oil, limestone and asphalt mix and chemical supplies for the City, said bid to be in accordance with the quantities and specifications on file with the City of Sulphur Purchasing Department.

BE IT FURTHER RESOLVED that the re-advertisement of bids will be in "The Southwest Daily News, the official journal of the City of Sulphur, in three separate publications, giving notice as follows:

## **NOTICE TO BIDDERS**

Separate and sealed bids for the advertisement of bids for a six (6) month supply of pipe and fittings, oil, limestone and asphalt mix and chemical supplies for the City will be received by the Clerk of the Council until 10:00 a.m. on the 31<sup>st</sup> day of May, 2017, 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 Finance in the Conference Room at City Hall, and the City Council shall at a regular meeting on the 12<sup>th</sup> day of June, 2017, 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.bidexpress.com](http://www.bidexpress.com); free membership is required to access. Said bids to be in accordance with the quantities and specifications on file with the City of Sulphur Purchasing Department located at 101 North Huntington Street, Sulphur, Louisiana

CITY OF SULPHUR, LOUISIANA

BY \_\_\_\_\_

RANDY FAVRE, Chairman

BE IT FURTHER RESOLVED that the City Council of the City of Sulphur, Louisiana will meet in open and public session at the regular place in the Council Chambers at City Hall on the 12th day of June, 2017, at 5:30 p.m. and shall then and there proceed to award the bids to the lowest bidder or to reject any and all bids, otherwise proceed thereto as provided by law.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Bergeron, Mrs. Hardy, Mr. Favre, Mr. Moss

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 8<sup>th</sup> day of May, 2017.

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

\_\_\_\_\_  
RANDY FAVRE, Chairman

The next item on the agenda is an introduction of ordinance amending Ordinance No. 1388, M-C Series adopted June 13, 2016 to set forth water fees charged by the City. Mayor Duncan stated that there will be a 10% increase. Motion was made by Mr. Moss seconded by Mrs. Ellender that the following ordinance be introduced:

AN ORDINANCE AMENDING ORDINANCE NO. 1388, M-C SERIES  
ADOPTED JUNE 13, 2016 TO SET FORTH WATER FEES CHARGED  
BY THE CITY.

Motion was then made by Mr. Moss seconded by Mrs. Ellender that the said ordinance be filed and remain on file with the Clerk of the Council, in final form, for public inspection and that the Mayor is hereby authorized and instructed to publish the Public Notice of Introduction of the above proposed ordinance in “The Southwest Daily News”, 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:

AN ORDINANCE AMENDING ORDINANCE NO. 1388, M-C SERIES  
ADOPTED JUNE 13, 2016 TO SET FORTH WATER FEES CHARGED  
BY THE CITY.

A public hearing on said ordinance will be held at 5:30 p.m. on the 12<sup>th</sup> day of June, 2017, in the City of Sulphur Council Chambers in Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: \_\_\_\_\_

RANDY FAVRE, Chairman

Motion carried.

The next item on the agenda is an introduction of ordinance amending Ordinance No. 1390, M-C Series adopted June 13, 2016 to set forth sewer fees charged by the City. Motion was made by Mr. Moss seconded by Mr. Bergeron that the ordinance below be introduced:

AN ORDINANCE AMENDING ORDINANCE NO. 1390, M-C SERIES  
ADOPTED JUNE 13, 2016 TO SET FORTH SEWER FEES CHARGED  
BY THE CITY.

Motion was then made by Mr. Moss seconded by Mr. Bergeron 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 Southwest Daily News”, 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:

AN ORDINANCE AMENDING ORDINANCE NO. 1390, M-C SERIES  
ADOPTED JUNE 13, 2016 TO SET FORTH SEWER FEES CHARGED  
BY THE CITY.

A public hearing on said ordinance will be held at 5:30 p.m. on the 12<sup>th</sup> day of June, 2017, in the City of Sulphur Council Chambers in Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: \_\_\_\_\_

RANDY FAVRE, Chairman

Motion carried.

The next item on the agenda is an introduction of ordinance amending Ordinance No. 1391, M-C Series adopted June 13, 2016 to set forth garbage/trash collection fees charged by the City.

Motion was made by Mr. Moss seconded by Mr. Bergeron that the following ordinance be introduced:

AN ORDINANCE AMENDING ORDINANCE NO. 1391, M-C SERIES ADOPTED  
JUNE 13, 2016 TO SET FORTH GARBAGE/TRASH COLLECTION FEES CHARGED  
BY THE CITY.

Motion was then made by Mr. Moss seconded by Mr. Bergeron 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 Southwest Daily News”, 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:

AN ORDINANCE AMENDING ORDINANCE NO. 1391, M-C SERIES ADOPTED JUNE 13, 2016 TO SET FORTH GARBAGE/TRASH COLLECTION FEES CHARGED BY THE CITY.

A public hearing on said ordinance will be held at 5:30 p.m. on the 12<sup>th</sup> day of June, 2017, in the City of Sulphur Council Chambers in Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: \_\_\_\_\_  
RANDY FAVRE, Chairman

Motion carried.

The next item on the agenda is an introduction of ordinance amending Ordinance No. 1392, M-C Series adopted June 13, 2016 to set forth commercial sprinkler water fee charged by the City.

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

AN ORDINANCE AMENDING ORDINANCE NO. 1392, M-C SERIES ADOPTED JUNE 13, 2016, TO SET FORTH COMMERCIAL SPRINKLER WATER FEE CHARGED BY THE CITY.

Motion was then made by Mr. Bergeron seconded by Mrs. Hardy 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 Southwest Daily News”, 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:

AN ORDINANCE AMENDING ORDINANCE NO. 1392, M-C SERIES ADOPTED JUNE 13, 2016, TO SET FORTH COMMERCIAL SPRINKLER WATER FEE CHARGED BY THE CITY.

A public hearing on said ordinance will be held at 5:30 p.m. on the 12<sup>th</sup> day of June, 2017, in the City of Sulphur Council Chambers in Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: \_\_\_\_\_

RANDY FAVRE, Chairman

Motion carried.

The next item on the agenda is an introduction of ordinance amending Ordinance No. 1389, M-C Series adopted June 13, 2016 to set forth septage hauler rates. Motion was made by Mr. Moss seconded by Mrs. Hardy that the following ordinance be introduced:

ORDINANCE AMENDING ORDINANCE NO. 1389, M-C SERIES, ADOPTED JUNE 13, 2016, WHICH SET FORTH SEPTAGE HAULER RATES.

Motion was then made by Mr. Moss seconded by Mrs. Hardy 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 Southwest Daily News", 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 ORDINANCE NO. 1389, M-C SERIES, ADOPTED JUNE 13, 2016, WHICH SET FORTH SEPTAGE HAULER RATES.

A public hearing on said ordinance will be held at 5:30 p.m. on the 12<sup>th</sup> day of June, 2017, in the City of Sulphur Council Chambers in Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: \_\_\_\_\_

RANDY FAVRE, Chairman

Motion carried.

The next item on the agenda is a resolution authorizing Mayor Christopher L. Duncan to purchase a 2008 Harley Davidson Motorcycle, Vin# 1HD1FHM148Y609320 from the Cameron Parish Sheriff Office. Motion was made by Mr. Bergeron seconded by Mr. Moss that the following resolution be adopted to-wit:

### **RESOLUTION NO. 3054, M-C SERIES**

Resolution authorizing Mayor Christopher L. Duncan to purchase a 2008 Harley Davidson Motorcycle from the Cameron Parish Sheriff Office.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby authorize Mayor Christopher L. Duncan to purchase a 2008 Harley Davidson Motorcycle, Vin# 1HD1FHM148Y609320 from the Cameron Parish Sheriff Office in the amount of \$7,800.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Bergeron, Mrs. Hardy, Mr. Favre, Mr. Moss

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 8<sup>th</sup> day of May, 2017.

ATTEST:

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ARLENE BLANCHARD, Clerk

---

RANDY FAVRE, Chairman

The next item on the agenda is to Receive discuss lawsuit on status of the following litigation:

Kayla Rogers v. Atlantic Specialty Ins. Co., et al  
Docket No. 2016-4731

This discussion will be held in Executive Session.

Motion was made by Mr. Moss seconded by Mrs. Ellender to enter into Executive Session (7:35 p.m.). Motion carried unanimously.

Upon returning, motion was then made by Mrs. Ellender seconded by Mr. Bergeron that Council reconvene. Motion carried unanimously.

The next item on the agenda is a resolution authorizing Mayor Christopher L. Duncan to settle the following litigation:

Kayla Rogers v. Atlantic Specialty Ins. Co., et al  
Docket No. 2016-4731

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

RESOLUTION NO. 3055, M-C SERIES

Resolution authorizing Mayor Christopher L. Duncan to settle litigation.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby authorize Mayor Christopher L. Duncan to settle the following litigation:

Kayla Rogers v. Atlantic Specialty Ins. Co., et al  
Docket No. 2016-4731

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Bergeron, Mrs. Hardy, Mr. Favre, Mr. Moss

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 8<sup>th</sup> day of May, 2017.

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

\_\_\_\_\_  
RANDY FAVRE, Chairman

With there being no other business to come before the Council, the Chairman declared the meeting adjourned.

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Clerk

\_\_\_\_\_  
RANDY FAVRE, Chairman

5/8/17

7:50 P.M.