
January 13, 2025

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 January 13, 2025, 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
MELINDA HARDY, Council Representative of District 3
JOY ABSHIRE, Council Representative of District 4
MANDY THOMAS, Council Representative of District 5

ABSENT - NICK NEZAT, Council Representative of District 2

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. Thomas.

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. Ellender that the minutes stand as written.

Motion carried unanimously.

Motion was then made by Mrs. Hardy seconded by Mrs. Thomas that item 7c, 7d, 7e be removed from the agenda:

To condemn building or structure located at 1305 West Burton Street, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances. (Dru Ellender)

To condemn building or structure located at 1307 West Burton Street, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances. (Dru Ellender)

To condemn building or structure located at 1016 West Verdine Street, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances. (Dru Ellender)

Motion carried unanimously.

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

Motion carried unanimously.

The first item on the agenda is a Proclamation to Kyle Cook, Band Director at Maplewood Middle School, for being a recipient of the Milken Education Award. Mayor Danahay presented Mr. Cook with a proclamation and thanked him for his hard work and dedication to his community.

The next item on the agenda is a presentation of audit for fiscal year ending June 30, 2024, and Resolution accepting same. Steve DeRouen, CPA, gave a brief report on the highlights of the audit and stated that the city did not have any exceptions nor findings for fiscal year ending June 30, 2024. Motion was then made by Mrs. Hardy seconded by Mrs. Thomas that the following resolution be adopted to-wit:

RESOLUTION NO. 3627, M-C SERIES

Resolution accepting Audit for Fiscal Year ending June 30, 2024.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby accept Audit for Fiscal Year ending June 30, 2024.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Nezat

And the said resolution was declared duly adopted on this 13th day of January, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Vice-Chairman

The next item on the agenda is a public hearing on ordinance granting an Exception to Carolyn Chitty, 4001 Maplewood Drive, to allow for living in a Business District. Motion was made by Mrs. Thomas seconded by Mrs. Ellender that the following ordinance be adopted to-wit:

ORDINANCE NO. 1945, M-C SERIES

ORDINANCE GRANTING AN EXCEPTION TO CAROLYN CHITTY, 4001 MAPLEWOOD DRIVE, TO ALLOW FOR LIVING IN A BUSINESS DISTRICT.

WHEREAS in accordance with Article IV, Part 3, Section 4 (3) of the Land Use Ordinance of the City of Sulphur, application has been received from Carolyn Chitty, 4001 Maplewood Drive, to allow for living in a Business District for the following described property:

THE NORTH 115 FT OF LOT 33 BLK 1 HOLLYWOOD, LESS PARC TO CITY TO WIDEN STREET

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

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

BE IT ORDAINED by the City Council of the City of Sulphur Louisiana, that they do hereby grant an Exception to Carolyn Chitty, 4001 Maplewood Drive, to allow for living in a Business District.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Nezat

And the said ordinance was declared duly adopted on this 13th day of January, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Vice-Chairman

The next item on the agenda is a public hearing on ordinance amending Chapter 17, Article II – Utility Use or Right of Way Regulations. Cade Cole, City Attorney, stated that this will allow contractors doing work inside the right of way to submit a bond rather than a deposit. Motion was made by Mrs. Hardy seconded by Mrs. Thomas that the following ordinance be adopted to-wit:

ORDINANCE NO. 1946, M-C SERIES

AN ORDINANCE AMENDING CHAPTER 17, ARTICLE II, SECTION 19 – UTILITY USE OR RIGHT OF WAY REGULATIONS – ESCROW REQUIRED.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby amend Chapter 17, Article II, Section 19 of the Code of Ordinances of the City of Sulphur to read as follows:

Sec. 17-19. Escrow—Required; maximum.

A guarantee escrow deposit to ensure the satisfactory completion of the permitted work, and future repairs shall accompany application for a permit under this article. This deposit shall be in the form of a certified check made payable to the city and the amount thereof shall be calculated in accordance with the schedules provided in this article. Such amount shall, in no case, exceed fifty thousand dollars (\$50,000.00). This guarantee deposit amount shall be required for all work within city right-of-way with the exception of landscaping or aerial supply and aerial communication lines.

Length of Total Infrastructure	Amount of Deposit
100 miles or more	\$50,000
25—99 miles	\$22,500
Less than 25 miles	\$5,000

1. Bond in lieu of guarantee deposit.

If the work permitted necessitates excavation within or the cutting into any public place in the city, the public works director may require a bond in the amount of \$250,000.00 containing a clause indemnifying and holding the city harmless from liability arising out of the permittee’s activities, a clause guaranteeing payment of all persons providing labor and materials on the activity allowed by the permit and a clause guaranteeing the replacement of the public place affected thereby and providing that the permittee shall put the same in a condition compliant with current community development standards, and within the time specified by the public works director, and maintains it in such condition for a period of one year after the completed job is accepted by the city.

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon the Mayor’s signature.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Nezat

And the said ordinance was declared duly adopted on this 13th day of January, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Vice-Chairman

The next item on the agenda is a public hearing on ordinance amending Chapter 17, Article VII –

Franchise Agreements. This amendment shall include:

Utility providers that hold a state-issued certificate of authority, a fee of five percent of the gross revenues shall be collected and remitted.

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

ORDINANCE NO. 1947, M-C SERIES

AN ORDINANCE AMENDING CHAPTER 17, SECTION 82 OF THE CODE OF ORDINANCES OF THE CITY OF SULPHUR – ABSENCE OF FRANCHISE AGREEMENT.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby amend Chapter 17, Section 82 of the Code of Ordinances of the City of Sulphur to read as follows:

Sec. 17-82. Absence of franchise agreement.

In the absence of a franchise agreement, all utilities which seek to locate their facilities an infrastructure in city right-of-way shall be required to pay an annual payment of five dollars (\$5.00) per linear foot for each linear foot in which they located utilities in city right-of-way. Such payment shall be made prior to the issuance of a permit for installation of the utility. After the initial payment, the annual payment shall become due and owing on the first day of the following year, subject to pro-ration based upon the date of original installation. In the event that the annual payment has not been received by the city on or before March 1 of the year following installation, and March 1 of all subsequent years, the city shall have the right to remove the utility with no recourse to the owner of such utility. By placing such utilities in the right-of-way of the city, utility providers acknowledge and agree to the provisions of this section.

Utility providers that hold a state-issued certificate of authority, a fee of five percent of the gross revenues shall be collected and remitted.

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

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Nezat

And the said ordinance was declared duly adopted on this 13th day of January, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Vice-Chairman

The next item on the agenda is a public hearing on 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 West Calcasieu Cameron Hospital received a grant for a water storage tank. This water will be used for emergency purposes. An additional protocol will be added that WCCH shall notify the city

when they get water and in the event of a disaster where the city loses water pressure, WCCH will close its valve from the city and operate only on and from their tank. Motion was then made by Mrs. Hardy seconded by Mrs. Ellender that the following ordinance be adopted to-wit:

ORDINANCE NO. 1948, M-C SERIES

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

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 Cooperative Endeavor Agreement with West Calcasieu Cameron Hospital for water service.

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, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas

NAYS: None

ABSENT: Mr. Nezat

And the said ordinance was declared duly adopted on this 13th day of January, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Vice-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 102 Louisiana Avenue, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances. (Melinda Hardy)

Dominique Valenti, representing Lee Marsalese, stated that Mr. Marsalese realized he shouldn't have rezoned from residential to business. He now wants to keep it residential and use it as residential. They have submitted an application this week for an Exception to allow for living in a business district. Mrs. Fontenot, Municipal Services Director, stated that they can't give Mr. Marsalese a permit because they can't say if the structure will be residential or commercial. Each permit is different. After discussion, motion was made by Mrs.

Ellender seconded by Mrs. Hardy that the above address be postponed to the March 10, 2025, City Council meeting.

Motion carried unanimously.

To condemn building or structure located at 229 Rio Hondo, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances.
(Mandy Thomas)

Mrs. Ellender stated that she would recuse from voting since she manages this property. Motion was made by Mrs. Thomas seconded by Mrs. Hardy that the above address (shed in rear) be condemned.

A vote was then called with the results as follows:

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

And the above address (shed only) was declared condemned on this 13th day of January, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Vice-Chairman

To condemn building or structure located at 924 Elm Street, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances. (Melinda Hardy)

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

Motion carried unanimously.

The next item on the agenda is a resolution authorizing the advertisement of bids for Verdine Water Plant Improvements Phase 3. Motion was made by Mrs. Ellender seconded by Mrs. Thomas that the following resolution be adopted to-wit:

RESOLUTION NO. 3628, M-C SERIES

Resolution authorizing the advertisement of bids for Verdine Water Plant Improvements Phase 3.

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 Verdine Water Plant Improvements Phase 3, said bid to be in accordance with the quantities and specifications on file with the Meyer & Associates.

General Notice

Separate sealed Bids for Verdine Water Treatment Phase 3 Improvements, City of Sulphur; M.A. Project No. A8-19089-DB3 will be received by the Mayor and City Council, at the City Hall, 101 N. Huntington St, Sulphur, Louisiana 70663 until 10:00 A.M (Central Standard Time), on Thursday, February 13, 2025, and shall at that time and place be publicly opened and read aloud. Scope of work includes Phase 3 Improvements of the Verdine Water Treatment Plant including the construction of new raw well water iron reduction system prior to existing manganese greensand pressure filtration system consisting of new Clarifier Plate Settler and factory coated glass-lined bolted steel open top clarifier tank, new factory coated glass-lined Clarifier Effluent Retention storage tank (closed roof), pressure filter transfer pumps, iron sediment rotary lobe pump system, new factory coated glass-lined bolted steel open top Backwash Waste Decant tank with floating decanter equipment, demolition of existing concrete backwash waste storage tank, new chemical injection vaults, new electromagnetic water flow meters, and water treatment facility civil sitework and piping improvements, etc.

Work Classification

Work Classification: Municipal and Public Works Construction and Heavy Construction **Obtaining the Bidding Documents**

Electronic copies of the Bidding Documents may be obtained from the Issuing Office of Meyer & Associates, Inc. (337) 625-8353, located at 600 N. Cities Service Hwy., Sulphur, LA 70663. A Bidding Document deposit is not required. In order to submit a bid, Bidders must obtain an original set of electronic Bidding Documents from Meyer & Associates, Inc. or the approved electronic bid website defined herein said advertisement.

Access to electronic bidding is available through the Bidding Documents Website <http://www.centralbidding.com>.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Nezat

And the above resolution was declared duly adopted on this 13th day of January, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Vice-Chairman

The next item on the agenda is a resolution accepting streets for maintenance in The Cedars Subdivision.

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

RESOLUTON NO. 3629, M-C SERIES

RESOLUTION ACCEPTING STREETS IN THE CEDARS SUBDIVISION PHASE I INTO THE CITY'S MAINTENANCE SYSTEM.

WHEREAS, in accordance with Chapter 18, Section 26 of the Code of Ordinances of the City of Sulphur, final plat for The Cedars Subdivision Phase I was adopted by City Council on Monday, December 9, 2024, that included the dedication of right-of-way of streets to the perpetual use of the public and servitudes

were granted to the public use for the use of utilities, drainage, sewerage removal or other public purpose for the general use of the public.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, that they do hereby accept the streets in The Cedars Subdivision Phase I into the city's maintenance system as shown on the final plat adopted December 9, 2024.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Nezat

And the above resolution was declared duly adopted on this 13th day of January, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Vice-Chairman

The next item on the agenda is a resolution approving liquor license for 2025. Motion was made by Mrs. Hardy seconded by Mrs. Thomas that the following resolution be adopted to-wit:

RESOLUTION NO. 3630, M-C SERIES

Resolution approving liquor licenses for 2025.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby approve the below liquor licenses for 2025:

NAME:

CONTENT:

- | | | |
|-----|-------------------------------|---------|
| 1. | A & B TOBACCO | CLASS B |
| 2. | AMERICAN LEGION POST #179 | CLASS A |
| 3. | BROOKSHIRE BROTHERS #47 | CLASS B |
| 4. | CAJUN PLAY/LIGHTHOUSE MARKET | CLASS B |
| 5. | CANDLEWOOD SUITES | CLASS A |
| 6. | CASA OLE #48 | CLASS A |
| 7. | CASH MAGIC WINNER'S CHOICE | CLASS A |
| 8. | CASH MAGIC WINNER'S CHOICE-CS | CLASS B |
| 9. | CHILI'S GRILL & BAR | CLASS A |
| 10. | CHIMMY'S INC | CLASS B |
| 11. | CIRCLE A | CLASS B |

12.	CLARION POINTE BY CHOICE HOTEL	CLASS A
13.	CRACKER BARREL #320	CLASS A
14.	CRUST PIZZA COMPANY	CLASS A
15.	CVS PHARMACY #5612	CLASS B
16.	DELTA FOOD MART #4	CLASS B
17.	DOLLAR GENERAL #8694	CLASS B
18.	DOLLAR GENERAL #9397	CLASS B
19.	DOLLAR GENERAL STORE #22891	CLASS B
20.	DOLLAR GENERAL STORE #22893	CLASS B
21.	DOUBLE TREE BY HILTON	CLASS A
22.	EL TAPATIO MEXICAN COCINA	CLASS A
23.	EL VIEJO TONY MEXICAN GRILL SULPHUR	CLASS A
24.	E-Z MART #4415	CLASS B
25.	EXPRESS 27	CLASS B
26.	FIFTH WHEEL CONOCO	CLASS B
27.	FIRST STOP #1	CLASS B
28.	FOOD MART	CLASS B
29.	GATOR BAR	CLASS A
30.	GRAB N GEAUX #7	CLASS B
31.	GRAB N GEAUX #10	CLASS B
32.	GRAB N GEAUX #16	CLASS B
33.	HOLLIER'S CAJUN KITCHEN	CLASS A
34.	IN & OUT #3	CLASS B
35.	JACKPOT JUNCTION CASINO	CLASS A
36.	JOE'S PIZZA & PASTA OF SULPHUR	CLASS A
37.	KAW-LIGA'S WDN INDIAN CLUB	CLASS A
38.	KINGS POINT IV	CLASS B
39.	KINGS POINT V	CLASS B
40.	KROGER #747	CLASS B
41.	KROGER KWIK SHOP #747	CLASS B
42.	KYOTO JAPANESE STEAK HOUSE	CLASS A

43.	LA RUMBA	CLASS A
44.	LEBLEU'S LANDING	CLASS A
45.	LIGHTHOUSE MISSION FUEL	CLASS B
46.	LOS PONCHOS MEXICAN GRILL	CLASS A
47.	MAPLEWOOD DISCOUNT	CLASS B
48.	MARIA'S COCINA MEXICANA	CLASS A
49.	MARKET BASKET #41	CLASS B
50.	MISSE'S GROCERY	CLASS B
51.	MORE 4 LESS #45	CLASS B
52.	NAPOLEON FOOD MART	CLASS B
53.	QUICK STUFF OF SULPHUR	CLASS B
54.	RICHARD'S BOUDIN & SEAFOOD MKT	CLASS A
55.	ROUSE'S MARKET #71	CLASS B
56.	ROYAL PALACE	CLASS A
57.	SAKE JAPANESE INC	CLASS A
58.	SMOKERS EXPRESS	CLASS B
59.	SMOKER'S PARADISE	CLASS B
60.	SOUTHERN SEAS DISTRIBUTING CO	CLASS B
61.	SULPHUR PARKS & REC- GOLF COURSE & GRILL	CLASS A
62.	SULPHUR TRUCK STOP & CASINO	CLASS A
63.	SULPHUR TRUCK STOP- CONV STORE	CLASS B
64.	SUNDOWN SUPER SAVER #4	CLASS B
65.	THE BOILING POINT	CLASS A
66.	TOBACCO PLUS INC #1	CLASS B
67.	TORSTOP LLC	CLASS B
68.	VISION HOTELS DBA HAMPTON INN	CLASS A
69.	WALMART SUPERCENTER #331	CLASS B

70.	WALGREEN'S #10509	CLASS B
71.	WALGREEN'S #2920	CLASS B
72.	WEST CAL ARENA	CLASS A
73.	WEST CAL ARENA & EVENTS CENTER	CLASS A
74.	X-PREZ TOBACCO	CLASS B
75.	YELLOWFIN DISTILLERY LLC	CLASS B

BE IT FURTHER RESOLVED that the above liquor licenses shall be approved for 2025.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Nezat

And the above resolution was declared duly adopted on this 13th day of January, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Vice-Chairman

The next item on the agenda is a resolution appointing a member from District 4 to the Armed Forces Commission. Motion was made by Mrs. Hardy seconded by Mrs. Thomas that the following resolution be adopted to-wit:

RESOLUTION NO. 3631, M-C SERIES

Resolution appointing Don Cabbage from District 4 to the Sulphur Armed Forces Commission.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, that they do hereby appoint Don Cabbage from District 4 to serve on the Sulphur Armed Forces Commission.

BE IT FURTHER RESOLVED that the appointed member 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, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas

NAYS: None

ABSENT: Mr. Nezat

And the above resolution was declared duly adopted on this 13th day of January, 2025.

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Vice-Chairman

The next item on the agenda is public comment. Mayor Danahay stated that this will be the last City Council meeting at this location. The new location will be at 501 Willow Street.

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

ATTEST:

ARLENE BLANCHARD, Clerk

JOY ABSHIRE, Vice-Chairman

1/13/25
6:20 P.M.