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October 10, 2023

The City Council of the City of Sulphur, Louisiana, met in regular session at its temporary location located at 1551 East Napoleon Street in the Council Chambers, Sulphur, Louisiana, on October 10, 2023, 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 was led by Mrs. Hardy, followed by the reciting of the Pledge of Allegiance led by Mrs. Hardy.

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

Motion was then made by Mrs. Abshire seconded by Mr. Nezat that the agenda stand as written. Motion carried unanimously.

The first item on the agenda is a public hearing on ordinance authorizing Mayor Danahay to enter into a Cooperative Endeavor Agreement with the Department of Treasury, State of Louisiana to receive allocated funds in the amount of \$250,000.00. Mayor Danahay stated that these funds will be used for the lift station at the Housing Authority. Motion was made by Mrs. Hardy seconded by Mrs. Abshire that the following ordinance be adopted to-wit:

ORDINANCE NO. 1878, M-C SERIES

ORDINANCE AUTHORIZING MAYOR DANAHAY TO ENTER INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH THE DEPARTMENT OF TREASURY, STATE OF LOUISIANA TO RECEIVE ALLOCATED FUNDS IN THE AMOUNT OF \$250,000.00.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby authorize Mayor Danahay to enter into a Cooperative Endeavor Agreement with the Department of Treasury, State of Louisiana to receive allocated funds in the amount of \$250,000.00.

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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 10<sup>th</sup> day of October, 2023.

ATTEST:

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ARLENE BLANCHARD, Clerk

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DRU ELLENDER, Chairman

The next item on the agenda is a public hearing on ordinance amending Ordinance No. 1861, M-C Series, adopted June 12, 2023, to increase the minimum number of maintenance cycles in Fiscal Year 2023 from four cycles to five cycles (maintenance/mowing agreement with DOTD). Motion was made by Mrs. Thomas seconded by Mr. Nezat that the following ordinance be adopted to-wit:

ORDINANCE NO. 1879, M-C SERIES

ORDINANCE AMENDING ORDINANCE NO. 1861, M-C SERIES, ADOPTED JUNE 12, 2023, TO INCREASE THE MINIMUM NUMBER OF MAINTENANCE CYCLES IN FISCAL YEAR 2023 FROM FOUR CYCLES TO FIVE CYCLES FOR THE MAINTENANCE/MOWING AGREEMENT WITH DOTD.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby amend Ordinance No. 1861, M-C Series, adopted June 12, 2023, to increase the minimum number of maintenance cycles in fiscal year 2023 from four cycles to five cycles for the maintenance/moving agreement with Department of Transportation and Development.

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 10<sup>th</sup> day of October, 2023.

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ATTEST:

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ARLENE BLANCHARD, Clerk

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DRU ELLENDER, Chairman

The next item on the agenda is a public hearing on ordinance granting a rezone from Business to Commercial to DGP Properties, LLC, 822 North Beglis Parkway, to allow for a bar. The owner addressed the Council and stated that it'll be a bar with a drive-thru and video poker. There will not be any music. Motion was then made by Mrs. Hardy seconded by Mr. Nezat that the following ordinance be adopted to-wit:

ORDINANCE NO. 1880, M-C SERIES

ORDINANCE GRANTING A REZONE TO DGP PROPERTIES, 822 NORTH BEGLIS PARKWAY, FROM BUSINESS TO COMMERCIAL TO ALLOW FOR A BAR.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant a rezone to DGP Properties, 822 North Beglis Parkway, from Business to Commercial to allow for a bar for the following described property:

COM @ NWC OF NW/4 SE/4 SECT 26.9.10; TH E 78.31 FT; TH S 825.05 FT ALG E SIDE OF STATE HIGHWAY 27 AND S ROW LINE OF LOUIS ALLEMAND RD BEING POB; TH N 89 DEGS E 249.42 FT; TH S 264.30 FT; TH N 88 DEGS W 250 FT (MEASURES 249.79 FT); TH N 259.09 FT TO POB

BE IT FURTHER ORDAINED, that in accordance with Article IV, Part 2, Section 8 of the Land Use Ordinance of the City of Sulphur the following bufferyard shall apply:

**Section 8. Bufferyards.**

Whenever an existing residential use is bounded by a less restricted use, the proposed use will install a six (6) foot tall buffer constructed of wood or brick masonry. Furthermore, a twenty (20) foot buffer width will also be maintained that will be void of any parking apron, construction, accessory use, etc. The bufferyard is to remain free, clear and open of any obstruction.

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

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

Upon approval of this rezone the owner of this rezone shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this rezone.

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

BE IT FURTHEREST ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant a rezone to DGP Properties, 822 North Beglis Parkway, from Business to Commercial to allow for a bar.

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 10<sup>th</sup> day of October, 2023.

ATTEST:

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ARLENE BLANCHARD, Clerk

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DRU ELLENDER, Chairman

The next item on the agenda is a approving liquor license for Gator Bar, 822 North Beglis Parkway.

Motion was made by Mrs. Abshire seconded by Mrs. Hardy that the following resolution be adopted to-wit:

RESOLUTION NO. 3548, M-C SERIES

Resolution approving liquor license for Gator Bar located at 822 North Beglis Parkway.

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 Gator Bar located at 822 North Beglis Parkway.

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 10<sup>th</sup> day of October, 2023.

ATTEST:

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ARLENE BLANCHARD, Clerk

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DRU ELLENDER, Chairman

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 3409 Maplewood Drive, in accordance with Article IX, Section 5-286 through 5-296.

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Motion was made by Mrs. Abshire seconded by Mrs. Hardy that the above address be condemned.

Motion carried unanimously.

The next item on the agenda is a resolution granting a variance to Regina Primeaux, 417 Virginia Street, to allow for a 14x64 mobile home to be greater than 10 years of age (2005). Mrs. Abshire stated that within the next 5-10 years this mobile home will be much older. Why not look for something that fits our ordinance. The ordinance is there for a reason. Mrs. Primeaux stated that their grandson is moving into the mobile home. At this time motion was made by Mr. Nezat seconded by Mrs. Hardy that the following amendment be made:

- The eastern fence shall be repaired or removed.

A vote was then called with the results as follows:

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

NAYS: Mrs. Abshire, Mrs. Thomas

ABSENT: None

And the said amendment was declared duly adopted on this 10<sup>th</sup> day of October, 2023.

ATTEST:

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ARLENE BLANCHARD, Clerk

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DRU ELLENDER, Chairman

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

RESOLUTION NO. 3549, M-C SERIES AS AMENDED

RESOLUTION GRANTING A VARIANCE TO REGINA PRIMEAUX, 417 VIRGINIA STREET, TO ALLOW FOR A 14X64 2005 MOBILE HOME TO BE GREATER THAN 10 YEARS OF AGE.

WHEREAS, in accordance with Chapter 14, Section 5(a)(1)(a) of the Code of Ordinances, a variance may be considered by City Council for mobile/manufactured homes that are greater than 10 years of age; and

WHEREAS, fence on the east side of the property shall be repaired or replaced.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant a variance to Regina Primeaux, 417 Virginia Street, to allow for a 14x64 2005 mobile home to be greater than 10 years of age for the following described property:

LOT 7 BLK 13 DOIRON SUB NWNE 34.9.10

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This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance 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 variance, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

Upon approval of this variance the owner of this variance 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 variance.

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

BE IT FURTHER RESOLVED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant a variance to Regina Primeaux, 417 Virginia Street, to allow for a 14x64 2005 mobile home to be greater than 10 years of age.

A vote was then called with the results as follows:

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

NAYS: Mrs. Abshire, Mrs. Thomas

ABSENT: None

And the said resolution was declared duly adopted on this 10<sup>th</sup> day of October, 2023.

ATTEST:

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ARLENE BLANCHARD, Clerk

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DRU ELLENDER, Chairman

The next item on the agenda is a resolution granting a variance to Ronnie Hossain, 1507 Weekly Road, to allow for a 480 sq. ft. manufactured home rather than the required 600 sq. ft. (*postponed from August, 2023 agenda*). After discussion, Dewayne Guillory, contractor, stated that he's going to pull permits to start the remodel process. Motion was made by Mr. Nezat seconded by Mrs. Abshire that the following resolution be postponed until the December City Council meeting.

RESOLUTION GRANTING A VARIANCE TO RONNIE HOSSAIN, 1507 WEEKLY ROAD, TO ALLOW FOR A 480 SQ. FT. MANUFACTURED HOME RATHER THAN THE REQUIRED 600 SQ. FT. (*POSTPONED FROM AUGUST, 2023 AGENDA*).

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Motion carried unanimously.

The next item on the agenda is a resolution authorizing the advertisement of bids for the annual supply of pipe and fittings, limestone and asphalt mix and chemical supplies for the City of Sulphur. Motion was made by Mrs. Hardy seconded by Mr. Nezat that the following resolution be adopted to-wit:

RESOLUTION NO. 3550, M-C SERIES

Resolution authorizing the advertisement of bids for the annual supply of pipe and fittings, limestone and asphalt mix and chemical supplies for the City of Sulphur

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby authorize advertisement for bids for the annual supply of pipe and fittings, 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 Finance Department.

BE IT FURTHER RESOLVED that the advertisement of bids will be in “The American Press, the official journal of the City of Sulphur, in three separate publications, giving notice as follows:

NOTICE TO BIDDERS

Separate and sealed bids for the advertisement of bids for the annual supply of pipe and fittings, 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 3rd day of November, 2023, 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 13<sup>th</sup> day of November, 2023, at 5:30 p.m. proceed to award the bid to the lowest bidder, to waive irregularities, or to reject any and all bids, or otherwise proceed thereto as provided by law. Bids are also available electronically at [www.centralbidding.com](http://www.centralbidding.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 Finance Department located at 101 North Huntington Street, Sulphur, Louisiana

CITY OF SULPHUR, LOUISIANA

BY \_\_\_\_\_  
DRU ELLENDER, Chairman

BE IT FURTHER RESOLVED that the City Council of the City of Sulphur, Louisiana will meet in open and public session at their temporary location, 1551 East Napoleon Street, in the Council Chambers on the 13th day of November, 2023, 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. Nezat, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 10<sup>th</sup> day of October, 2023.

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ATTEST:

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ARLENE BLANCHARD, Clerk

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DRU ELLENDER, Chairman

The next item on the agenda is a resolution re-appointing John Hardy, Jr. to the Sulphur Industrial Development Board. Motion was made by Mrs. Hardy seconded by Mrs. Abshire that the following resolution be adopted to-wit:

RESOLUTION NO. 3551, M-C SERIES

Resolution re-appointing John Hardy, Jr. to the Sulphur Industrial Development Board.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby re-appoint John Hardy, Jr. to the Sulphur Industrial Development Board which term will expire October 2028.

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 10<sup>th</sup> day of October, 2023.

ATTEST:

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ARLENE BLANCHARD, Clerk

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DRU ELLENDER, Chairman

The next item on the agenda is Public to Address Council. Danny DiPetta, Home Rule Charter Commission Chairman, addressed the Council and thanked all the Commission and those that worked hard on the proposed Charter. He also asked everyone to vote “yes” for the Charter on Saturday, October 14<sup>th</sup>.

Jared Hewitt addressed the Council and thanked Mrs. Abshire for having the dead tree removed on Maplewood Drive.

Mayor Danahay addressed the Council and stated that the water plant on Verdine Street had a valve that was stuck open which caused iron in the water. They pumped out of another well while they flushed the lines. He also stated to please remember to vote this Saturday.



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Mr. Nezat thanked the city employees for working quickly on the water situation. Also, it's SHS homecoming this week.

Mrs. Hardy congratulated Sulphur for being awarded a Cultural District. Also, it's Breast Cancer Awareness Month.

Jennifer Thorn stated that she is now a Board member for the GFOA.

Mrs. Abshire spoke on highlight points regarding the Home Rule Charter and asked everyone to support the Charter this weekend.

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

ATTEST:

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ARLENE BLANCHARD, Clerk

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DRU ELLENDER, Chairman

10/10/23  
6:25 P.M.