



# City of Lake Charles

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

## Meeting Agenda

### City Council, Lakefront Economic Development District

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

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Wednesday, August 21, 2024

5:30 PM

Council Chambers at City Hall

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#### AGENDA FOR REGULAR MEETING OF AUGUST 21, 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 AUGUST 7, 2024  
DEFER/DELETE

#### PUBLIC HEARINGS

- 1. 408-24** 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.
- 2. 411-24** 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.
- 3. 157-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 1134 North Junior Street, Rich Circle Properties, LLC, owner.

4. **189-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 1029 Carl Street, Cassandra Elizabeth Simon, owner.
5. **263-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 2018 Martha Street, Arnold Price, Sr., Arnold Price, Jr., Catherine Price Green, and Wanda Price Guillory, owners.
6. **289-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 2110 Railroad Avenue, Brittany Ann Walker, Andre' N. Walker, and Danielle N. Walker, owners.
7. **293-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 202 South Blake Street, Henry Lou Thomas, owner.
8. **297-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 109 North Prater Street, Heritage Management Services with Union Bank as Secured Party and Continental Resources with Union Bank as Secured Party, owners.
9. **298-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 104 North Moss Street, Kingsleys Building Solutions, LLC, owner.
10. **326-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 1828 Belden Street, Hyatt ATMS, LLC, owner.
11. **382-24** 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.
12. **383-24** 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.

13. **384-24** 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.
14. **385-24** 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.
15. **386-24** 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.
16. **387-24** 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.
17. **388-24** 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.
18. **389-24** 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.
19. **390-24** 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.
20. **391-24** 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.
21. **392-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 609 Shasta Street, Lataisha Poe Cherry, owner.

22. **393-24** 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.
23. **394-24** An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 423 Lebat Street, Carolyn Joubert Richardson, Beverly Joubert Lee and Ananias Joubert (Estate), owners.
24. **395-24** 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.
25. **396-24** 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.
26. **397-24** 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.
27. **398-24** 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.
28. **399-24** 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.
29. **400-24** 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.

**ORDINANCES FOR FINAL ACTION**

- 30. 459-24** An ordinance designating an exclusion zone prohibiting unauthorized vehicular and pedestrian traffic within the identified area on September 7, 2024 from 6:30 a.m. until cleared by the Lake Charles Police Department to facilitate the demolition of the Capital One Tower and to protect the public's health, safety, and welfare, and providing further thereto.
- 31. 461-24** An ordinance amending Chapter 12 of the Code of Ordinances for the City of Lake Charles to provide for the local regulation of unlicensed massage parlors and massage therapists.
- 32. 462-24** An ordinance amending Section 5-203(3) of Chapter 24 of the Code of Ordinances of the City of Lake Charles to exclude "critical facilities" such as Police, Fire, and Public Works facilities from the limitation on the number of curb cuts allowed to access a public roadway.
- 33. 479-24** An ordinance amending Ordinance No. 15708 to implement minor modifications to certain sections related to development permits, standards for subdivisions, and floodway encroachments to the Floodplain Management Regulations required by the Federal Emergency Management Administration (FEMA).
- 34. 480-24** An ordinance amending Sec. 3-15, Sec. 3-17, Sec. 3-31, and Sec. 3-33 of the City of Lake Charles' Code of Ordinances authorizing the City of Lake Charles to issue biennial alcoholic beverage sales permits if elected by an applicant as an alternative to obtaining an annual permit.
- 35. 482-24** An ordinance amending Sec. 24-4-203(4)(f) and (5)(f), Sec. 24-4-204(5), 24-4-205(8), and 24-4-206(7) to remove the vacated status of each case where the Planning Commission decision is appealed to the City Council after said decision is rendered.
- 36. 483-24** An ordinance amending Sec. 6-485 (d) of the Code of Ordinances of the City of Lake Charles to add a requirement for a review process for drainage pond structures and outfalls.

37. **484-24** An ordinance to amend Ordinance No. 18188 creating the Lakefront Economic Development District of the City of Lake Charles, State of Louisiana, amending the boundaries thereof from which the incremental increase in existing sales taxes of the City will be used to finance economic development projects in accordance with and as authorized by Part II of Chapter 27 of Title 33 of the Louisiana Revised Statutes of 1950, as amended; and providing for other matters in connection with the foregoing.

38. **485-24** An ordinance authorizing the City of Lake Charles to increase the change order limits from a previously allowed 15% for a change order for Project CP3339 Lakefront Parking Garage Phase II.

#### **THE FOLLOWING RESOLUTIONS MAY BE ADOPTED BY CONSENT**

39. **487-24** A resolution accepting Project No. CP3440 - 2023 Asphalt Overlays as substantially complete and authorizing the advertising of the 45-day lien period.

40. **488-24** A resolution setting date for public hearing on condemnation of a structure located at 1125 North Simmons Street, Keysha Charlyce Orphey, owner.

41. **489-24** A resolution setting date for public hearing on condemnation of a structure located at 1809 North Booker Street, Mark Simon, owner.

42. **490-24** A resolution setting date for public hearing on condemnation of a structure located at 2141 13th Street, Federal Home Loan Mortgage Corporation, Citimortgage Inc. Cenlar FSB and Winda Jean Glaspie Young, owners.

43. **491-24** A resolution setting date for public hearing on condemnation of a structure located at 2517 Ernest Street, Robert Clayton White (Estate), owner.

44. **492-24** A resolution setting date for public hearing on condemnation of a structure located at 1821 Carter Street, Robert Colston, owner.

45. **493-24** A resolution setting date for public hearing on condemnation of a structure located at 1523 Walker Street, Jerlyn Lemelle Randle, owner.

46. **494-24** A resolution setting date for public hearing on condemnation of a structure located at 2701 Fitzenreiter Road, Connie Ann Busby Perkins and Larry Wayne Perkins, owners.
47. **495-24** A resolution setting date for public hearing on condemnation of a structure located at 317 Bilbo Street, Antonio Monge-Vargas, owner.
48. **496-24** A resolution setting date for public hearing on condemnation of a structure located at 503 Jackson Street, Tyrella Montgomery Harmon, Diana Montgomery Nolden, Donna Montgomery Hudson and Wesley John Montgomery, Jr., owners.
49. **497-24** A resolution setting date for public hearing on condemnation of a structure located at 1227 Ryan Street, Mazen Mustapha Hijazi, owner.
50. **498-24** A resolution setting date for public hearing on condemnation of a structure located at 1116 North 1st Avenue, Linda Papion, owner.
51. **499-24** A resolution setting date for public hearing on condemnation of a structure located at 20 River Road, Charles J. Dubois, owner.
52. **500-24** A resolution setting date for public hearing on condemnation of a structure located at 1004 Sycamore Street, Back to God Revival Holiness Churches, Inc., owner.
53. **501-24** A resolution setting date for public hearing on condemnation of a structure located at 731 Kirby Lane, Mayra Avila, owner.
54. **502-24** A resolution authorizing the City of Lake Charles to advertise to receive sealed bids for Project No. DR010 - LCFD Training Facility Demo & Earthwork.
55. **503-24** A resolution authorizing the City of Lake Charles to advertise for Request for Qualifications for professional services for Back-Up Power at Transit Facility.

56. **504-24** A resolution authorizing the City of Lake Charles to advertise to receive sealed bids for the purchase of water treatment chemicals for the period of twelve (12) months, with an option to renew on the same terms for an additional twelve (12) months, for use by the Public Works Department Water Division.
57. **505-24** A resolution authorizing the City of Lake Charles to advertise and receive bids for the purchase of annual supply of traffic control products under a twelve (12) month contract with the option to renew for an additional twelve (12) months for use by the Public Works Department, Communications and Traffic Division.
58. **529-24** A resolution approving the form of and authorizing the execution and delivery of an amendment to that certain Cooperative Endeavor Agreement dated as of July 1, 2021 by and between the Lakefront Economic Development District, the City of Lake Charles Louisiana and the State of Louisiana, and otherwise providing with respect thereto.

**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**

59. **506-24** Introduction of an ordinance enacting Sections 22-4 and 22-4.1 of the Code of Ordinances for the City of Lake Charles to require motor carriers of passengers operating within the City limits to be licensed by the State of Louisiana.
60. **507-24** Introduction of an ordinance amending Sec. 12-39 of the Code of Ordinances for the City of Lake Charles relative to panhandling to include the prohibition against the solicitation on an interstate highway and/or in a public right-of-way.
61. **508-24** Introduction of an ordinance adopting the Operating and Capital Budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025.
62. **509-24** Introduction of an ordinance authorizing the City of Lake Charles to enter into an agreement with D & W Drilling for inspection, cleaning, and repairs of water wells M-1 and M-2 at McNeese Water Plant and SW-2 at Southwest Water Plant.



- 63. 510-24** Introduction of an ordinance accepting the lowest responsible bid and authorizing the City of Lake Charles to enter into an agreement for Project No. DR010 - LCFD Training Facility Demo & Earthwork.
- 64. 511-24** Introduction of an ordinance authorizing the City of Lake Charles to accept the most qualified consultant and to enter into an agreement with most qualified consultant received from Request for Qualifications for professional services for Back-Up Power at Transit Facility.
- 65. 512-24** Introduction of an ordinance accepting the lowest responsible bid and authorizing the City of Lake Charles to enter into an agreement for the purchase of water treatment chemicals for the period of twelve (12) months, with an option to renew on the same terms for an additional twelve (12) months, for use by the Public Works Department Water Division.
- 66. 513-24** Introduction of an ordinance authorizing the City of Lake Charles to accept the lowest responsible bid and to enter into an agreement for the purchase of annual supply of traffic control products under a twelve (12) month contract with the option to renew for an additional twelve (12) months for use by the Public Works Department, Communications and Traffic Division.
- 67. 514-24** Introduction of an ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 1125 North Simmons Street, Keysha Charlyce Orphey, owner.
- 68. 515-24** Introduction of an ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 1809 North Booker Street, Mark Simon, owner.
- 69. 516-24** Introduction of an ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 2141 13th Street, Federal Home Loan Mortgage Corporation, Citimortgage Inc. Cenlar FSB and Winda Jean Glaspie Young, owners.
- 70. 517-24** Introduction of an ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 2517 Ernest Street, Robert Clayton White (Estate), owner.

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80. 527-24 Introduction of an ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 731 Kirby Lane, Mayra Avila, owner.
81. 528-24 Introduction of an ordinance amending Sec. 12.5-9 of the Code of Ordinances relative to additional civil penalties for blighted, abandoned properties.

## 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.*