
December 9, 2024

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 December 9, 2024, 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. Ellender, followed by the reciting of the Pledge of Allegiance led by Mrs. Abshire.

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

Motion was then made by Mrs. Ellender seconded by Mrs. Thomas that item #12 be amended to read as follows:

Resolution awarding low bid received for annual supply of pipes and fittings, limestone & asphalt and chemicals for the City of Sulphur and rejecting all bids for office supplies.

Motion carried unanimously.

Motion was then made by Mrs. Hardy seconded by Mrs. Abshire that the agenda stand as amended.

Motion carried unanimously.

The first item on the agenda is a Proclamation to the winner of the storm drain marker drawing contest for year 2024-2025. In an effort to bring awareness to our community regarding pollutants that end up in stormwater water ways, the City of Sulphur requested the help of Sulphur High School's Talented Visual Art Class in creating a sticker to be placed on storm drains to encourage responsible practices in relation to stormwater. The winner of the contest is Hannah Thibodeaux, a Freshman at Sulphur High School.

The next item on the agenda is a public hearing on ordinance authorizing Mayor Mike Danahay to sign Buy/Sell Agreement with LOLC, LLC for property located south of 110 North Huntington Street. Motion was made by Mrs. Hardy seconded by Mrs. Ellender that the following ordinance be adopted to-wit:

ORDINANCE NO. 1939, M-C SERIES

ORDINANCE AUTHORIZING MAYOR DANAHAY TO SIGN BUY/SELL AGREEMENT WITH LOLC, LLC FOR PROPERTY LOCATED SOUTH OF 110 NORTH HUNTINGTON STREET (PARCEL #01200623).

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby authorize Mayor Mike Danahay to enter into a buy/sell agreement with LOLC, LLC for property located at Parcel #01200623, Sulphur, Louisiana is more fully described as follows, to-wit:

COM 93.2 FT N OF SW COR BLK A TOWN OF SULPHUR TH N ON E/S OF HUNTINGTON ST 66.8 FT E 100 FT N 40 FT M/L TO A ST E 40 FT (MEASURED 32 FT) S 109.5 FT M/L TO A PT 90.5 FT N OF N R/W OF LA W RR W 140 FT (MEASURED 132 FT) TO E/S OF HUNTINGTON ST AND PT OF COM IMPS "CITY OF SULPHUR-WATER DEPT"

BE IT FURTHER ORDAINED that said property shall not exceed appraised value of sixty-seven thousand dollars (\$67,000.00)

BE IT FURTHEREST 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, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas
NAYS: Mr. Nezat
ABSENT: None

And the said ordinance was declared duly adopted on this 9th day of December, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

The next item on the agenda is a public hearing on ordinance authorizing the acquisition of property from LOLC, LLC for property located south of 110 North Huntington Street, appropriating funds for the purchase, and setting a public hearing date on said ordinance. Motion was made by Mrs. Hardy seconded by Mrs. Ellender that the following ordinance be adopted to-wit:

ORDINANCE NO. 1940, M-C SERIES

ORDINANCE AUTHORIZING THE ACQUISITION OF PROPERTY FROM LOLC, LLC FOR PROPERTY LOCATED SOUTH OF 110 NORTH HUNTINGTON STREET (PARCEL #01200623A), APPROPRIATING FUNDS FOR THE PURCHASE, AND SETTING A PUBLIC HEARING DATE ON SAID ORDINANCE.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, in regular session convened that:

WHEREAS, the City of Sulphur desires to purchase property from LOLC, LLC for property located south of 110 North Huntington Street (Parcel #01200623A); and

WHEREAS, the sale price shall be sixty-seven thousand dollars (\$67,000.00); and

WHEREAS, sale includes a 13,608 sq. ft. vacant piece of property; and

WHEREAS, the property is more fully described as follows, to-wit:

COM 93.2 FT N OF SW COR BLK A TOWN OF SULPHUR TH N ON E/S OF
HUNTINGTON ST 66.8 FT E 100 FT N 40 FT M/L TO A ST E 40 FT (MEASURED 32 FT) S
109.5 FT M/L TO A PT 90.5 FT N OF N R/W OF LA W RR W 140 FT (MEASURED 132 FT)
TO E/S OF HUNTINGTON ST AND PT OF COM IMPS "CITY OF SULPHUR-WATER
DEPT"

BE IT FURTHER ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that Mayor Danahay is hereby authorized and empowered to purchase said property described above, that he is authorized and directed to execute the original warranty deed between the City of Sulphur and LOLC, LLC for the sum of sixty-seven thousand dollars (\$67,000.00); that it does hereby appropriate that sum for the aforesaid purchase; and that it does set a public hearing on this ordinance at its regular meeting at 5:30 p.m. on December 9, 2024.

BE IT FURTHEREST 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, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas

NAYS: Mr. Nezat

ABSENT: None

And the said ordinance was declared duly adopted on this 9th day of December, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

The next item on the agenda is a public hearing on ordinance granting a rezone to Rhonda Yanes, 307 Post Oak Road, from Residential to Business. Motion was made by Mrs. Hardy seconded by Mrs. Thomas that the following ordinance be adopted to-wit:

ORDINANCE NO. 1941, M-C SERIES

ORDINANCE GRANTING A REZONE TO RHONDA YANES, 307 SOUTH POST OAK ROAD, FROM RESIDENTIAL TO BUSINESS.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Rhonda Yanes, 307 South Post Oak Road, from Residential to Business for the following described property:

THE NORTH 55 FEET OF THE FOLLOWING DESCRIBED IMMOVABLE PROPERTY:

COMMENCING AT A POINT 30 FEET WEST AND 346.34 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 10 WEST, THENCE SOUTH 201.16 FEET, THENCE WEST 141.7 FEET, THENCE NORTH 201.16 FEET, THENCE EAST 141.7 FEET TO THE POINT OF COMMENCEMENT, TOGETHER WITH ALL IMPROVEMENTS SITUATED THEREON.

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.

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 FURTHER ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Rhonda Yanes, 307 South Post Oak Road, from Residential to Business

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 9th day of December, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

The next item on the agenda is a public hearing on ordinance granting a rezone to Dewey & Jessie Burnworth from Residential to Mixed Residential for property located at 1515 Weekly Road to allow for a mobile home. There was no one in attendance representing this property. Motion was made by Mrs. Hardy seconded by Mrs. Thomas that the following ordinance be adopted to-wit:

ORDINANCE GRANTING A REZONE TO DEWEY & JESSIE BURNWORTH FROM RESIDENTIAL TO MIXED RESIDENTIAL FOR PROPERTY LOCATED AT 1515 WEEKLY ROAD TO ALLOW FOR A NEW MOBILE HOME.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Dewey & Jessie Burnworth from Residential to Mixed Residential for property located at 1515 Weekly Road to allow for a new mobile home for the following described property:

LOT 11 EARL PERKINS SUB.

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 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.

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 FURTHER ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Dewey & Jessie Burnworth from Residential to Mixed Residential for property located at 1515 Weekly Road.

A vote was then called with the results as follows:

YEAS: None

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

ABSENT: None

And the said ordinance failed on this 9th day of December, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

The next item on the agenda is a public hearing on ordinance granting a rezone to Brookwood-Development, LLC, 320 South Cities Service Hwy., from Business to Commercial to allow for a storage facility. Chris Khoury, representing applicant, stated that this will be a multi-story building with architectural metal, stucco and they'll meet the required bufferyard. They just built one in Lake Charles, and they have approximately 4-6 visitors per day. Mrs. Thomas asked if they had a final determination on the façade. Mr. Khoury said, no, not until final approval. They'll use different material to break it up. Motion was then made by Mrs. Thomas seconded by Mrs. Abshire that the following stipulations be placed on the property:

- Hours of operation shall be limited to 6 am - 9 pm.
- No windows shall be on the west side of the building.
- There shall be an 8-foot-tall wooden privacy fence installed on the west property boundary.
- Access shall be limited to Cities Service Hwy.
- If said business closes or changes it shall revert back to business.
- Lighting shall not reflect into or onto residential properties.
- Dumpster shall not be on the west side of the property.
- No use of heavy machinery or equipment shall be used on the west side of the property.

Motion carried unanimously.

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

ORDINANCE NO. 1942, M-C SERIES AS AMENDED

ORDINANCE GRANTING A REZONE TO BROOKWOOD-DEVELOPMENT, LLC, 320 SOUTH CITIES SERVICE HWY., FROM BUSINESS TO COMMERCIAL TO ALLOW FOR A SELF-STORAGE FACILITY.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Brookwood-Development, LLC, 320 South Cities Service Hwy., from Business to Commercial to allow for a self-storage facility for the following described property:

A CERTAIN TRACT OF LAND TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS LOCATED THEREON IN THE NORTHEAST ¼, SOUTHWEST ¼ AND

SE ¼ OF THE SOUTHWEST ¼ OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 9 WEST, CALCASIEU PARISH, BEING DESIGNATED AS A 1.47 ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 31 OF BLOCK 1 INDIAN HILLS SUBDIVISION PHASE III AT A ½” IRON ROD FOUND, ALSO KNOWN AS THE POINT OF COMMENCEMENT;

THENCE ALONG THE WESTERN RIGHT OF WAY OF LA HIGHWAY 108 (S CITIES SERVICE HIGHWAY) SOUTH 00 DEGREES, 42 MINUTES, 42 SECONDS WEST A DISTANCE OF 187.04 FEET TO A POINT, ALSO KNOWN AS THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 00 DEGREES, 42 MINUTES, 42 SECONDS WEST A DISTANCE OF 226.03 FEET TO A ½” IRON ROD FOUND ON THE NORTHERN RIGHT OF WAY OF INTERSTATE 10;

THENCE ALONG SAID RIGHT OF WAY SOUTH 56 DEGREES, 08 MINUTES, 04 SECONDS WEST A DISTANCE OF 275.70 FEET TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY NORTH 03 DEGREES, 00 MINUTES, 04 SECONDS EAST A DISTANCE OF 25.34 FEET TO A 1/2” IRON ROD FOUND;

THENCE NORTH 02 DEGREES, 14 MINUTES, 19 SECONDS EAST A DISTANCE OF 75.05 FEET TO A ½” IRON ROD FOUND;

THENCE NORTH 00 DEGREES, 42 MINUTES, 42 SECONDS EAST A DISTANCE OF 75.00 FEET TO A ½” IRON ROD FOUND;

THENCE NORTH 00 DEGREES, 48 MINUTES, 59 SECONDS WEST A DISTANCE OF 75.01 FEET TO A ½” IRON ROD FOUND’

THENCE NORTH 86 DEGREES, 29 MINUTES, 58 SECONDS EAST A DISTANCE OF 31.07 FEET TO A ½” IRON ROD FOUND;

THENCE NORTH 00 DEGREES, 31 MINUTES, 45 SECONDS WEST A DISTANCE OF 75.01 FEET TO A POINT;

THENCE NORTH 05 DEGREES, 18 MINUTES, 01 SECONDS EAST A DISTANCE OF 55.07 FEET TO A POINT;

THENCE SOUTH 89 DEGREES, 17 MINUTES, 18 SECONDS EAST A DISTANCE OF 192.22 FEET TO A POINT, ALONG THE WESTERN RIGHT OF WAY OF LA HIGHWAY 108 (S CITIES SERVICE HIGHWAY), ALSO KNOWN AS THE POINT OF BEGINNING.

CONTAINING AN AREA OF 64,067.73 SQUARE FEET (1.47 ACRES). ALL AS SHOWN ON A SURVEY BY BASIN ENGINEERING & SURVEYING, DATED OCTOBER 24, 2024.

BE IT FURTHER ORDAINED that the following stipulations be placed on said property:

- Hours of operation shall be limited to 6 am - 9 pm.
- No windows shall be on the west side of the building.
- There shall be an 8-foot-tall wooden privacy fence installed on the west property boundary.
- Access shall be limited to Cities Service Hwy.
- If said business closes or changes it shall revert back to business.
- Lighting shall not reflect into or onto residential properties.
- Dumpster shall not be on the west side of the property.
- No use of heavy machinery or equipment shall be used on the west side of the property.

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.

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 FURTHER ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Brookwood-Development, LLC, 320 South Cities Service Hwy., from Business to Commercial to allow for a self-storage facility.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 9th day of December, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

The next item on the agenda is a public hearing on ordinance accepting Final Plat from The Cedars Subdivision, LLC, for The Cedars Subdivision Phase 1 – property located on the west side of Wright Road,

south of Sabine Diversion Canal. David Hensgens, Stillwater Development, stated that the build-out is 100% complete and all the infrastructure is done. The city did the walk through recently. He then stated that Phase II will have a connection to Wright Road. This is only accepting the final plat. The variances listed were adopted 6 years ago. Danny DiPetta, Bonin Drive, showed concern about the new plat that was presented with adjustments to some of the lot sizes. His concern was why they didn't present the correct map at the Land Use meeting last month. Mr. Hensgens then stated that the Land Use Commission knew we had revisions to the plat that would be presented to City Council for the public hearing. Mr. DiPetta also showed concern with who originally owned the property and then accepting final plat with a different owner, and he also wanted to know who bought the permits. Mr. Hensgens then stated that state permits were purchased by The Cedars LLC.

Shelly Broussard, Mars Street, showed concern with all these homes being built behind her home on Mars Street. She bought the home in 2016 and had no idea this was going to be built behind her. Her property holds water from this development. We now have break-ins and people cutting through her property. The signs posted for this final plat weren't even posted on our road which is outside the city. They posted the signs on the property that The Cedars owns.

Mr. DiPetta stated that the variances listed on the plat are the lowest possible ceiling. All development is not treated equally, and this sets a precedent. Mr. Nezat asked Mr. Hensgens what would happen if there was a fire in this neighborhood. Mr. Hensgens stated that all building codes and fire codes rule and is required to be followed. Mr. Nezat stated that these 6 variances were granted before he got elected to office.

Byron Racca, Meyer & Associates, stated that this property was originally in the Parish and the Parish originally accepted the preliminary plat for Belle Savanne. Belle Savanne development then asked to be annexed into the city. The city honored what the Parish had already accepted. After discussion, motion was made by Mrs. Abshire seconded by Mrs. Hardy that the ordinance be amended to accept the amended final plat. Motion carried unanimously.

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

ORDINANCE NO. 1943, M-C SERIES AS AMENDED

ORDINANCE ACCEPTING FINAL PLAT FROM THE CEDARS SUBDIVISION, LLC, FOR THE CEDARS SUBDIVISION PHASE I FOR PROPERTY LOCATED ON THE WEST SIDE OF WRIGHT ROAD, SOUTH OF SABINE DIVERSION CANAL.

WHEREAS, The Cedars Subdivision, LLC has submitted a final plat for The Cedars Subdivision Phase I; and

WHEREAS, improvements on the property will include the following variances approved by the Board of Zoning Adjustment dated July 16, 2018:

1. Increase allowed building coverage from required 40% of parcel to 50%.
2. Reduce total allowed lot area to 5,500 sq. ft. rather than the required 6,000 sq. ft.
3. Reduce cul-de-sac lots from required 10,000 sq. ft. to 6,000 sq. ft.
4. Reduce front setbacks from required 30 ft. to 12 ft. for residence and 20 ft. for the garage.
5. Measurements to be taken from building face rather than required eaves.
6. Reduce the side corner setback from required 15 ft. to 12.5 ft.

WHEREAS, said examination reflects that the final plat submitted by The Cedars Subdivision, LLC, complies with Chapter 18 of the Code of Ordinances and Article III, Part 1, Section 1, (6) (c) and (e) of the Land Use Ordinance for the City of Sulphur.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby accept final plat from The Cedars Subdivision, LLC, for The Cedars Subdivision Phase I for the following described property:

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 15, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CITY OF SULPHUR, CALCASIEU PARISH, LOUISIANA, CONTAINING 21.935 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF CENTERLINES OF WRIGHT ROAD AND RAVIA ROAD (P.O.C.);

THENCE, SOUTH 86°24'02" WEST A DISTANCE OF 125.29 FEET TO A SET ½" IRON ROD, SAID IRON ROD BEING THE POINT OF BEGINNING (P.O.B.).

THENCE, N 89°18'26" W FOR A DISTANCE OF 1225.78 FEET TO A POINT;
THENCE, N 01°09'01" E FOR A DISTANCE OF 734.12 FEET TO A POINT;
THENCE, N 00°57'55" E FOR A DISTANCE OF 731.14 FEET TO A POINT;
THENCE, N 89°47'56" E FOR A DISTANCE OF 1334.89 FEET TO A POINT;
THENCE, S 01°02'26" W FOR A DISTANCE OF 389.61 FEET TO A POINT;
THENCE, N 89°27'26" W FOR A DISTANCE OF 238.79 FEET TO A POINT;
THENCE, N 00°32'34" E FOR A DISTANCE OF 2.44 FEET TO A POINT;
THENCE, N 89°27'26" W FOR A DISTANCE OF 280.00 FEET TO A POINT;
THENCE, S 00°32'34" W FOR A DISTANCE OF 20.00 FEET TO A POINT;
THENCE, N 89°27'26" W FOR A DISTANCE OF 165.00 FEET TO A POINT;
THENCE, N 00°32'34" E FOR A DISTANCE OF 78.00 FEET TO A POINT;
THENCE, N 89°27'26" W FOR A DISTANCE OF 23.50 FEET TO A POINT;
THENCE, S 00°32'34" W FOR A DISTANCE OF 115.00 FEET TO A POINT;

THENCE, N 89°27'26" W FOR A DISTANCE OF 50.00 FEET TO A POINT;
THENCE, N 00°32'34" E FOR A DISTANCE OF 37.00 FEET TO A POINT;
THENCE, N 89°27'26" W FOR A DISTANCE OF 165.00 FEET TO A POINT;
THENCE, N 00°32'34" E FOR A DISTANCE OF 20.00 FEET TO A POINT;
THENCE, N 89°27'26" W FOR A DISTANCE OF 115.00 FEET TO A POINT;
THENCE, S 00°32'34" W FOR A DISTANCE OF 808.00 FEET TO A POINT;
THENCE, S 00°32'34" W FOR A DISTANCE OF 50.00 FEET TO A POINT;
THENCE, N 89°27'26" W FOR A DISTANCE OF 26.50 FEET TO A POINT;
THENCE, S 00°32'34" W FOR A DISTANCE OF 115.00 FEET TO A POINT;
THENCE, S 89°27'26" E FOR A DISTANCE OF 945.00 FEET TO A POINT;
THENCE, S 00°32'34" W FOR A DISTANCE OF 125.58 FEET TO A POINT;
SAID POINT BEING THE POINT BEGINNING (P.O.B.).

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 final plat; 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 The Cedars Subdivision, LLC, for The Cedars Subdivision Phase I and revise the Land Use Map for property located west of Wright Road, south of the Sabine Diversion Canal.

A vote was then called with the results as follows:

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

NAYS: Mr. Nezat

ABSENT: None

And the said ordinance was declared duly adopted on this 9th day of December, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

The next item on the agenda is a public hearing on ordinance amending Ordinance No. 1928, M-C Series, that granted a rezone to Joshua Baden, 2209 Carr Lane from Residential to Business to allow for Freedom Plumbing, LLC (to remove stipulation of 8-foot fence). Motion was made by Mrs. Hardy seconded by Mrs. Thomas that the following ordinance be adopted to-wit:

ORDINANCE NO. 1944, M-C SERIES

ORDINANCE AMENDING ORDINANCE NO. 1928, M-C SERIES THAT GRANTED A REZONE TO JOSHUA BADEN, 2209 CARR LANE FROM RESIDENTIAL TO BUSINESS TO ALLOW FOR FREEDOM PLUMBING, LLC TO REMOVE STIPULATION FOR AN 8-FOOT FENCE ON THE WEST SIDE OF THE PROPERTY INSTEAD OF THE REQUIRED 6-FOOT.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby amend Ordinance No. 1928, M-C Series, to remove the stipulation for an 8-foot fence on the west side of the property instead of the required 6-foot.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said ordinance was declared duly adopted on this 9th day of December, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

The next item on the agenda is an introduction of ordinance amending Chapter 17, Article II – Utility Use or Right of Way Regulations. Mr. Abrahams stated that this amendment will require a bond in lieu of a guarantee deposit. This is in case the contractor doesn't repair the road or if they bust a waterline, etc. The city will get reimbursed for it. Motion was made by Mrs. Hardy seconded by Mrs. Abshire that the following ordinance be introduced:

ORDINANCE AMENDING CHAPTER 17, ARTICLE II – UTILITY USE OR RIGHT OF WAY REGULATIONS.

Motion was then made by Mrs. Hardy seconded by Mrs. Abshire that the said ordinance be filed and remain on file with the Clerk of the Council, in final form, for public inspection and that the Mayor is hereby authorized and instructed to publish the Public Notice of Introduction of the above proposed

ordinance in the “American Press”, the official journal of the City of Sulphur, Louisiana, and that the said Notice of Introduction of the above ordinance is substantially in the following form:

PUBLIC NOTICE

PUBLIC NOTICE is hereby given, in accordance with Section 2-12B of the Home Rule Charter of the City of Sulphur, the following ordinance:

ORDINANCE AMENDING CHAPTER 17, ARTICLE II – UTILITY USE OR RIGHT OF WAY REGULATIONS.

A public hearing on said ordinance will be held at 5:30 p.m. on the 13th day of January, 2025, in the Council Chambers at their temporary location, 1551 East Napoleon Street, Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: _____
NICK NEZAT, Chairman

Motion carried unanimously.

The next item on the agenda is an introduction of ordinance amending Chapter 17, Article VII – Franchise Agreements. Mr. Abrahams stated that in this current section of the ordinance it doesn’t pertain to all utility providers. It’ll include an annual fee rather than a per front foot fee. Motion was then made by Mrs. Thomas seconded by Mrs. Ellender that the following ordinance be introduced:

ORDINANCE AMENDING CHAPTER 17, ARTICLE VII – FRANCHISE AGREEMENTS.

Motion was then made by Mrs. Thomas 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 “American Press”, the official journal of the City of Sulphur, Louisiana, and that the said Notice of Introduction of the above ordinance is substantially in the following form:

PUBLIC NOTICE

PUBLIC NOTICE is hereby given, in accordance with Section 2-12B of the Home Rule Charter of the City of Sulphur, the following ordinance:

ORDINANCE AMENDING CHAPTER 17, ARTICLE VII – FRANCHISE AGREEMENTS.

A public hearing on said ordinance will be held at 5:30 p.m. on the 13th day of January, 2025, in the Council Chambers at their temporary location, 1551 East Napoleon Street, Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: _____

NICK NEZAT, Chairman

Motion carried unanimously.

The next item on the agenda is an introduction of ordinance authorizing Mayor Danahay to enter into a Cooperative Endeavor Agreement with West Calcasieu Cameron Hospital for water service. Cade Cole, City Attorney, stated that this is a grant that Cal-Cam Hospital got to build a water storage tank so if the city loses pressure, the hospital will still have stored water under pressure. The hospital will be totally responsible for the tank and all the code provisions. All the city is doing is giving them a line to connect to water to fill the tank.

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

ORDINANCE AUTHORIZING MAYOR DANAHAY TO ENTER INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH WEST CALCASIEU CAMERON HOSPITAL FOR WATER SERVICE.

Motion was then made by Mrs. Hardy seconded by Mrs. Abshire that the said ordinance be filed and remain on file with the Clerk of the Council, in final form, for public inspection and that the Mayor is hereby authorized and instructed to publish the Public Notice of Introduction of the above proposed ordinance in the "American Press", the official journal of the City of Sulphur, Louisiana, and that the said Notice of Introduction of the above ordinance is substantially in the following form:

PUBLIC NOTICE

PUBLIC NOTICE is hereby given, in accordance with Section 2-12B of the Home Rule Charter of the City of Sulphur, the following ordinance:

ORDINANCE AUTHORIZING MAYOR DANAHAY TO ENTER INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH WEST CALCASIEU CAMERON HOSPITAL FOR WATER SERVICE.

A public hearing on said ordinance will be held at 5:30 p.m. on the 13th day of January, 2025, in the Council Chambers at their temporary location, 1551 East Napoleon Street, Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: _____

NICK NEZAT, Chairman

Motion carried unanimously.

The next item on the agenda is a resolution awarding low bid received for annual supply of pipes and fittings, limestone & asphalt and chemicals for the City of Sulphur and rejecting all bids for office supplies.

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

RESOLUTION NO. 3618, M-C SERIES

Resolution awarding low bid received for annual supply of pipes and fittings, limestone & asphalt and chemicals for the City of Sulphur and rejecting all bids for office supplies.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that bids for annual supply of pipes and fittings, limestone & asphalt, chemicals, and office supplies for the City of Sulphur were opened and read aloud in a public session on Tuesday, December 3, 2024, at 10:30 a.m.

BE IT FURTHEREST RESOLVED that all bids for annual office supplies be rejected and purchased off State Contract:

CHEMICALS

Bid Tabulation - Annual Supply of Chemicals 2025						
Item		Qty/Unit	Company	Unit Cost	Extension	
Cairox Free Flowing Potassium		18 Drums 330 LB*	Harcros Chemicals	\$4.90/lb	\$1617.00/drum	
			Delta H2O	\$5.20/lb	\$30,888.00	
			PVS DX Inc	No bid	No bid	
			HAS LA. PREFER	Hawkins Inc	\$4.97/lb	\$29,521.80
				Univar Solutions	\$4.88/lb	\$1,610.40
WINNER:	HAWKINS INC					
Chlorine		72 Tons 1 Ton Cylinder	Harcros Chemicals	No bid	No bid	
			Delta H2O	No bid	No bid	
			PVS DX Inc	\$1.144/lb	\$164,808.00	
			Hawkins Inc	No bid	No bid	
			Univar Solutions	No bid	No bid	
WINNER:	PVS DX INC					
Zinc Orthophosphate		75,000 Pounds	Harcros Chemicals	\$1.30/lb	\$97,500.00	
			Delta H2O	\$1.03/lb	\$77,250.00	
			PVS DX Inc	No bid	No bid	
			HAS LA. PREFER	Hawkins Inc	\$0.82/lb	\$61,965.00
				Univar Solutions	No bid	No bid

WINNER:	HAWKINS INC				
Hydrofluorsilic Acid		10,000 Pounds	Harcros Chemicals	\$0.81/lb	\$8,100.00
			Delta H2O	\$0.82/lb	\$8,200.00
			PVS DX Inc	No bid	No bid
		HAS LA. PREFER	Hawkins Inc	\$0.67/lb	\$6,796.00
			Univar Solutions	\$0.60/lb	\$6,000.00
WINNER:	HAWKINS INC				

LIMESTONE & ASPHALT

Bid Tabulation - Annual Supply of Limestone & Asphalt			
Section	Company		Section Total
20 tons 3/4" - 1" limestone	DP Aggregates		\$49.00/ton
	RE Heidt Construction		No Bid
WINNER: DP AGGREGATES			
1,000 tons road base limestone (gray only)	DP Aggregates		\$44.00/ton
	RE Heidt Construction		No Bid
WINNER: DP AGGREGATES			
600 tons hot asphalt mix	DP Aggregates		No Bid/ton
	RE Heidt Construction		\$96.00/ton
WINNER: RE HEIDT			

No Bid/Small Load
No Bid/Small Load

PIPES AND FITTINGS

Bid Tabulation - Annual Supply of Pipes and Fittings 2025				
Section	Company	Section Total		
I - PVC SCH 40 FITTINGS	Core & Main	No Bid		
	Coburn Supply	\$1,169.03		
	Ferguson Enterprises	\$1,227.54		
II - BRASS ADAPTERS	Core & Main	No Bid		
	Coburn Supply	\$585.52		
	Ferguson Enterprises	\$545.44		**Did not bid on all items**
III - BRASS CORP CURB STOPS CHECK VALVES	Core & Main	No Bid		
	Coburn Supply	\$3,330.13		
	Ferguson Enterprises	\$2,310.91		
IV - METER BOXES	Core & Main	No Bid		
	Coburn Supply	\$2,248.97		
	Ferguson Enterprises	\$1,872.40		
V - CLAMPS	Core & Main	No Bid		
	Coburn Supply	No Bid		
	Ferguson Enterprises	\$649.21		
VI - REDI	Core & Main	\$6,757.48		
	Coburn Supply	\$5,377.93		
	Ferguson Enterprises	\$7,189.85		
VII - RUBBER COUPLINGS	Core & Main	\$1,724.41		
	Coburn Supply	\$1,792.13		
	Ferguson Enterprises	\$1,512.89		
VIII - FIRE HYDRANTS	Core & Main	\$13,600.94		
	Coburn Supply	\$7,823.63		**Did not bid on all items**
	Ferguson Enterprises	\$11,964.00		
IX - WATER METERS	Core & Main	\$2,017.00		
	Coburn Supply	No Bid		
	Ferguson Enterprises	No Bid		

X - PVC PIPE	Core & Main	No Bid
	Coburn Supply	\$2,551.08
	Ferguson Enterprises	\$117.89
XI - SADDLES	Core & Main	\$1,664.65
	Coburn Supply	\$1,362.95
	Ferguson Enterprises	\$1,300.33
XII - WRENCHES	Core & Main	No Bid
	Coburn Supply	No Bid
	Ferguson Enterprises	\$1,755.00
XIII - PAINTS	Core & Main	\$17.85
	Coburn Supply	\$22.05
	Ferguson Enterprises	\$18.00
Total Delivered Price	Core & Main	\$25,782.33
	Coburn Supply	\$26,506.01
	Ferguson Enterprises	\$30,463.46

**OFFICE SUPPLIES
REJECTED**

Bid Tabulation - Annual Supply of Office Supplies 2025

Section	Company	Section Total	
I - Batteries	The Office Guy	\$83.78	
	Office Depot	\$60.93	
	United Office Supply	\$109.46	
	Quill	\$46.27	**Did not bid on every item**
II - Bindings/Binders	The Office Guy	\$192.29	
	Office Depot	\$65.38	
	United Office Supply	\$202.70	
	Quill	\$55.59	**Did not bid on every item**
III - INK	The Office Guy	\$11,058.93	
	Office Depot	\$9,073.07	

	United Office Supply	\$12,528.92	
	Quill	\$9,329.69	**Did not bid on every item**
IV - ENVELOPES	The Office Guy	\$150.63	
	Office Depot	\$63.65	
	United Office Supply	\$143.97	
	Quill	\$57.43	
V - MEDIA	The Office Guy	\$137.81	
	Office Depot	\$59.60	
	United Office Supply	\$112.08	
	Quill	\$66.10	
VI - FOLDERS	The Office Guy	\$42.40	
	Office Depot	\$33.76	
	United Office Supply	\$110.26	
	Quill	\$41.78	
VII - NOTEBOOKS	The Office Guy	\$740.52	
	Office Depot	\$571.27	
	United Office Supply	\$937.26	
	Quill	\$97.20	**Did not bid on every item**
VIII - TAPE	The Office Guy	\$45.76	
	Office Depot	\$38.30	
	United Office Supply	\$131.65	
	Quill	\$32.62	**Did not bid on every item**
IX - POST ITS	The Office Guy	\$78.65	
	Office Depot	\$40.99	
	United Office Supply	\$124.81	
	Quill	\$46.37	
X - PENS/MARKERS	The Office Guy	\$118.75	
	Office Depot	\$83.69	
	United Office Supply	\$141.43	
	Quill	\$69.11	**Did not bid on every item**
XI - PAPER	The Office Guy	\$263.17	
	Office Depot	\$153.10	
	United Office Supply	\$297.03	
	Quill	\$244.00	
XII - FASTENERS	The Office Guy	\$30.70	
	Office Depot	\$27.11	
	United Office Supply	\$33.15	

	Quill	\$20.91	**Did not bid on every item**
XIII - LABELS	The Office Guy	\$130.96	
	Office Depot	\$69.56	
	United Office Supply	\$163.58	
	Quill	\$23.42	**Did not bid on every item**
XIV - PAPER HANDLING	The Office Guy	\$35.68	
	Office Depot	\$13.79	
	United Office Supply	\$29.47	
	Quill	\$23.86	
XV - LABELING/PROTECTION	The Office Guy	\$78.55	
	Office Depot	\$25.99	
	United Office Supply	\$82.20	
	Quill	\$22.81	**Did not bid on every item**

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 9th day of December, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

The next item on the agenda is a resolution authorizing Jennifer Thorn, Director of Finance, to sign on behalf of the City of Sulphur to reject Uninsured/Underinsured Motorist Bodily Injury Coverage. Motion was made by Mrs. Ellender seconded by Mrs. Hardy that the following resolution be adopted to-wit:

RESOLUTION NO. 3619, M-C SERIES

Resolution authorizing Jennifer Thorn, Director of Finance, to sign on behalf of the City of Sulphur to reject Uninsured/Underinsured Motorist Bodily Injury Coverage.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby reject Uninsured/Underinsured Motorist Bodily Injury Coverage from the Automobile policy and authorize Jennifer Thorn to sign on behalf of the City of Sulphur to reject Uninsured/Underinsured Motorist Bodily Injury Coverage from the Automobile policy.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Nezat, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas
NAYS: None
ABSENT: None

And the said resolution was declared duly adopted on this 9th day of December, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

The next item on the agenda is a re-appointing Coy Vincent to the West Calcasieu Parish Community Center Board of Directors. Motion was made by Mrs. Ellender seconded by Mrs. Abshire that the following resolution be adopted to-wit:

RESOLUTION NO. 3620, M-C SERIES

Resolution re-appointing Coy Vincent to the West Calcasieu Parish Community Center Board of Directors.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby re-appoint Coy Vincent to the West Calcasieu Parish Community Center Board of Directors with term to expire December 31, 2027.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Nezat, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas
NAYS: None
ABSENT: None

And the said resolution was declared duly adopted on this 9th day of December, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

The next item on the agenda is a resolution awarding low bid received for temporary fire station. Motion was made by Mrs. Hardy seconded by Mrs. Abshire that the following resolution be adopted to-wit:

RESOLUTION NO. 3621, M-C SERIES

Resolution awarding low bid received for temporary fire station.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that bids for the temporary fire station were opened and read aloud in an open and public bid session on Monday, November 25, 2024, at 10:00 a.m. and bids were as follows:

<u>CONTRACTOR</u>	<u>BASE BID AMOUNT</u>
Sam Istre Construction, Inc.	\$522,000.00
Lewing Construction Company, Inc.	\$539,173.09
K & J Development of SWLA, LLC	\$565,000.00
Gunter Construction, Inc.	\$594,000.00

BE IT FURTHER RESOLVED that the City Council does hereby accept the recommendation of Mayor Mike Danahay and award the bid for the temporary fire station contingent adequate budgetary allocations and receipt of the 10 Day Forms as follows:

<u>CONTRACTOR</u>	<u>BASE BID AMOUNT</u>
Sam Istre Construction, Inc.	\$522,000.00

BE IT ALSO FURTHER RESOLVED that Mayor Mike Danahay is authorized to sign all paperwork in connection therewith.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 9th day of December, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

The next item on the agenda is a resolution granting a variance to Cary McKee, 843 Tillman Street, to allow for a mobile home that is older than 10 years (2010). Bill LeBlanc, Roberta Drive, suggested that the Official Building Inspector for the City should make this determination whether a mobile home is in good enough shape to bring into the city, not the Council. Mrs. Abshire commended on how nice the mobile home was and the repairs that have been made. The Council's goal is to raise the standards for mobile homes. If a mobile home outside the city limits is in bad repair what are the chances of that mobile home being repaired

once moved inside the city. After discussion, motion was made by Mrs. Ellender seconded by Mrs. Hardy that the following resolution be adopted to-wit:

RESOLUTION NO. 3622, M-C SERIES

RESOLUTION GRANTING A VARIANCE TO CARY MCKEE, 843 TILLMAN STREET, TO ALLOW FOR A MOBILE HOME TO BE OLDER THAN 10 YEARS OF AGE (2010).

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.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant a variance to Cary McKee, 843 Tillman Street, to allow for a mobile home to be older than 10 years of age (2010) for the following described property:

LOT 18 KIMWOOD SUB

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 FURTHEREST RESOLVED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant a variance to Cary McKee, 843 Tillman Street, to allow for a mobile home to be older than 10 years of age (2010).

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 9th day of December, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

The next item on the agenda is a resolution appointing members to the Sulphur Armed Forces Commission. District 4 representative will be appointed at a later date. Motion was made by Mrs. Ellender seconded by Mrs. Thomas that the following resolution be adopted to-wit:

RESOLUTION NO. 3623, M-C SERIES

Resolution appointing members to the Sulphur Armed Forces Commission.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, that they do hereby each appoint a member from their district to serve on the Sulphur Armed Forces Commission as follows:

District 1 – Bill LeBlanc
District 2 – Sam Mesuch
District 3 – Michael Thornton
District 4 – (appointed at a later date)
District 5 – Ethan Miller

BE IT FURTHER RESOLVED that the appointed members serve for a period of four (4) years to run concurrent with Sulphur City Council election and may be reappointed by the Sulphur City Council.

A vote was then called with the results as follows:

YEAS: Mrs. Ellender, Mr. Nezat, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas
NAYS: None
ABSENT: None

And the said resolution was declared duly adopted on this 9th day of December, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

The next item on the agenda is a resolution setting meeting dates for the Sulphur City Council, Land Use Commission and Board of Zoning Adjustment for 2025. Motion was made by Mrs. Ellender seconded by Mrs. Hardy that the following resolution be adopted to-wit:

RESOLUTION NO. 3624, M-C SERIES

Resolution setting meeting dates for the Sulphur City Council, Land Use Commission and Board of Zoning Adjustment for 2025.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby set the following meeting dates for the Sulphur City Council, Land Use Commission and Board of Zoning Adjustment for 2025 as follows:

City Council

Land Use & Board of Zoning Adjustment

Monday, January 13	Tuesday, January 21
Monday, February 10	Tuesday, February 18
Monday, March 10	Monday, March 17
Monday, April 14	Monday, April 21
Monday, May 12	Monday, May 19
Monday, June 9	Monday, June 16
Monday, July 14	Monday, July 21
Monday, August 11	Monday, August 18
Monday, September 8	Monday, September 15
Tuesday, October 14	Monday, October 20
Monday, November 10	Monday, November 17
Monday, December 8	Monday, December 15

BE IT FURTHER RESOLVED that meetings will be held at the temporary location at 1551 East Napoleon Street, but soon will be moved to another temporary location at 501 Willow Avenue, Sulphur, Louisiana 70663. All regular meetings are held at 5:30 p.m.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 9th day of December, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

The next item on the agenda is a resolution accepting Substantial Completion for Sulphur Regional Wastewater Treatment Facility Phase 2 SBR Process Improvements and Hurricane Laura Damage Repairs.

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

RESOLUTION NO. 3625, M-C SERIES

Resolution accepting Substantial Completion for Sulphur Regional Wastewater Treatment Facility Phase 2 SBR Process Improvements and Hurricane Laura Damage Repairs.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby accept Substantial Completion for Sulphur Regional Wastewater Treatment Facility Phase 2 SBR Process Improvements and Hurricane Laura Damage Repairs.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 9th day of December, 2024.

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

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

- a. To condemn building or structure located at 725 Pitre Street, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances.

Mrs. VanderHey, Ordinance Enforcement, stated that they are progressing very well on the remodeling.

Motion was then made by Mrs. Ellender seconded by Mrs. Abshire that the above address be postponed to the February 10, 2025, City Council meeting.

Motion carried unanimously.

- b. To condemn building or structure located at 810 North Claiborne Street, #1 and #19, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances.

James LeDoux, Claiborne Street, addressed the Council and stated that these mobile homes still look the same. No work has been done on them. Motion was made by Mrs. Ellender seconded by Mrs. Thomas that the above addresses be condemned.

Motion carried unanimously.

- c. To condemn building or structure located at 113 Arkansas Street, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances.

Mrs. VanderHey, Ordinance Enforcement, stated that they put a new roof and have made a lot of repairs. They even cut the tree down. Motion was made by Mrs. Hardy seconded by Mrs. Thomas that the above address be postponed to the February 10, 2025, City Council meeting.

Motion carried unanimously.

- d. To condemn building or structure located at 706 Live Oak, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances.

Mrs. Hebert stated that she's made a lot of progress on cleaning out the house in the rear of the property. She should be done in 30 days. Motion was then made by Mrs. Ellender seconded by Mrs. Thomas that the above address be condemned but give her 45 more days (i.e. January 23, 2025)

Motion carried unanimously.

The next item on the agenda is Executive Session to consider and take appropriate action on settlement of Paul and Marissa Perales litigation. Motion was made by Mrs. Ellender seconded by Mrs. Hardy that they go into Executive Session.

Motion carried unanimously.

Motion was then made by Mrs. Ellender seconded by Mrs. Thomas that they reconvene.

Motion carried unanimously.

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

RESOLUTION NO. 3626, M-C SERIES

Resolution authorizing Mayor Mike Danahay 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 Mike Danahay to settle the following litigation:

Allied Trust Insurance Company
(Paul Perales – 171 East Lee Street)

Vs
Suit No. 2023-567, Div. D

City of Sulphur

Motion carried unanimously.

The next item on the agenda is Public to Address Council. Mike Cormier, Tillman Street, addressed the Council and stated when his son called the permit office about moving an older mobile home into the city the City Inspector shut him down and told him not to go any further. Some people have to start from the ground up. His son sleeps in his truck on his property because he can't afford a new mobile home.

Maria Martez (?) spoke on an FDA grant that the city should apply for \$5 million.

Shelly Broussard, Mars Street, stated how upset she was that the Council didn't make The Cedars Subdivision put up a fence in her backyard.

Mayor Danahay and Council wished everyone a Merry Christmas and Happy New Year.

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

ATTEST:

ARLENE BLANCHARD, Clerk

NICK NEZAT, Chairman

12/9/24
7:08 P.M.