
May 11, 2026

The City Council of the City of Sulphur, Louisiana, met in regular session at its temporary location located at 501 Willow Avenue in the Council Chambers, Sulphur, Louisiana, on May 11, 2026, 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 and pledge was led by Mrs. Ellender.

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

Motion carried unanimously.

Motion was then made by Mrs. Hardy seconded by Mrs. Thomas that item 2A be removed from the agenda:

To condemn building or structure located at 419 Breaux Lane, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances.

Motion carried unanimously.

Motion was then made by Mrs. Hardy seconded by Mrs. Thomas that item #2D be removed from the agenda:

To condemn building or structure located at 105 Self Street, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances.

Motion carried unanimously.

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

Motion carried unanimously.

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

RESOLUTION NO. 3691, M-C SERIES

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

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that they do hereby elect Mandy Thomas as Chairman and Dru Ellender as Vice-Chairman for 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 said resolution was declared duly adopted on this 11th day of May, 2026.

ATTEST:

ARLENE BLANCHARD, Clerk

MANDY THOMAS, Chairman

At this time Mrs. Thomas presented Mrs. Abshire with a plaque and thanked her for her 2025-2026 Chairmanship.

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 319 Landry Street, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances.

Mr. and Mrs. Welch, owners, addressed the Council and stated that they bought this property as an investment and now they want to sell it. In 2025 when purchased, there was a lien that was missed and it was with HUD. They filed a title insurance claim then that's when the government shut down. The proposed buyers still want the property, but they'll need more time. He stated that he cuts the grass all the time and makes sure the house is safe. Motion was made by Mrs. Abshire seconded by Mrs. Ellender that the above address be given a 3-month extension and revisit it at the August 10, 2026, City Council meeting.

Motion carried unanimously.

To condemn building or structure located at 888 East Lyons Street, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances.

Tommy Deville, Property Standards, stated that the owner is now deceased. Motion was made by Mrs. Ellender seconded by Mrs. Hardy that the above address be condemned.

Motion carried unanimously.

To condemn building or structure located at 156 South Post Oak Road, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances.

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

Motion carried unanimously.

To condemn building or structure located at 1503 Melanie Drive, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances.

Tommy Deville, Property Standards, stated that he asked the owner for proof of insurance and he couldn't provide it. Motion was made by Mrs. Hardy seconded by Mrs. Abshire that the above address be condemned.

Motion carried unanimously.

To condemn building or structure located at 639 North Claiborne Street, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances.

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

Motion carried unanimously.

The next item on the agenda is a public hearing on ordinance granting a rezone to Nayah, LLC, from Residential to Commercial to allow for future development not known at this time, for property located at southeast on ramp onto I-10 off Hwy. 1256 (property north of Fairfield). Billy Loftin, City Attorney, read all the stipulations/amendments:

1. Permitted uses are limited to:
 - a. All uses as permitted in Business District classification except single family detached residence
 - b. Hotels and motels
2. Lighting shall be of a design and orientation to minimize light spillover onto adjacent residential lots.
3. No windows shall be on the east side of the building.
4. If any alterations are made to Exhibit A attached, either with the current owner or any other owner, this rezone shall be resubmitted to the Land Use and City Council.

Jay Zaveri, owner, stated that at the end of every corridor on the east side of the hotel, they want to put a 4x4 window on each floor for sunlight. On #3 stipulation above, he asked if it could be amended to allow for a window on each floor. Sheila Broussard questioned the legality of the frontage on Allen Street and also asked since the property owner was willing to donate the “panhandle” could that be a stipulation also. She then stated that this was subdividing lots. If you’re taking one piece of property and zoning it two different zones, then that’s subdividing.

Chris Higginbotham stated that he feels that the property owner is willing to work with the neighborhood. His concern is with any future owners.

Motion was then made by Mrs. Abshire seconded by Mrs. Hardy that Mr. Higginbotham be granted an additional 3 minutes to speak. Motion carried unanimously.

He’s asking for additional stipulations be placed on the property – (1) the “panhandle” should be donated to the two adjacent property owners (2) large green space buffer between the hotel and their homes (3) no future rezones for industrial development shall be allowed as long as there are residential homes on Allen Street.

Motion was then made by Mrs. Abshire seconded by Mrs. Ellender that the following amendment be made to stipulation #3:

3. No windows shall be on the east side of the building that are not frosted to prevent visibility and meet code.

Motion carried unanimously.

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

ORDINANCE NO. 2017, M-C SERIES AS AMENDED

ORDINANCE GRANTING A REZONE TO NAYAH, LLC, FROM RESIDENTIAL TO COMMERCIAL TO ALLOW FOR A HOTEL, FOR PROPERTY LOCATED AT SOUTHEAST ON RAMP ONTO I-10 OFF HWY. 1256 (PROPERTY NORTH OF FAIRFIELD).

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Nayah, LLC, from Residential to Commercial to allow for a hotel, for property located at the southeast on-ramp onto I-10 off Hwy. 1256 (property north of Fairfield) for the following described property:

COMMENCING 701.4 FEET NORTH AND 126.37 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 10 WEST, THIS POINT BEING 76.37 FEET EAST OF STATE HIGHWAY, THENCE NORTH 45 DEGREES 27 MINUTES EAST 133.54'; THENCE NORTH 82 DEGREES 39 MINUTES EAST 696.73 FEET, MORE OR LESS, TO THE WEST SIDE OF (ALLEN) STREET; THENCE SOUTH TO A POINT EAST OF THE COMMENCEMENT; THENCE WEST TO THE POINT OF COMMENCEMENT, LESS 0.29 ACRES, MORE OR LESS, FOR RIGHT OF WAY OF LENA STREET, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON.

THE PORTION OF THE PROPERTY DEPICTED IN THE ATTACHED PHOTO (EXHIBIT B) THAT IS BORDERED IN RED AND SHADED IN YELLOW HIGHLIGHTING, WHICH IS ALL THE PORTION OF THE PROPERTY BORDERING THE WEST SIDE OF ALLEN FOR APPROXIMATELY 49 FEET, MORE OR LESS, AND WHICH PORTION MEASURES APPROXIMATELY 169 FEET WESTWARD, MORE OR LESS, SHALL NOT BE REZONED.

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

1. Permitted uses are limited to:
 - a. All uses as permitted in Business District classification except single family detached residence
 - b. Hotels and motels
2. Lighting shall be of a design and orientation to minimize light spillover onto adjacent residential lots.
3. No windows shall be on the east side of the building that are not frosted to prevent visibility and meet code.
4. If any alterations are made to Exhibit A attached, either with the current owner or any other owner, this rezone shall be resubmitted to the Land Use and City Council.

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 expense 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 FURTHEREST ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Nayah, LLC, from Residential to Commercial to allow for a hotel, for property located at southeast on-ramp onto I-10 off Hwy. 1256 (property north of Fairfield)

A vote was then called with the following results:

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

NAYS: None

ABSENT: Mr. Nezat

And the said ordinance was declared duly adopted on this 11th day of May, 2026.

ATTEST:

ARLENE BLANCHARD, Clerk

MANDY THOMAS, Chairman

The next item on the agenda is a public hearing on ordinance amending the General Fund budget for the current fiscal year 2025-2026 to reflect an increase in sales tax revenue. Jennifer Thorn, Director of Finance, stated that they need to amend the ordinance since the figures have increased since last month. The amendment will include increasing another \$1,710,103.00 which total increase will be \$4,649,494.00. Sales tax exceeded every month this year. \$1 million of this money is already designated to the new fire truck in July of this year.

The following people spoke on this item:

Wendy Wingate – showed concern of where the additional funds will be appropriated.

Motion was made by Mrs. Abshire seconded by Mrs. Ellender that the following amendment be made:

- Increase from \$1,710,103.00 to \$4,649,494.00

Motion carried unanimously.

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

ORDINANCE NO. 2018, M-C SERIES AS AMENDED

AN ORDINANCE AMENDING AND RE-ADOPTING THE GENERAL FUND BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2026, TO REFLECT AN INCREASE IN SALES TAX REVENUE.

BE IT ORDAINED by the City of Sulphur, Louisiana, through its governing body, the City Council of the City of Sulphur, Louisiana, as follows:

SECTION 1. That the General Fund Budget of the City of Sulphur, Louisiana, for the fiscal year ending June 30, 2026, heretofore adopted by the City Council, be and the same is hereby amended and re-adopted in accordance with "Exhibit A" attached hereto and made a part hereof.

SECTION 2. All ordinances and resolutions or parts thereof in conflict herewith be and the same are hereby repealed.

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon approval by the Mayor.

A vote was then called with the following results:

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

NAYS: None

ABSENT: Mr. Nezat

And the said ordinance was declared duly adopted on this 11th day of May, 2026.

ATTEST:

ARLENE BLANCHARD, Clerk

MANDY THOMAS, Chairman

The next item on the agenda is a public hearing on ordinance authorizing Mayor Danahay to sign Cooperative Endeavor Agreement with the Calcasieu Parish Police Jury for Summer Feeding Program. Motion was made by Mrs. Hardy seconded by Mrs. Ellender that the following ordinance be adopted to-wit:

ORDINANCE NO. 2019, M-C SERIES

ORDINANCE AUTHORIZING MAYOR DANAHAY TO ENTER INTO A
COOPERATIVE ENDEAVOR AGREEMENT WITH CALCASIEU PARISH POLICE
JURY FOR SUMMER FEEDING PROGRAM.

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 sign Cooperative Endeavor Agreement with the Calcasieu Parish Police Jury for Summer Feeding Program.

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 following results:

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

NAYS: None

ABSENT: Mr. Nezat

And the said ordinance was declared duly adopted on this 11th day of May, 2026.

ATTEST:

ARLENE BLANCHARD, Clerk

MANDY THOMAS, Chairman

The next item on the agenda is a public hearing on ordinance authorizing Mayor Danahay to sign Cooperative Endeavor Agreement between Calcasieu Parish Police Jury, Sulphur City Court and the City of Sulphur to provide funding for the compensation of the City Court clerks and deputy clerks. Jennifer Thorn, Director of Finance, stated that the original budget for this was \$45,000. Some clerks were paid by the Court, Parish and the City. When employees started retiring it was in 3 different systems causing confusion with pensions. They asked for 1 place for pay masters. They now get paid from 2 systems. Court wanted an additional employee, so the Parish is paying for that person. A CEA was never drafted so they thought a CEA should be done. The Parish just gives us the amount they want. She also stated that she thought there was a new state law that would give the city more teeth into the funding.

The following people spoke on this item:

Josh Baden – (1) asked how much the City was paying in the original agreement (2) if Court is utilizing the City's building where does it say they're obligated to pay the City a certain percentage. We need better negotiating with the Parish since they're utilizing our facilities.

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

ORDINANCE NO. 2020, M-C SERIES

ORDINANCE AUTHORIZING MAYOR DANAHAY TO SIGN COOPERATIVE ENDEAVOR AGREEMENT BETWEEN CALCASIEU PARISH POLICE JURY, SULPHUR CITY COURT AND THE CITY OF SULPHUR TO PROVIDE FUNDING FOR THE COMPENSATION OF THE CITY COURT CLERKS AND DEPUTY CLERKS.

WHEREAS, Article VII, Section 14 (C) of the Constitution of the State of Louisiana provides that “for a public purpose, the State and its political subdivisions or political corporations may engage in cooperative endeavors with each other, with the United States or its agencies, or with any public or private association, corporation, or individual”; and

WHEREAS, the Court, the Parish and the City all contribute funding for the compensation of the Court’s personnel. The City agrees to administer and pay the compensation (salaries and benefits) for the Court’s personnel and is also responsible for payroll deductions and tax withholding, deposits and all required payroll reporting. The Court and the Parish will provide funding to the City according to the terms identified in Section 3 of Exhibit “A” attached. The Court is solely responsible for managing the Court clerks and deputy clerks including any revisions to the headcount. and

WHEREAS, the initial term of this agreement shall be for a period of twelve (12) months commencing on January 1, 2026, and continuing through December 31, 2026. Upon the completion of the initial term this agreement shall automatically be renewed for successive one-year periods with the same pricing, terms and conditions unless any of the parties to the agreement provide advance written notice of their intent not to renew.

A vote was then called with the following results:

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

NAYS: None

ABSENT: Mr. Nezat

And the said ordinance was declared duly adopted on this 11th day of May, 2026.

ATTEST:

ARLENE BLANCHARD, Clerk

MANDY THOMAS, Chairman

The next item on the agenda is a public hearing on ordinance setting forth garbage/trash collection fees charged by the City of Sulphur. Mrs. Thorn, Director of Finance, stated that this will be an increase of \$1.20 per month where the city is contractual obligated.

Wendy Wingate stated there was discussion last year about not increasing fees on the citizens that she was excited about. There were discussions last year regarding bulk items and she was told these discussions would take up to a year. There were discussions held and the citizens were not notified of these discussions.

Mrs. Abshire stated that she did call around to multiple cities in our area and they do not offer bulk service. Our limb truck is used for bulk pickup and that's the way the truck is designed.

Motion was made by Mrs. Hardy seconded by Mrs. Abshire that Ms. Wingate be granted an additional 3 minutes. Motion carried unanimously.

Ms. Wingate also stated that the city should not be going up on trash rates, especially when there's over a \$1 million in sales tax every month going into the general fund and the Council/Administration did not follow up on anything they said they would do last year.

Mrs. Abshire stated that they are still in discussions and they're working on a package, but it does take time. There's lots of logistics that have to take place. We're not ready to put a proposal together yet.

Sheila Broussard asked if they could share what they've discussed in the last year. Mrs. Thorn stated that her personal opinion, is that the city should drop the bulk pick up and save the citizens \$7.00/month. It's not up to her but the elected officials. Republic will not do bulk pickup since they do not have the equipment. It's harder for smaller companies to do it since the dump sites are owned by Waste Management and Republic. The city has looked into the doing bulk pickup and adding personnel, liability, salaries. They have to make the decision to continue the bulk pickup, or the citizens can always use the facilities for dump sites offered by the Parish.

Sheila Broussard stated that she would like to get with each community and citizens around Sulphur to get together and pickup the trash for people. A lot of people don't have trucks or trailers, and we could pick it up for them.

Mrs. Ellender stated when they are negotiating for trash pickup, they try to get the best price/service for the citizens of Sulphur.

Wendy Wingate asked why the City just doesn't pay the extra cost this year like they did last year since there's so much extra money in general fund. Mayor Danahay stated that we're talking about taking a one-time fee and putting it on a reoccurring cost. We don't want to take surplus money and put on reoccurring costs.

Charlie Atherton stated the city does not want to get into the garbage business. Last contract the city didn't have much to work with. They actually cut the service because he put grass in his can and Waste Management tagged it. The public works employee that operates the limb truck does a fantastic job.

Mrs. Abshire stated that she has been working on a presentation for this but she's just not quite ready to present it yet. Once she dedicates herself to working on something she follows through with it.

Danny DiPetta stated that he's listened to a lot of misconceptions about what the garbage business is all about for the last 30 minutes and he's a veteran of almost 40 years in the solid waste industry. He's done 25 start-ups for residential, commercial and industrial businesses. In the next two months he'll be on the Council and can help out with questions/solutions when it comes to solid waste disposal and recycling.

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

ORDINANCE NO. 2021, M-C SERIES

AN ORDINANCE AMENDING ORDINANCE NO. 1963, M-C SERIES TO SET FORTH
GARBAGE/TRASH COLLECTION FEES CHARGED BY THE CITY.

BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, the governing authority thereof, that garbage-trash collection fees for normal services rendered by the City of Sulphur, Louisiana, shall be as follows:

GARBAGE-TRASH (SOLID WASTE)

\$24.70 Per Unit Per Month (A unit residential or service as defined in existing Contract)

BE IT FURTHER ORDAINED that this Ordinance shall become effective
July 1, 2026.

A vote was then called with the following results:

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

NAYS: None

ABSENT: Mr. Nezat

And the said ordinance was declared duly adopted on this 11th day of May, 2026.

ATTEST:

ARLENE BLANCHARD, Clerk

MANDY THOMAS, Chairman

The next item on the agenda is a public hearing on ordinance adopting the annual budget of revenues and expenditures for the fiscal year July 1, 2026, to June 30, 2027, for the City of Sulphur, Louisiana. Motion was made by Mrs. Hardy seconded by Mrs. Ellender that the following ordinance be amended:

ORDINANCE ADOPTING THE ANNUAL BUDGET OF REVENUES AND
EXPENDITURES FOR THE FISCAL YEAR JULY 1, 2026, TO JUNE 30, 2027, FOR THE
CITY OF SULPHUR, LOUISIANA.

Motion carried unanimously.

Mrs. Thorn stated that this is the 3rd draft for this ordinance. Items that were pulled out of the second draft is now being put back in.

The following people spoke on this item:

Charlie Atherton – He'd like to set franchise fee to \$0. He also spoke on the Home Rule Charter and the separation of powers between the Council and the Mayor. He suggested that the Council Clerk office be with City Court rather than City Hall. The city doesn't have a hold harmless with T-Fiber. When city workers dig in the vicinity of these fiber lines, the lines are so shallow that they might dig one up. The budget needs to include permit money for drinking water requirements with DEQ and EAP subject to fines and penalties. Also, permits and administrative records should be free and available electronically on the city's website.

Wendy Wingate asked Mrs. Thorn to elaborate on the presentation that she was going to give. Mrs. Thorn stated that she'll give the presentation during public comment. Ms. Wingate stated that the Council will be voting on the budget, but they aren't sure where the money is going? Mrs. Hardy stated that this money will give the new Council and Mayor to make these decisions on where the money is going.

Mrs. Thorn stated that this current budget, \$6 million was transferred out of the General Fund into the Public Utility Fund in order to keep that fund running. We are also increasing our Fund Balance so there's additional funds for the next Mayor and Council. However, \$2 ½ million in one time expenses are going into the new budget that will offset some of this. This includes the fire truck, police units, etc. These are one time purchases which you really want to focus on when you have additional dollars coming in that you don't expect to be reoccurring year over year, you don't want to put them into reoccurring expenses such as raises, you want

to put them into one time purchases or you put them aside into a saving account so that you can do something larger. Ms. Wingate then asked what the \$6 million was spent on if not used on the Water Sector grant. Mrs. Thorn stated that it went to Public Utility (Operating and Capital Projects).

Sheila Broussard suggested that what Mrs. Thorn just explained, if this sort of information could be made available with the agenda items would be great. Just some background information.

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

ORDINANCE NO. 2022, M-C SERIES AS AMENDED

AN ORDINANCE ADOPTING THE ANNUAL BUDGET OF REVENUES
AND EXPENDITURES FOR THE FISCAL YEAR JULY 1, 2026, TO
JUNE 30, 2027, FOR THE CITY OF SULPHUR, LOUISIANA.

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

- SECTION I. The attached estimate of revenues as reflected in the summary and such other fiscal exhibits and information as required by Section 1308(D), Louisiana Local Government Act, be and the same, is hereby adopted to serve as the Budget of Revenues for the City of Sulphur for fiscal year July 1, 2026, to June 30, 2027.
- SECTION II. The attached statement of anticipated expenditures as reflected in the summary and such other fiscal exhibits and information as required by Section 1308(D), Louisiana Local Government Act, be and the same is hereby adopted to serve as the Budget of Expenditures for the City of Sulphur for the fiscal year July 1, 2026, to June 30, 2027.
- SECTION III. The adoption of the Budget of Expenditures as reflected in the line-item budget filed with the Clerk of the Council containing object of expenditure classifications shall be declared to be the appropriation of the amount set therein as established in each budget classification by object of expenditure.
- SECTION IV. The adoption of the Capital Improvement Budget as submitted for a period of five years with the first year being for the budget year 2026-2027 shall be for the expenditures as appropriated therein.
- SECTION V. The amounts appropriated for all accounts shall not exceed the amounts fixed therefor in the Budget of Expenditures unless all terms and conditions of the Sulphur Home Rule Charter are

complied with. In accordance with Section 5-04 € of the Sulphur Home Rule Charter (Transfer of Appropriations): At any time during the fiscal year the Mayor may transfer part or all of any unencumbered appropriation within programs or functions. Nothing contained in this section shall be construed to prohibit the governing authority from amending or making an appropriation to and for a contingent fund to be used in cases of emergency.

BE IT FURTHER ORDAINED that this Ordinance shall become effective July 1, 2026.

A vote was then called with the following results:

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

NAYS: None

ABSENT: Mr. Nezat

And the said ordinance was declared duly adopted on this 11th day of May, 2026.

ATTEST:

ARLENE BLANCHARD, Clerk

MANDY THOMAS, Chairman

The next item on the agenda is an introduction of ordinance setting forth water rates for years 2027-2028, 2028-2029 and 2029-2030. Mrs. Thorn stated that this is what was presented to the Water Sector Commission in order for them to give us an Exception to have a 0% rate increase this year. We want to get these fees set so we can get the ordinance to the Water Sector Commission before we finalize close-out. This is to make sure we're able to keep the grant and not have to repay the grant.

Wendy Wingate stated that she's never seen an ordinance for future rates especially since there's a new administration coming in. Last year when rates were increased it was talked about where fees would be going towards. Some of the projects were the Verdine Filter (still not complete), changing waterlines, upgrade the water tower and the water meter project. None of these are complete and some haven't even started. There's nothing in the budget for water meters either, until 2030.

Motion was made by Mrs. Hardy seconded by Mrs. Abshire that Ms. Wingate be granted an additional 3 minutes. Motion carried unanimously.

The GUMBO funding was supposed to be used to replace some of the waterlines because they knew T-Fiber would cause us problems in the future. With city employees chasing around water leaks she can see how

this is a distraction and not being able to finish projects. She also stated that it's not fair that this current Council is increasing water rates for the next several years when the majority of the Council won't even be on the Council.

Mrs. Thorn stated that they just want to make sure the city will be able to keep this money. She doesn't think it's fair to throw this on the new Mayor and Council and think it's in the best interest of the citizens for the current Council to vote on this. The new Mayor and Council won't have to worry about all this. It'll all be done. If the new Mayor and Council choose to amend this once they're in office, they can amend it to either increase it or decrease it. This is just to satisfy the requirements of the Water Sector Commission.

Mrs. Wingate stated that Administration thinks it's ok to leave the projects to the next administration but not the funding.

Mrs. Thomas reiterated that the incoming Mayor and Council can amend this and the budget if they so choose.

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

ORDINANCE SETTING FORTH WATER RATES FOR YEARS 2027-2028, 2028-2029 AND 2029-2030.

Motion was then made by Mrs. Abshire seconded by Mrs. Hardy that the said ordinance be filed and remain on file with the Clerk of the Council, in final form, for public inspection and that the Mayor is hereby authorized and instructed to publish the Public Notice of Introduction of the above proposed ordinance in the "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 SETTING FORTH WATER RATES FOR YEARS 2027-2028, 2028-2029 AND 2029-2030.

A public hearing on said ordinance will be held at 5:30 p.m. on the 8th day of June, 2026, in the Council Chambers at their temporary location, 501 Willow Avenue, Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: _____
MANDY THOMAS, Chairman

Motion carried.

The next item on the agenda is an introduction of ordinance renewing the Mayor's authority to sign Louisiana Community Development Block Grant documents for period 2024-2026 based on the Louisiana Office of Community Development Disaster Recovery (LOCD-DR) contract section requiring this authority to be renewed every 2 years. Mrs. Thorn stated that this recently came to their attention that the authorization of the Mayor's signature for LCDBG has to be renewed every two years. A renewal for 2024-2026 didn't happen so that's what this is for.

Wendy Wingate asked if this was for 2026 or are we retrodating all documents for the last two years. Billy Loftin, City Attorney, stated that Council already gave the Mayor the authority to sign but the LCDBG's requirements are that it has to be renewed every two years. We're simply doing what they're asking us to do when Council already gave him the authority to sign.

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

ORDINANCE RENEWING THE MAYOR'S AUTHORITY TO SIGN LOUISIANA
COMMUNITY DEVELOPMENT BLOCK GRANT DOCUMENTS FOR PERIOD 2024-2026
BASED ON THE LOUISIANA OFFICE OF COMMUNITY DEVELOPMENT DISASTER
RECOVERY (LOCD-DR) CONTRACT SECTION REQUIRING THIS AUTHORITY TO BE
RENEWED EVERY 2 YEARS.

Motion was then made by Mrs. Abshire 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 RENEWING THE MAYOR’S AUTHORITY TO SIGN LOUISIANA COMMUNITY DEVELOPMENT BLOCK GRANT DOCUMENTS FOR PERIOD 2024-2026 BASED ON THE LOUISIANA OFFICE OF COMMUNITY DEVELOPMENT DISASTER RECOVERY (LOCD-DR) CONTRACT SECTION REQUIRING THIS AUTHORITY TO BE RENEWED EVERY 2 YEARS.

A public hearing on said ordinance will be held at 5:30 p.m. on the 8th day of June, 2026, in the Council Chambers at their temporary location, 501 Willow Avenue, Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: _____
MANDY THOMAS, Chairman

Motion carried.

The next item on the agenda is an introduction of ordinance authorizing Mayor Mike Danahay to sign the LA DOTD Maintenance Agreement for mowing and litter pickup for FY ending June 30, 2027. Motion was made by Mrs. Abshire seconded by Mrs. Hardy that the following ordinance be introduced:

ORDINANCE AUTHORIZING MAYOR MIKE DANAHAY TO SIGN THE LA DOTD MAINTENANCE AGREEMENT FOR MOWING AND LITTER PICKUP FOR FY ENDING JUNE 30, 2027.

Motion was then made by Mrs. Abshire seconded by Mrs. Hardy that the said ordinance be filed and remain on file with the Clerk of the Council, in final form, for public inspection and that the Mayor is hereby authorized and instructed to publish the Public Notice of Introduction of the above proposed ordinance in the “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 MIKE DANAHAY TO SIGN THE LA DOTD MAINTENANCE AGREEMENT FOR MOWING AND LITTER PICKUP FOR FY ENDING JUNE 30, 2027.

A public hearing on said ordinance will be held at 5:30 p.m. on the 8th day of June, 2026, in the Council Chambers at their temporary location, 501 Willow Avenue, Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: _____

MANDY THOMAS, Chairman

Motion carried.

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

RESOLUTION NO. 3692, M-C SERIES

Resolution accepting the Municipal Water Pollution Prevention Environmental Audit Report.

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

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

A vote was then called with the following results:

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

NAYS: None

ABSENT: Mr. Nezat

And the said resolution was declared duly adopted on this 11th day of May, 2026.

ATTEST:

ARLENE BLANCHARD, Clerk

MANDY THOMAS, Chairman

The next item on the agenda is public comment.

Mrs. Thorn stated that she received a letter from the Louisiana Department of Health last week and it was too late to put it on the agenda for discussion. It doesn't pertain to anything that is currently on the agenda. The letter is regarding the business plan review for the Drinking Water Revolving Loan Fund. After Mrs. Thorn read the letter in full, she stated that she doesn't think LDH knew the city had a rate study. She will provide them with the rate study. Along with the rate study she would like to give them some solutions. We applied for this in early 2025. The first time they heard from LDH was in February, 2026 asking for additional information.

Her suggestion would be to pay off the \$13 million bond. After this year, there will be 3 more payments to make which would be approximately \$3.6 million. If we paid it off, it would take our debt ratio down and hopefully put us in a better position with the Drinking Water Revolving Loan. We would be replacing that debt with the Drinking Water Revolving debt. We can't have this debt with our current debt. Lots of options to look at.

Bill LeBlanc stated that he was proud of the Council for making the decisions they've made in the last four years with the information they had. It's a tough job and he doesn't know why anyone would want it.

Sheila Broussard then read the definition of subdividing lots as it was discussed in item #3.

Danny DiPetta stated that this Council took over 8 years ago and battled 2 hurricanes, ice storm, supply chain issues and issue after issue and he wants to pat them on the back for the hard work they've done that prior administrations didn't have. A lot of things need to be finished, and he plans on building on what this Council has done.

Wendy Wingate stated that Mrs. Thorn's letter that she just read could have been talked about during increasing water rates because the water meters were part of the rate study. Just with the Public Utility Fund with Capital Budget (\$225,000 goes to improvement, \$950,000 goes to operating and \$1.5 million goes to debt.). She doesn't feel the city will ever get out of a hole since there's so much debt. She feels with all this debt the city won't be able to get other grants.

Charlie Atherton stated that the people pushing for water meters will regret it. Sulphur could do like Vinton and put them in but not use them. He also wanted to say that when this Council and Mayor were elected 8 years ago it didn't matter what your plans were. Y'all inherited a mess from past administrations. Past Mayor's just kicked the can down the road and left y'all with crumbled infrastructure. You've always been in damage control since elected. All these neighborhoods that were annexed, weren't taken into consideration the affect on the infrastructure.

Josh Baden stated that this Council did inherit a mess and had to pick up the torch, but the next Council will have to do the same thing. For T-Fiber there aren't any fines or penalties issued to them for all the damage

they have done. We're losing money in the permits and fines section. We're losing a lot of money by not penalizing this company and the citizens are losing out and we're going to be left with trying to figure out how we're going to pay for all these damages later on. We should have increased the fine for quality control and held them responsible. We're back-charging them for repairs but we're not penalizing them.

Mrs. Ellender thanked the fire department and first responders for going to her house this past week for a small fire.

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

ATTEST:

ARLENE BLANCHARD, Clerk

MANDY THOMAS, Chairman

5/11/26
7:50 P.M.