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February 10, 2025

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 February 10, 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  
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. Hardy.

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

Motion carried unanimously.

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

Motion carried unanimously.

The first item on the agenda is a Proclamation to Kendall Judge for winning Miss City of Sulphur. A Proclamation was presented to Miss Judge and the Mayor and Council congratulated her on her winning.

The next item on the agenda is a resolution accepting petition for annexation from DV Property Holdings, LLC for property located at 2211 Patton Street (northwest corner of Patton Street and Post Oak Road). Mayor Danahay stated that the owner wanted to develop a new location. He approached the city about annexing the property. He's putting a large investment in this property. This is a positive thing for Sulphur.

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

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RESOLUTION NO. 3632, M-C SERIES

Resolution accepting petition for annexation from DV Property Holdings, LLC for property located at 2211 Patton Street (northwest corner of Patton Street and Post Oak Road).

WHEREAS, in accordance with Article III, Part 1, Section 1 (6) of the Land Use Ordinance of the City of Sulphur, Louisiana, and 33:171 of the Louisiana Revised Statutes, the City Council is revising the official Land Use map and accepting annexation petition for the following described property:

COMMENCING 30.00 FEET NORTH AND 30.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 2, TOWNSHIP 10 SOUTH RANGE 10 WEST;

THENCE NORTH 00°55'45" EAST 943.18 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY #10; THENCE NORTH 89°41'44" WEST ALONG SAID SOUTH RIGHT OF WAY LINE 1246.67 FEET TO THE CENTERLINE OF BAYOU DINDE; THENCE ALONG THE CENTERLINE OF SAID BAYOU DINDE THE FOLLOWING 8 COURSES:

SOUTH 21°53'25" EAST, 68.65 FEET; SOUTH 12°51'45" EAST, 174.36 FEET; SOUTH 16°05'41" EAST, 130.82 FEET; SOUTH 09°08'06" EAST, 148.22 FEET; SOUTH 08°02'09" EAST, 113.90 FEET; SOUTH 27°00'08" EAST, 182.83 FEET; SOUTH 35°01'08" EAST, 107.84 FEET; SOUTH 12°23'58" EAST, 51.94 FEET; THENCE SOUTH 89°01'15" EAST 935.32 FEET TO THE POINT OF COMMENCEMENT.

HEREIN DESCRIBED TRACT CONTAINING 23.76 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHTS OF WAY, SERVITUDES AND/OR EASEMENTS OF RECORD OR BY USE.

Current Municipal Address: 2211 Patton Street, Sulphur, LA 70663

WHEREAS, said property, currently zoned as I1 (Light Industrial) land use district by the Parish; and

WHEREAS, at time of annexation said property shall be zoned Commercial District.

BE IT RESOLVED by the City Council of the City of Sulphur, Louisiana, that they do hereby accept petition from DV Property Holdings, LLC for property located at 2211 Patton Street and designate as Commercial District, with the Official Land Use map updated accordingly.

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 above resolution was declared duly adopted on this 10<sup>th</sup> day of February, 2025.

ATTEST:

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ARLENE BLANCHARD, Clerk

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NICK NEZAT, Chairman

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The next item on the agenda is a public hearing on ordinance enlarging and extending the boundaries of the City of Sulphur for the annexation for DV Property Holdings, LLC for property located at 2211 Patton Street. Motion was made by Mrs. Abshire seconded by Mrs. Thomas that the following ordinance be adopted to-wit:

ORDINANCE NO. 1949, M-C SERIES

ORDINANCE ENLARGING AND EXTENDING THE BOUNDARIES OF THE CITY OF  
SULPHUR FOR THE ANNEXATION FOR DV PROPERTY HOLDINGS, LLC FOR  
PROPERTY LOCATED AT 2211 PATTON STREET.

WHEREAS, the City of Sulphur has received a petition from DV Property Holdings, LLC, for the annexation of certain property which is adjacent to and contiguous to the existing corporate limits of the City of Sulphur, which said property is generally described herein; and

WHEREAS, Land Use Commission voted Monday, January 27, 2025, to introduce said ordinance; and

WHEREAS, after a public hearing this date in accordance with the said public notice which was duly advertised, it has been deemed desirable that the boundaries of the City of Sulphur, Louisiana be enlarged and extended to include the said property, no one having appeared to protest said annexation, the said petition for annexation having been signed by the sole property owner's in the area for which annexation is sought; and

WHEREAS, said property, currently zoned as I1 (Light Industrial) land use district by the Parish; and

WHEREAS, said property shall be zoned Commercial District.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Sulphur, Louisiana, that they do now accept the aforesaid annexation petition, and that the boundaries of the City of Sulphur, Louisiana, be and the same are hereby enlarged and extended to include the following described property situated in the Parish of Calcasieu, State of Louisiana, to-wit:

COMMENCING 30.00 FEET NORTH AND 30.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 2, TOWNSHIP 10 SOUTH RANGE 10 WEST;

THENCE NORTH 00°55'45" EAST 943.18 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY #10; THENCE NORTH 89°41'44" WEST ALONG SAID SOUTH RIGHT OF WAY LINE 1246.67 FEET TO THE CENTERLINE OF BAYOU DINDE; THENCE ALONG THE CENTERLINE OF SAID BAYOU DINDE THE FOLLOWING 8 COURSES:

SOUTH 21°53'25" EAST, 68.65 FEET; SOUTH 12°51'45" EAST, 174.36 FEET; SOUTH 16°05'41" EAST, 130.82 FEET; SOUTH 09°08'06" EAST, 148.22 FEET; SOUTH 08°02'09" EAST, 113.90 FEET; SOUTH 27°00'08" EAST, 182.83 FEET; SOUTH 35°01'08" EAST, 107.84 FEET; SOUTH 12°23'58" EAST, 51.94 FEET; THENCE SOUTH 89°01'15" EAST 935.32 FEET TO THE POINT OF COMMENCEMENT.

HEREIN DESCRIBED TRACT CONTAINING 23.76 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHTS OF WAY, SERVITUDES AND/OR EASEMENTS OF RECORD OR BY USE.

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Current Municipal Address: 2211 Patton Street, Sulphur, LA 70663

BE IT FURTHER ORDAINED that the land use district for the annexed property shall be designated as Commercial District, with the Official Land Use map updated accordingly.

BE IT FURTHER ORDAINED that the boundaries of the City of Sulphur, Louisiana, be and the same are hereby defined as follows, to-wit:

*THE COMPLETE GEOGRAPHIC BOUNDARY IS AVAILABLE FOR PUBLIC VIEWING AT THE OFFICE OF THE CITY COUNCIL, CITY HALL, 101 NORTH HUNTINGTON STREET, SULPHUR, LOUISIANA, FROM 8:00 A.M. TO 4:00 P.M. MONDAY THROUGH FRIDAY, EXCEPT HOLIDAYS.*

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, Mr. Nezat, Mrs. Hardy, Mrs. Abshire, Mrs. Thomas

NAYS: None

ABSENT: None

And the above ordinance was declared duly adopted on this 10<sup>th</sup> day of February, 2025.

ATTEST:

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ARLENE BLANCHARD, Clerk

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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. Ellender stated that they have done a great job so far on remodeling. Motion was made by Mrs. Abshire seconded by Mrs. Thomas that the above address be postponed to the May 12, 2025, City Council meeting.

Motion carried unanimously.

- b. 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.

Mr. Smith addressed the Council and stated that the sheetrock is hung, and they are continuing to work on the house. Motion was then made by Mrs. Hardy seconded by Mrs. Thomas that the above address be postponed to the May 12, 2025, City Council meeting.

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Motion carried unanimously.

- c. To condemn building or structure located at 505 North Claiborne Street, in accordance with Article IX, Section 5-286 through 5-296 of the Code of Ordinances.

Mrs. VanderHey, Ordinance Enforcement, stated that the owners haven't fixed anything, and the home is open and not safe. Motion was made by Mrs. Ellender seconded by Mrs. Thomas that the above address be condemned.

Motion carried unanimously.

The next item on the agenda is Rule to Show Cause for Dead or Diseased Tree Removal on private property for the following addresses:

- a. To remove dead or diseased tree located at 305 Madison Street, in accordance with Chapter 17, Article I of the Code of Ordinances.

Mrs. VanderHey, Ordinance Enforcement, stated that the owner did get their letter and admitted that the tree is dead, but they don't have the finances to have it removed. Bill LeBlanc, Roberta Drive, asked if the City could ride around and make a list of all the dead trees. There's several by E. K. Key school and if they fall they'll fall on the power line. Mrs. VanderHey stated that this is complaint driven only. Anyone can call in the complaint, it doesn't have to be a neighbor. Motion was then made by Mrs. Thomas seconded by Mrs. Abshire that the above tree be removed.

Motion carried unanimously.

The next item on the agenda is an introduction of ordinance amending Chapter 20, Section 35 of the Code of Ordinances of the City of Sulphur – Businesses where licenses are based on flat fees (*Pharmacies*). Mayor Danahay stated that this will be in line with state law. Motion was then made by Mrs. Abshire seconded by Mrs. Thomas that the following ordinance be introduced:

ORDINANCE AMENDING CHAPTER 20, SECTION 35 OF THE CODE OF  
ORDINANCES OF THE CITY OF SULPHUR – BUSINESSES WHERE LICENSES ARE  
BASED ON FLAT FEES (*PHARMACIES*).

Motion was then made by Mrs. Abshire seconded by Mrs. Thomas 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

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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 20, SECTION 35 OF THE CODE OF  
ORDINANCES OF THE CITY OF SULPHUR – BUSINESSES WHERE LICENSES ARE  
BASED ON FLAT FEES (*PHARMACIES*).

A public hearing on said ordinance will be held at 5:30 p.m. on the 10<sup>th</sup> day of March, 2025, in the Council Chambers at their temporary location, 501 Willow Avenue, Sulphur, Louisiana.

CITY OF SULPHUR, LOUISIANA

BY: \_\_\_\_\_

NICK NEZAT, Chairman

Motion carried unanimously.

The next item on the agenda is a resolution authorizing the advertisement of bids for ST22-2 Concrete Street Rehab. Mrs. Abshire asked if streets could be added to this list. Cade Cole, City Attorney, stated yes, but an addendum would have to be made to the project. The Mayor stated that this is only rehabs and if an entire street would need to be redone then that would fall under a capital project. Motion was then made by Mrs. Abshire seconded by Mrs. Ellender that the following resolution be adopted to-wit:

**RESOLUTION NO. 3633, M-C SERIES**

Resolution authorizing the advertisement of bids for ST22-2 Concrete Street Rehab.

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 ST22-2 Concrete Street Rehab., said bid to be in accordance with the quantities and specifications on file with Lee Lancon Engineers, 905 McKinley St, Westlake, LA 70669.

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

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**NOTICE TO BIDDERS**

Separate and sealed bids for ST22-2 Concrete Street Rehab. will be received by the Clerk of the Council until 10:00 a.m. on the 25th day of March, 2025, at which time bids will be opened and read aloud in an open and public bid opening session to be conducted by the Director of Public Works in the Conference Room at City Hall, and the City Council shall at a regular meeting on the 14<sup>th</sup> day of April, 2025, at 5:30 p.m. proceed to award the bid to the lowest bidder, to waive irregularities, or to reject any and all bids, or otherwise proceed thereto as provided by law. Bids are also available electronically at [www.centralbidding.com](http://www.centralbidding.com); free membership is required to access. Said bids to be in accordance with the quantities and specifications on file with Lee Lancon Engineers, located at 905 McKinley St, Westlake, LA 70669.

CITY OF SULPHUR, LOUISIANA

BY \_\_\_\_\_  
NICK NEZAT, Chairman

BE IT FURTHER RESOLVED that the City Council of the City of Sulphur, Louisiana will meet in open and public session at their temporary location, 501 Willow Avenue, Sulphur, Louisiana, in the Council Chambers on the 14th day of April, 2025, at 5:30 p.m. and shall then and there proceed to award the bids to the lowest bidder or to reject any and all bids, otherwise proceed thereto as provided by law.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the above resolution was declared duly adopted on this 10<sup>th</sup> day of February, 2025.

ATTEST:

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ARLENE BLANCHARD, Clerk

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NICK NEZAT, Chairman

The next item on the agenda is Public to Address Council. Danny DiPetta, Bonin Drive, asked the Council to vote no on the de-annexation of the dirt pit when it comes up again. This dirt pit would be within 3 miles of all the City Councilmen's homes.

Cindy Robertson, West Verdine Street, asked for help with the house across the street from her. This is a hell-hole and the cops are continuously there. There are always people screaming. The police come to this house on a regular basis. This has gone on way too long. How can she facilitate to resolve this issue.

Mayor Danahay stated that City Attorney, Cade Cole, will now be a Louisiana Supreme Court judge. He ran unopposed. He's a brilliant individual and his last day as City Attorney will be at the March Council meeting.

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Mrs. Hardy then asked the Mayor to give an update on the PPDR (Personal Property Debris Removal) for Hurricane Laura. The Mayor stated that all the paperwork has been submitted and they're waiting now. The cities/states that recently had disasters will have to wait in line just like we're waiting. He contacted the US Senate to see where we stand. People who have applied for the PPDR have no expense but if we put on our Rule to Show Cause list then they'll have to pay. Mrs. Hardy stated that the safety is a big concern. It's been almost 5 years. Austin Abrahams, Director of Public Works, stated that Calcasieu Parish just got their approved so we shouldn't be much further.

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

ATTEST:

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ARLENE BLANCHARD, Clerk

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NICK NEZAT, Chairman

2/10/25  
6:05 P.M.