



City of Lake Charles

326 Pujo Street
P.O. Box 1178
Lake Charles, LA
70602-1178

Meeting Agenda

City Council

*Luvertha August, Rodney Geyen,
Ronnie Harvey Jr., John Ieyoub, Craig Marks, Stuart Weatherford
Council President: Mark Eckard*

Wednesday, July 3, 2024

5:30 PM

Council Chambers at City Hall

AGENDA FOR REGULAR MEETING OF JULY 3, 2024 TO BE TAKEN UP IN ACCORDANCE WITH RESOLUTION NO. 150-97, RULES FOR MEETING OF THE CITY COUNCIL OF LAKE CHARLES, LOUISIANA

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES OF JUNE 5, 2024

DEFER/DELETE

ELECTION OF OFFICERS

APPOINTMENTS

1. **287-24** Appoint a chairman for Project No. CP3070 - WWTP B/C Oxidations Ditch Repairs & Improvements.

Sponsors: John Ieyoub

2. **375-24** Appoint a chairman for Project No. CP3493 - Ryan Street Drainage Improvements.

PUBLIC HEARINGS

3. **344-24** Public hearing and consideration of the Lake Charles Planning & Zoning Commission's decision to deny a request for a Variance in order to allow a reduction of required landscaping for a drive thru restaurant, within a Mixed Use Zoning District at 2604 Lake Street.

4. **601-23** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 2106 Broad Street, Double B & N Investments, LLC, owners.
5. **602-23** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 860 Highway 14, Double B & N Investments, LLC, owners.
6. **14-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 3825 Creole Street (Garage Only), LASF, LLC, owner.
7. **46-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 316 Louisiana Avenue, Mattie Helen Bass and Efrin Clay Willis, owners.
8. **155-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 2209 East Church Street, Tyson Letlow Homes, LLC, owner.
9. **180-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 335 Martin Luther King Highway, Shri Rameshwar Krupa, LLC, d/b/a Luxury Inn, owner.
10. **212-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 3004 Admiral King (garage only), Irvin Clark and Roxann Clark, owners.
11. **213-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 2004 Legion Street, Cecil Guy Byrd and Darrian Dakyra Holland, owners, subject to a tax sale to the State of Louisiana.
12. **214-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 1537 See Street, Arthur Julius Lewis, Arthur J. Lewis, Sr. (Estate) and Illa Mae Lewis, owners, subject to a tax sale to the State of Louisiana.

13. **215-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 603 West School Street, John Anthony Pearce, Jr., owner.
14. **216-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 403 Penn Street, Isaac Ray Phillips, owner.
15. **217-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 209 Eddy Street, Pierre Roudy Fabien, owner.
16. **218-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 1710 Bryant Court Drive, Donald Ray Broussard, owner.
17. **219-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 2609 Cypress Street, Belinda Yvonne Hughes, owner, subject to a tax sale to the State of Louisiana.
18. **220-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 1917 Bank Street, Lolita Amor Dalrymple, owner.
19. **221-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 2525 Aster Street, Cassandra Louise Black, owner.
20. **251-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 336 North Lincoln Street, Elizabeth Leday, owner.
21. **252-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 901 North Jake Street, Abigail Land Holdings, LLC, owner.

22. **253-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 603 North Jake Street, Merle Cobb, owner.
23. **254-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 839 Jacox Lane, Marvella Azzielee Hayden, owner.
24. **255-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 1209 Jackson Street, Lawrence E. Williams, Sr. (Estate), owner.
25. **256-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 3537 Greinwich Boulevard, Kaja Holdings 2 LLC, owner.
26. **257-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 542 Goos Street, Edmond Comeaux, Jr., owner.
27. **258-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 1813 5th Street, David James Bellow and Shannon Wise Bellow, owners.
28. **259-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 2005 Woodring Street, Sandra Green and Willard Jefferson Francois, Jr., owners.
29. **260-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 3440 Taylor Street, Betty LeBlanc (Estate), owner.
30. **337-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 1405 and 1407 O'Brien Street, DLM Investment Properties, LLC, owner.

ORDINANCES FOR FINAL ACTION

- 31. 76-24** An ordinance authorizing the City of Lake Charles to enter into an agreement with the firm selected providing the most qualified proposal to the Requests for Proposals to manage the sale and placement of advertising space for the Lake Charles Transit Advertising Program.

Sponsors: Craig Marks

- 32. 249-24** An ordinance accepting the lowest responsible bid and authorizing the City of Lake Charles to enter into an agreement for Project No. CP3476 - 2024 Asphalt Overlay Package.

Sponsors: Rodney Geyen

- 33. 338-24** An ordinance accepting the lowest responsible bid and authorizing the City of Lake Charles to enter into an agreement for the purchase of the annual supply of materials and supplies for installation and repair of water mains, services and fire hydrants (Category 23 - REBID) for use by the Public Works Department, Water Division.

Sponsors: Luvertha August

- 34. 143-24** An ordinance amending Ordinance Number 19760 and authorizing an extension of time on the condemned structures located at 1204/1208/1210 Jackson Street and 120 North Enterprise Blvd., Exclusive Real Estate Investments, LLC, owner.

- 35. 315-24** An ordinance enlarging the boundaries of the City of Lake Charles, Louisiana, by annexing property generally described as 6706 Big Lake Road, containing 2.2 acres, more or less defining with certainty and precision the territory to be included in the corporate limits of the City of Lake Charles, Louisiana, and otherwise providing with respect thereto.

- 36. 316-24** An ordinance assigning Zoning Classification of Residential to property generally described as 6706 Big Lake Road, containing 2.2 acres more or less, defining with certainty and precision the territory to be included in the corporate limits of the City of Lake Charles, Louisiana, and otherwise providing with respect thereto.

37. **317-24** An ordinance assigning Councilmanic District "G" to newly annexed property generally described as 6706 Big Lake Road, containing 2.2 acres more or less defining with certainty and precision the territory to be included in the corporate limits of the City of Lake Charles, Louisiana, and otherwise providing with respect thereto.
38. **318-24** An ordinance amending the official zoning map from a Neighborhood Zoning District to a Business Zoning District, companioned with a Major Conditional Use Permit, located at the Northwest sec. North Enterprise Boulevard at Railroad Avenue.
39. **319-24** An ordinance amending Chapter 24, Sec. 5-208 (2)(a) of the City of Lake Charles Code of Ordinances by adding parking standards for storage facilities.
40. **320-24** An ordinance amending Chapter 24, Sec. 5-307 of the City of Lake Charles Code of Ordinances to include the Nellie Lutcher District overlay standards.
41. **321-24** An ordinance amending Chapter 22 of the Code of Ordinances for the City of Lake Charles to require motor carriers operating within the City limits to be licensed by the State of Louisiana.
42. **322-24** An ordinance authorizing the City of Lake Charles to enter into a grant agreement with the Urban Sustainability Directors Network (USDN) for the implementation of the City's ReTree LC Corridor Enhancements Project.
43. **341-24** An ordinance authorizing the City of Lake Charles to submit an application to the Calcasieu Parish Road and Drainage Trust Fund and, if granted, to execute any and all agreements in connection therewith.

THE FOLLOWING RESOLUTIONS MAY BE ADOPTED BY CONSENT

44. **345-24** A resolution accepting Project No. CP3251 - University Area Blue Sub-Basin Sewer Rehabilitation as substantially complete and authorizing the advertising of the 45-day lien period.

45. **346-24** A resolution accepting Project No. CP3367 - Wastewater Treatment Plant A Basin A-08 Rehabilitation as substantially complete and authorizing the advertising of the 45-day lien period.
46. **347-24** A resolution setting date for public hearing and consideration of the Lake Charles Planning & Zoning Commission's decision to deny a request for a Variance in order to establish a bar/lounge use within 300 ft. of a Residential Zoning District, within a Business Zoning District at 2708 Gerstner Memorial Drive.
47. **348-24** A resolution setting date for public hearing and consideration of the Lake Charles Planning & Zoning Commission's decision to deny a request for a Variance in order to establish a convenience store while maintaining 1) existing four curb cuts vs. the maximum 2 allowed; 2) existing bufferyard abutting residential uses vs. the required 15'; and 3) existing landscaping bufferyard along public right-of-ways vs. required 15' bufferyard, within a Business Zoning District at 1920 Gerstner Memorial Drive.
48. **349-24** A resolution setting date for public hearing and consideration of the Lake Charles Planning & Zoning Commission's decision to deny a request for a Variance in order to construct two accessory uses 1) thereby exceeding the allowable 40% of principle structure; and 2) allowing height of accessory uses to exceed height of principle structure within a Residential Zoning District at 3206 1st Avenue.
49. **404-24** A resolution setting date for public hearing and consideration of the Lake Charles Planning & Zoning Commission's decision to deny a request for a Preliminary and Final Subdivision approval in order to subdivide a 2.4-acre more/less tract of land into thirty-two (32) residential tracts including a Major Conditional Use Permit for private drive access and Variance for lot size reductions, within a Residential Zoning District, in the northwest corner of W. Claude Street at Ernest Street.
50. **350-24** A resolution setting date for public hearing on condemnation of a structure located at 2709 12th Street, Gwendelyn A S Clark, owner.
51. **351-24** A resolution setting date for public hearing on condemnation of a structure located at 2009 Theriot Street, Dorothy Kilgore Moore (Estate), owner.

52. **352-24** A resolution setting date for public hearing on condemnation of a structure located at 915 North Lyons Street, Gwendolyn Lige, owner.
53. **353-24** A resolution setting date for public hearing on condemnation of a structure located at 820 North Jake Street, Joseph Ricky Bellard and Arlise Frank Bellard, owners, subject to a tax sale to the State of Louisiana.
54. **354-24** A resolution setting date for public hearing on condemnation of a structure located at 809 North Prater Street, Jason Thomas Ward, owner.
55. **355-24** A resolution setting date for public hearing on condemnation of a structure located at 701 North 1st Avenue, Laquette Brown, owner, subject to a tax sale to the State of Louisiana.
56. **356-24** A resolution setting date for public hearing on condemnation of a structure located at 624 West Sallier Street, Monte M. Hurley, owner.
57. **357-24** A resolution setting date for public hearing on condemnation of a structure located at 621 North Jake Street, Roosevelt Francis and Florence Francis, owners.
58. **358-24** A resolution setting date for public hearing on condemnation of a structure located at 621 1st Avenue, Roy Anthony Ned, Sr., and Maxine Fontenot Ned, owners.
59. **359-24** A resolution setting date for public hearing on condemnation of a structure located at 617 North Jake Street, Kingleys Building Solutions, LLC, owner.
60. **360-24** A resolution setting date for public hearing on condemnation of a structure located at 609 Shasta Street, Lataisha Poe Cherry, owner.
61. **361-24** A resolution setting date for public hearing on condemnation of a structure located at 608 North Lyons Street, Willard Nixon, Sr. (Estate) and Ruth Jones Nixon, owners.
62. **362-24** A resolution setting date for public hearing on condemnation of a structure located at 423 Lebato Street, Carolyn Joubert Richardson, Beverly Joubert Lee and Ananias Joubert (Estate), owners.

- 63. 363-24** A resolution setting date for public hearing on condemnation of a structure located at 413 North Simmons Street, Samuel Jerome Jones and Mary Citizen Jones, owners.
- 64. 364-24** A resolution setting date for public hearing on condemnation of a structure located at 408 South Shattuck Street (shed only), Ruth Butler Broussard, owner.
- 65. 365-24** A resolution setting date for public hearing on condemnation of a structure located at 305 Highway 171, Jeffery Allen Desormeaux, owner.
- 66. 366-24** A resolution setting date for public hearing on condemnation of a structure located at 222 Kingsley Street, Beatrice Comeaux, owner.
- 67. 367-24** A resolution setting date for public hearing on condemnation of a structure located at 220 North Grace Street, Helen Jason, Walter Jason, Mary Jackson and Alsen Jason, owners.
- 68. 368-24** A resolution setting date for public hearing on condemnation of a structure located at 207 North Hodges Street, Daphne Elise King, Danna Anne Beloney, Kenyada Walden Beloney, Sr., Tonya Charisse Beloney Ware, and Terry Don Beloney, II, owners.
- 69. 369-24** A resolution authorizing the City of Lake Charles to advertise to receive sealed bids for Project No. CP3274 - Southpark Drive Waterline Extension.
- 70. 401-24** A resolution authorizing the City of Lake Charles, Louisiana, to proceed with development of a financing plan and to borrow from the Louisiana Local Government Environmental Facilities and Community Development Authority not to exceed \$145,000,000 from the proceeds of its revenue bonds (City of Lake Charles Projects), to be issued in one or more series, taxable and/or tax-exempt, for a term not exceeding thirty (30) years, at a rate or rates not exceeding six (6.0%) percent per annum, for financing various capital projects of the City described herein; employing bond counsel and other professionals; authorizing application to the Louisiana Local Government Environmental Facilities and Community Development Authority and the Louisiana State Bond Commission; and providing for other matters with respect thereto.

71. **403-24** A resolution authorizing the City of Lake Charles, Louisiana to designate the American Press as the Official Journal of the City of Lake Charles, for the period of July 1, 2024 through June 30, 2025.
72. **405-24** A resolution setting date for appointment of a member to the Lake Charles Municipal Fire & Police Civil Service Board for a three (3) year term expiring July 26, 2027.
73. **406-24** A resolution setting date for appointment of three (3) members to the Personnel Board for a period of six years.

THE FOLLOWING ORDINANCES ARE FOR INTRODUCTION BY CONSENT AND WILL BE READ INTO THE RECORD THE DAY FOLLOWING THIS MEETING AT 9:00A.M. IN THE CITY COUNCIL CHAMBERS IN CITY HALL

74. **371-24** Introduction of an ordinance declaring the intent of the City of Lake Charles to acquire a full ownership interest of Ten (10) Parcels of Adjudicated Property pursuant to Louisiana Revised Statute 47:2236, and providing further thereto.
75. **372-24** Introduction of an ordinance amending the Operating and Capital Budget for the 2023-2024 fiscal year relative to revenues and expenditures anticipated for LC Rebound Projects and increased activity in Property Standards.
76. **373-24** Introduction of an ordinance adopting and levying the Annual Property Tax millages for the City of Lake Charles for the tax year 2024.
77. **374-24** Introduction of an ordinance authorizing the City of Lake Charles to enter into a Cooperative Endeavor Agreement with Claudia Dyle and Christ Community Church for the construction of West Prien Lake Road Sewer - Heard Road to Burton Lane.
78. **376-24** Introduction of an ordinance authorizing the City of Lake Charles to enter into an agreement with Louisiana Radio Communications, LLC for SCADA upgrades at the George West Water Plant.

- 79. 377-24** Introduction of an ordinance enlarging the boundaries of the City of Lake Charles, Louisiana, by annexing property generally described as the Eastside of the 5400 block of Weaver Road, containing 4.11 acres, more or less defining with certainty and precision the territory to be included in the corporate limits of the City of Lake Charles, Louisiana, and otherwise providing with respect thereto.
- 80. 378-24** Introduction of an ordinance assigning Zoning Classification of Residential to property generally described as the Eastside of the 5400 block of Weaver Road, containing 4.11 acres more or less, defining with certainty and precision the territory to be included in the corporate limits of the City of Lake Charles, Louisiana, and otherwise providing with respect thereto.
- 81. 379-24** Introduction of an ordinance assigning Councilmanic District "G" to newly annexed property generally described as the Eastside of the 5400 block of Weaver Road, containing 4.11 acres more or less defining with certainty and precision the territory to be included in the corporate limits of the City of Lake Charles, Louisiana, and otherwise providing with respect thereto.
- 82. 380-24** Introduction of an ordinance accepting the lowest responsible bid and authorizing the City of Lake Charles to enter into an agreement for Project No. CP3274 - Southpark Drive Waterline Extension.
- 83. 382-24** Introduction of an ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 2709 12th Street, Gwendelyn A S Clark, owner.
- 84. 383-24** Introduction of an ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 2009 Theriot Street, Dorothy Kilgore Moore (Estate), owner.
- 85. 384-24** Introduction of an ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 915 North Lyons Street, Gwendolyn Lige, owner.
- 86. 385-24** Introduction of an ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 820 North Jake Street, Joseph Ricky Bellard and Arlise Frank Bellard, owners, subject to a tax sale to the State of Louisiana.

- 87. 386-24** Introduction of an ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 809 North Prater Street, Jason Thomas Ward, owner.
- 88. 387-24** Introduction of an ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 701 North 1st Avenue, Laquette Brown, owner, subject to a tax sale to the State of Louisiana.
- 89. 388-24** Introduction of an ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 624 West Sallier Street, Monte M. Hurley, owner.
- 90. 389-24** Introduction of an ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 621 North Jake Street, Roosevelt Francis and Florence Francis, owners.
- 91. 390-24** Introduction of an ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 621 1st Avenue, Roy Anthony Ned, Sr., and Maxine Fontenot Ned, owners.
- 92. 391-24** Introduction of an ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 617 North Jake Street, Kingleys Building Solutions, LLC, owner.
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- 94. 393-24** Introduction of an ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 608 North Lyons Street, Willard Nixon, Sr. (Estate) and Ruth Jones Nixon, owners.
- 95. 394-24** Introduction of an ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 423 Lebato Street, Carolyn Joubert Richardson, Beverly Joubert Lee and Ananias Joubert (Estate), owners.

- 96. 395-24** Introduction of an ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 413 North Simmons Street, Samuel Jerome Jones and Mary Citizen Jones, owners.
- 97. 396-24** Introduction of an ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 408 South Shattuck Street (shed only), Ruth Butler Broussard, owner.
- 98. 397-24** Introduction of an ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 305 Highway 171, Jeffery Allen Desormeaux, owner.
- 99. 398-24** Introduction of an ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 222 Kingsley Street, Beatrice Comeaux, owner.
- 100. 399-24** Introduction of an ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 220 North Grace Street, Helen Jason, Walter Jason, Mary Jackson and Alsen Jason, owners.
- 101. 400-24** Introduction of an ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 207 North Hodges Street, Daphne Elise King, Danna Anne Beloney, Kenyada Walden Beloney, Sr., Tonya Charisse Beloney Ware, and Terry Don Beloney, II, owners.
- 102. 402-24** Introduction of an ordinance authorizing the settlement of a claim against the City of Lake Charles in the suit styled "U.S. Fence and Gate, Inc. v. Milligan's Hurri-Clean, LLC, d/b/a Hurri-Clean, LLC and the City of Lake Charles", Docket No. 2023-1755 on the docket of the 14th Judicial District Court, Parish of Calcasieu, State of Louisiana.
- 103. 407-24** Introduction of an ordinance authorizing the City of Lake Charles to abate the public health and/or safety risks existing within the abandoned cemeteries of the Eastside Cemetery, the Goosport Graveyard Endowment cemetery, and the cemetery located at the 1100 Block of North Shattuck Street (situated on the northeast corner of Katherine Street to See Street) pursuant to the provisions of Act No. 450 of the 2024 Regular Session of the Louisiana Legislature (Louisiana Revised Statutes 8:908).

ADJOURNMENT

The City of Lake Charles fully complies with Title VI of the Civil Rights Act of 1964, Americans With Disabilities Act, and related statutes, executive orders, and regulations in all programs and activities. The City operates without regard to race, color, or national origin. Any person who believes him/herself or any specific class of persons, to be subjected to discrimination prohibited by Title VI and/or Americans with Disabilities Act may by him/herself or by representative file a written complaint with the City of Lake Charles. The City's Title VI Coordinator/ADA Coordinator may be reached by phone at (337) 491-1440, the Mayor's Action Line at (337) 491-1346, or contact the appropriate Department Head.