

July 12, 2018

The City Council of the City of Sulphur, Louisiana, met in special session at its regular meeting place in the Council Chambers, Sulphur, Louisiana, on July 12, 2018 at 5:00 p.m., after full compliance with the convening of said meeting with the following members present:

DRU ELLENDER, Council Representative of District 1  
MIKE KOONCE, 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. Ellender, followed by the reciting of the Pledge of Allegiance led by Mr. Koonce.

The first item on the agenda is a public hearing on ordinance accepting the donation and entering into a Cooperative Endeavor Agreement with the West Calcasieu Parish Community Center Authority concerning property related to Arvel Loop, and authorizing the Mayor to execute said donation and cooperative endeavor agreement and providing for effective date of ordinance. Mayor Danahay stated that this is a 25-foot donation to shift the road to the north so it won't be in the middle of the lateral. Gravity Drainage will still maintain the lateral. Motion was made by Mrs. Abshire seconded by Mrs. Hardy that the following ordinance be adopted to-wit:

ORDINANCE NO. 1565, M-C SERIES

AN ORDINANCE ACCEPTING THE DONATION AND ENTERING INTO A COOPERATIVE ENDEAVOR AGREEMENT CONCERNING PROPERTY FROM THE WEST CALCASIEU PARISH COMMUNITY CENTER AUTHORITY AND AUTHORIZING THE MAYOR TO EXECUTE SAID DONATION AND COOPERATIVE ENDEAVOR AGREEMENT AND PROVIDING FOR EFFECTIVE DATE OF ORDINANCE.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby accept from the WEST CALCASIEU

PARISH COMMUNITY CENTER AUTHORITY, the donation of, and do hereby enter into a Cooperative Endeavor Agreement concerning, the following described property situated in the Parish of Calcasieu, State of Louisiana, to-wit:

THAT CERTAIN STRIP OR PARCEL OF LAND LYING IN THE NORTH HALF OF THE NORTHEAST QUARTER (N/2-NW/4) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA, SAID STRIP BEING 25.00 FEET IN WIDTH AND LYING 12.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT AN EXISTING 1" ROD MARKING THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2-NW/4) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA;

THENCE SOUTH 89° 35' 32" EAST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2-NW/4) OF SAID SECTION 10, FOR A DISTANCE OF 247.02 FEET TO THE FORMER RIGHT-OF-WAY LINE OF ABANDONED ARVEL LOOP;

THENCE NORTH 00° 50' 55" EAST, ALONG THE FORMER EAST RIGHT-OF-WAY LINE OF SAID ABANDONED ARVEL LOOP, FOR A DISTANCE OF 37.50 FEET, THE POINT OF BEGINNING OF HEREIN DESCRIBED CENTERLINE;

THENCE SOUTH 89° 35' 32" EAST, 37.5 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2-NW/4) OF SAID SECTION 10, FOR A DISTANCE OF 1382.29 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF ARVEL LOOP TO THE NORTH, THE POINT OF TERMINATION

HEREIN DESCRIBED STRIP CONTAINING 0.79 ACRES/34,557.36 SQUARE FEET, MORE OR LESS

BE IT FURTHER ORDAINED that the Mayor, Michael E. Danahay, is hereby authorized, empowered, and directed to execute such agreements or documents in connection therewith, which will be substantially in accordance with the agreements in part herewith and attached hereto as "Exhibit A".

BE IT ALSO 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. Koonce, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 12<sup>th</sup> day of July, 2018.

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 accepting a right of way easement in favor of the City of Sulphur from Angelo's Properties, Inc. Motion was made by Mr. Koonce seconded by Mrs. Abshire that this ordinance be deferred until July 23, 2018 special City Council meeting.

Motion carried unanimously.

The next item on the agenda is a public hearing on ordinance accepting a right of way easement in favor of the City of Sulphur from Hankins Sulphur Properties, LLC. Motion was made by Mr. Koonce seconded by Mrs. Thomas that the following ordinance be adopted to-wit:

ORDINANCE NO. 1566, M-C SERIES

AN ORDINANCE ACCEPTING A RIGHT OF WAY EASEMENT INTO THE CITY OF SULPHUR, LOUISIANA FROM HANKINS SULPHUR INVESTMENTS, LLC. (STILLWELL ST.)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SULPHUR, LOUISIANA, THE GOVERNING AUTHORITY THEREOF, THAT:

The City of Sulphur hereby accepts a Ten Foot (10') right of way easement (together with a 25' temporary construction servitude) in favor of the City of Sulphur with the right to erect, construct, inspect, repair, and maintain, an underground water and/or sewer/sewerage pipe(s), along the East boundary of the following described property owned by Hankins Sulphur Investments, LLC, Grantor, in Calcasieu, Parish, Louisiana:

The North Half of the following tract of land: Commencing 40 feet South of the Northwest corner of the South Half of Northwest Quarter of the Northeast Quarter (S/2 of NW/4 of NE/4) of Section 10, Township 10 South, Range 10 West, Calcasieu Parish, Louisiana, Thence South 521.17 feet, thence East 417.4 feet, thence North 521.7 feet, thence West 417.4 feet, to the point of commencement LESS AND EXCEPT the North 117.9 feet, containing 1.3 acres more or less and

Commencing 300.85 feet South of the Northwest corner of the South Half of the Northwest Quarter of the Northeast Quarter (S/2 of NW/4 of NE/4) of Section 10, Township 10 South, Range 10 West, Calcasieu Parish, Louisiana, Thence 180.05 feet to the Northwest corner of land of Earl A. Perkins, thence East 417.4 feet, thence North 180.05 feet, thence West 417.4 feet to the point of commencement, containing 1.7 acres more or less.

Current Municipal Address: 2929 South Ruth Street, Sulphur, LA 70663

BE IT FURTHER ORDAINED that the City further accepts a Thirteen Foot (13') right of way easement in the current Calcasieu Parish Police Jury Right of Way for Stillwell Street immediately adjacent to the east of the aforesaid right of way, running along the eastern boundary of the aforesaid property along the aforesaid Stillwell Street.

BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately 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. Koonce, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 12<sup>th</sup> day of July, 2018.

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 authorizing the acquisition of property from Inwood Forest Homeowners Association, Inc. (portions of Lot B and Lot C – 0.102 acres). Mayor Danahay stated that this property will cost \$20,000. Motion was made by Mr. Koonce seconded by Mrs. Thomas that the following ordinance be adopted to-wit:

ORDINANCE NO. 1567, M-C SERIES

ORDINANCE AUTHORIZING THE ACQUISITION OF PROPERTY FROM INWOOD FOREST HOMEOWNERS ASSOCIATION, INC. FOR A PUMP STATION PROJECT LOCATED ON BEGLIS PARKWAY.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby authorize the acquisition of property from Inwood Forest

Homeowners Association, Inc. for portions of Lot B and Lot C for 0.102 acres for a pump station project for the following described property:

**PORTION OF LOT B**

That certain tract or parcel of land being a portion of Lot B of Inwood Forest Subdivision, a subdivision as per plat recorded in Plat Book 37, at Page 43, records of Calcasieu Parish, Louisiana, being more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of the Southeast Quarter (NW/4 of SE/4) of Section Eleven (11), Township Ten (10) South, Range Ten (10) West, Calcasieu Parish, Louisiana;

Thence South  $89^{\circ} 04' 30''$  East, along the South line of said Northwest Quarter of the Southeast Quarter (NW/4 of SE/4), for a distance of 71.17 feet (Call 70.0 feet) to the Southeast corner of Lot B of Inwood Forest Subdivision, a subdivision as per plat recorded in Plat Book 37, at Page 43, records of Calcasieu Parish, Louisiana, the Point of Beginning of herein described tract;

Thence North  $89^{\circ} 04' 30''$  West, along the South line of said Lot B, for a distance of 10.0 feet to the Southwest corner of said Lot B;

Thence North  $00^{\circ} 56' 29''$  East, along the West line of said Lot B and the East line of Lot C and Lot One (1) of the aforesaid Inwood Forest Subdivision, for a distance of 232.01 feet;

Thence South  $88^{\circ} 22' 52''$  East, for a distance of 10.0 feet to the East line of said Lot B;

Thence South  $00^{\circ} 56' 29''$  West, along the East line of said Lot B, for a distance of 231.89 feet (call 232.09 feet) to the Point of Beginning.

Herein described tract containing 2,319.46 square feet or 0.053 acres, more or less.

AND

**PORTION OF LOT C**

That certain tract or parcel of land being a portion of Lot C of Inwood Forest Subdivision, a subdivision as per plat recorded in Plat Book 37, at Page 43, records of Calcasieu Parish, Louisiana, being more particularly described as follows:

Beginning at the Southwest corner of the Northwest Quarter of the Southeast Quarter (NW/4 of SE/4) of Section Eleven (11), Township Ten (10) South, Range Ten (10) West, Calcasieu Parish, Louisiana;

Thence North  $13^{\circ} 24' 56''$  East, for a distance of 37.92 feet to the Southwest corner of Lot One (1) of the aforesaid Inwood Forest Subdivision;

Thence South 89° 03' 41" East, along the South line of said Lot One (1), for a distance of 52.99 feet to the Southeast corner of said Lot One (1), said point also being on the West line of Lot B of said Inwood Forest Subdivision;

Thence South 00° 56' 29" West, along said West line of Lot B and the East line of the aforesaid lot C, for a distance of 37.01 feet to the Southwest corner of said Lot B;

Thence North 89° 04' 30" West, along the aforesaid South line of said Northwest Quarter of the Southeast Quarter (NW/4 of SE/4), for a distance of 61.17 feet to the Point of Beginning.

Herein described tract containing 2,112.92 square feet or 0.049 acres, more or less.

NOW THEREFORE, BE IT ORDAINED that Mayor Mike Danahay, is hereby authorized and empowered to purchase the property described above and directed to execute the original deed between the City of Sulphur and Inwood Forest Homeowners Association, Inc., for the sum of Twenty Thousand Dollars (\$20,000.00).

This ordinance shall become effective upon Mayor's signature.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 12<sup>th</sup> day of July, 2018.

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 authorizing the acquisition of property from Inwood Forest, LLC et al (Edward & Kathleen Nelson – 0.439 acres). Mayor Danahay stated that this property will cost \$71,500. Motion was made by Mrs. Hardy seconded by Mrs. Thomas that the following ordinance be adopted to-wit:

ORDINANCE NO. 1568, M-C SERIES

ORDINANCE AUTHORIZING THE ACQUISITION OF PROPERTY FROM  
INWOOD FOREST, LLC ET AL (EDWARD & KATHLEEN NELSON) FOR A PUMP  
STATION PROJECT LOCATED ON BEGLIS PARKWAY.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby authorize the acquisition of property from Inwood Forest, LLC et al (Edward & Kathleen Nelson for 0.439 acres for a pump station project for the following described property:

That certain tract or parcel of land being a portion of the Northwest Quarter of the Southeast Quarter (NW/4 of SE/4) of Section Eleven (11), Township Ten (10) South, Range Ten (10) West, Calcasieu Parish, Louisiana, being more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of the Southeast Quarter (NW/4 of SE/4) of Section Eleven (11), Township Ten (10) South, Range Ten (10) West, Calcasieu Parish, Louisiana;

Thence South 89° 04' 30" East, along the South line of said Northwest Quarter of the Southeast Quarter (NW/4 of SE/4), for a distance of 71.17 feet (Call 70.0 feet) to the Southeast corner of Lot B of Inwood Forest Subdivision, a subdivision as per plat recorded in Plat Book 37, at Page 43, records of Calcasieu Parish, Louisiana, the Point of Beginning of herein described tract;

Thence North 00° 56' 29" East, along the East line of said Lot B, for a distance of 231.89 feet (call 232.09 feet);

Thence South 88° 22' 52" East, along said East line of Lot B, for a distance of 83.55 feet to a point on the West right-of-way line of South Beglis Parkway (Louisiana Highway 3077), said point lying in a curve to the left having a radius of 11509.16 feet;

Thence South, along said curve to the left and said West right-of-way line of South Beglis Parkway, for an arc length distance of 125.80 feet to the Point of Tangent, said curve having a chord which bears South 01° 22' 44" West, a distance of 125.80 feet;

Thence South 01° 03' 56" West, along said West right-of-way line of South Beglis Parkway, for a distance of 105.08 feet to the intersection with the aforesaid South line of said Northwest Quarter of the Southeast Quarter (NW/4 of SE/4);

Thence North 89° 04' 30" West, along said South line of said Northwest Quarter of the Southeast Quarter (NW/4 of SE/4), for a distance of 82.36 feet to the Point of Beginning.

Herein described tract containing 19,142.36 square feet or 0.439 acre, more or less.

NOW THEREFORE, BE IT ORDAINED that Mayor Mike Danahay, is hereby authorized and empowered to purchase the property described above and directed to execute the original deed between the City of Sulphur and Inwood Forest LLC, et al (Edward & Kathleen Nelson) for the sum of Seventy-One Thousand Five Hundred Dollars (\$71,500.00).

This ordinance shall become effective upon Mayor's signature.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 12<sup>th</sup> day of July, 2018.

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 authorizing the acquisition of property from Glenn Terrell Istre, Jr. et ux (Lot 1 Inwood Forest) – 0.724 acres). Mayor Danahay stated that this property will cost \$78,000. Motion was made by Mrs. Hardy seconded by Mrs. Thomas that the following ordinance be adopted to-wit:

ORDINANCE NO. 1569, M-C SERIES

ORDINANCE AUTHORIZING THE ACQUISITION OF PROPERTY FROM GLENN TERRELL ISTRE, JR. ET UX, FOR A PUMP STATION PROJECT LOCATED ON BEGLIS PARKWAY.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby authorize the acquisition of property from Glenn Terrell Istre, Jr. et ux, for Lot 1 Inwood Forest for 0.724 acres for a pump station project for the following described property:

Lot One (1) of Inwood Forest Subdivision, a subdivision as per plat recorded in Plat Book 37, at Page 43, records of Calcasieu Parish, Louisiana, containing 31,545.25 square feet or 0.724 acres, more or less.

NOW THEREFORE, BE IT ORDAINED that Mayor Mike Danahay, is hereby authorized and empowered to purchase the property described above and directed to execute the original



deed between the City of Sulphur and Glenn Terrell Istre, Jr. et ux, for the sum of Seventy-Eight Thousand Dollars (\$78,000.00).

This ordinance shall become effective upon Mayor's signature.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 12<sup>th</sup> day of July, 2018.

ATTEST:

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ARLENE BLANCHARD, Clerk

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DRU ELLENDER, Chairman

With 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

7/12/18

5:18 P.M.