



City of Lake Charles

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

Meeting Minutes City Council

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

Wednesday, March 5, 2025

5:30 PM

Council Chambers at City Hall

AGENDA FOR REGULAR MEETING OF MARCH 5, 2025 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 FEBRUARY 19, 2025

DEFER/DELETE

ROLL CALL

Present: 7 - President or Presiding Officer Mark Eckard, John Ieyoub, Rodney Geyen, President or Presiding Officer Craig Marks, Stuart Weatherford, Luvertha August, and Ronnie Harvey Jr.

Absent: 0

Also present were Kimberly Dellafosse, Assistant City Administrator, David L. Morgan, City Attorney, and Renee' P. DeVille, Clerk of the Council.

The monthly financial reports for February, 2025 were provided to the City Council members by the Department of Finance. The reports include the Budget to Actual Revenues and the Budget to Actual Expenditures.

Mr. Marks stated Item 2 was deferred until June 4, 2025; Items 5 and 13 were deferred until April 2, 2025, Item 23 was deferred until March 19 2025, Item 6 was deferred until April 16, 2025 and Items 10, 19 and 27 were being deleted.

APPROVAL OF MINUTES OF FEBRUARY 19, 2025

A motion was made that this item be approve the minutes. The motion carried by the following vote:

For: 7 - Eckard, Ieyoub, Geyen, Marks, Weatherford, August, and Harvey Jr.

Against: 0

Absent: 0

PUBLIC HEARINGS**30. 92-25**

A resolution naming the concession stand at the O.D. Johnson softball complex as "Lash and Hollin Chretien, Sr. Concession Stand".

Mr. Harvey read in a tribute to Mr. Hollin Chretien and Mr. Lash Chretien which were made a part of the record. Jeffrey Chretien stated that he was thankful that the City chose to honor his father and his brother.

This item was adopted on the Consent Agenda.

For: 7 - Eckard, Ieyoub, Geyen, Marks, Weatherford, August, and Harvey Jr.

Against: 0

Absent: 0

Enactment No: 52-25

1. 82-25

Public hearing and consideration on alteration of shoreline of Calcasieu River to repair an existing bulkhead, demolish an existing wharf and construct a new wharf at 13 River Road.

A motion was made that this item be adopted. The motion carried by the following vote:

For: 7 - Eckard, Ieyoub, Geyen, Marks, Weatherford, August, and Harvey Jr.

Against: 0

Absent: 0

Enactment No: 53-25

2. 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.

This item was deferred at the beginning of the meeting until the June 4, 2025 regular council meeting.

3. 769-24

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 2714 Hazel Street, Jack Seay Benniefiel (Estate) and Darlyne Harris Benniefiel (Estate), owners.

Robert Hester, Building Inspector, gave a report as to the condition of the structure and David Morgan, City Attorney, presented photographs and documentation showing proof of service which were made part of the record. There were no requests to speak on this item. Mr. leyoub recommended time delays of 15/15 which were approved by the following vote.

A motion was made that this item be adopted. The motion carried by the following vote:

For: 7 - Eckard, leyoub, Geyen, Marks, Weatherford, August, and Harvey Jr.

Against: 0

Absent: 0

Enactment No: 20235

4. 770-24

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 2906 General Marshall Street, Estate of Robert Lee Cotlong and Arlene Baker Cotlong, owner, subject to a tax sale to the State of Louisiana.

Robert Hester, Building Inspector, gave a report as to the condition of the structure and David Morgan, City Attorney, presented photographs and documentation showing proof of service which were made part of the record. There were no requests to speak on this item. Mr. Geyebn recommended time delays of 15/15 which were approved by the following vote.

A motion was made that this item be adopted. The motion carried by the following vote:

For: 7 - Eckard, leyoub, Geyen, Marks, Weatherford, August, and Harvey Jr.

Against: 0

Absent: 0

Enactment No: 20236

5. 799-24

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 2702 Lynn Street, Edwin Stevens (Estate) and Onice Simon Stevens (Estate), owners.

This item was deferred at the beginning of the meeting until the April 2, 2025 regular council meeting.

6. 800-24

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 3026 General Marshall Street, Dream Investments, LLC, Cecila Jefferson, Barbara Combs, Catherine Gaskin, Michael Joseph Deville, Brenda Joyce Jones a/k/a Brenda Joyce Guillory, Dexter Jerome Goodman, Arimis King, Larry James King, Donald Raymond King, Sheila Ann Simon King, and William Samuel King, Jr., owners.

This item was deferred at the beginning of the meeting until the April 16, 2025 regular council meeting.

7. 809-24

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 1717 Common Street, Mark Atlas Fruge and Dianne Gillert Fruge, owners.

This item was deferred until the April 16, 2025 regular council meeting.

For: 7 - Eckard, Ieyoub, Geyen, Marks, Weatherford, August, and Harvey Jr.

Against: 0

Absent: 0

8. 845-24

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 2441 Colletta Drive, Carol Ray Shinnette and Michael J. O'Donoghue, owners, subject to a tax sale to the State of Louisiana.

Robert Hester, Building Inspector, gave a report as to the condition of the structure and David Morgan, City Attorney, presented photographs and documentation showing proof of service which were made part of the record. There were no requests to speak on this item. Ms. August recommended time delays of 15/15 which were approved by the following vote.

A motion was made that this item be adopted. The motion carried by the following vote:

For: 7 - Eckard, Ieyoub, Geyen, Marks, Weatherford, August, and Harvey Jr.

Against: 0

Absent: 0

Enactment No: 20237

9. 851-24

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 2801 8th Street, Leroy Guillory (Estate), owner.

Robert Hester, Building Inspector, gave a report as to the condition of the structure and David Morgan, City Attorney, presented photographs and documentation showing proof of service which were made part of the record. There were no requests to speak on this item. Ms. August recommended time delays of 15/15 which were approved by the following vote.

A motion was made that this item be adopted. The motion carried by the following vote:

For: 7 - Eckard, leyoub, Geyen, Marks, Weatherford, August, and Harvey Jr.

Against: 0

Absent: 0

Enactment No: 20238

10. 854-24

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 2824 General Doolittle Avenue, Mario Leonard Harmon, owner.

This item was deleted at the beginning of the meeting.

11. 907-24

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 1608 Railroad Avenue, Juanita James, Macdonald James, Frank L. James, Jr., Earl James, Joseph A. Montgomery, Kevin M. Montgomery, and Kenneth W. Montgomery, owners, subject to a tax sale to the State of Louisiana.

Robert Hester, Building Inspector, gave a report as to the condition of the structure and David Morgan, City Attorney, presented photographs and documentation showing proof of service which were made part of the record. There were no requests to speak on this item. Ms. August recommended time delays of 15/15 which were approved by the following vote.

A motion was made that this item be adopted. The motion carried by the following vote:

For: 7 - Eckard, leyoub, Geyen, Marks, Weatherford, August, and Harvey Jr.

Against: 0

Absent: 0

Enactment No: 20239

12. 13-25

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 2819 General Mitchell, PA Rental Investments, LLC, owner.

Robert Hester, Building Inspector, gave a report as to the condition of the structure and David Morgan, City Attorney, presented photographs and documentation showing proof of service which were made part of the record. Israel Perez, PA Investments, 259 Arthur Court, stated that he was working on the structure and planned on completing the work. Mr. Geyen recommended time delays of 60/60 which were approved by the following vote.

A motion was made that this item be adopted. The motion carried by the following vote:

For: 7 - Eckard, leyoub, Geyen, Marks, Weatherford, August, and Harvey Jr.

Against: 0

Absent: 0

Enactment No: 20240

21. 22-25

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of two structures located at 2440 and 2442 6th Street, PA Rental Investments, LLC, owner.

Robert Hester, Building Inspector, gave a report as to the condition of the structure and David Morgan, City Attorney, presented photographs and documentation showing proof of service which were made part of the record. Israel Perez, PA Investments, 259 Arthur Court, stated that he intended on repairing the structure but had problems with homeless people in the area entering the structure. Mr. Geyen recommended time delays of 30/30 which were approved by the following vote.

A motion was made that this item be adopted. The motion carried by the following vote:

For: 7 - Eckard, leyoub, Geyen, Marks, Weatherford, August, and Harvey Jr.

Against: 0

Absent: 0

Enactment No: 20241

13. 14-25

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 709 McNabb Street, Gordon Drilling Company, Inc., owner.

This item was deferred at the beginning of the meeting until the April 2, 2025 regular council meeting.

14. 15-25

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 2318 10th Street, Julio Rivera (Estate) and Antonette Lashan Anthony Rivera, owners.

Robert Hester, Building Inspector, gave a report as to the condition of the structure and David Morgan, City Attorney, presented photographs and documentation showing proof of service which were made part of the record. There were no requests to speak on this item. Mr. Geyen recommended time delays of 15/15 which were approved by the following vote.

A motion was made that this item be adopted. The motion carried by the following vote:

For: 7 - Eckard, Ieyoub, Geyen, Marks, Weatherford, August, and Harvey Jr.

Against: 0

Absent: 0

Enactment No: 20242

15. 16-25

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 2529 Dewey Street (garage only), Michelle Denise Jones, owner.

Robert Hester, Building Inspector, gave a report as to the condition of the structure and David Morgan, City Attorney, presented photographs and documentation showing proof of service which were made part of the record. There were no requests to speak on this item. Mr. Harvey recommended time delays of 15/15 which were approved by the following vote.

A motion was made that this item be adopted. The motion carried by the following vote:

For: 7 - Eckard, Ieyoub, Geyen, Marks, Weatherford, August, and Harvey Jr.

Against: 0

Absent: 0

Enactment No: 20243

16. 17-25

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 1613 See Street (house and other structures), Patrick O. Harrison (Estate), owner, subject to a tax sale to the State of Louisiana.

Robert Hester, Building Inspector, gave a report as to the condition of the structure and David Morgan, City Attorney, presented photographs and documentation showing proof of service which were made part of the record. Sheila Harrison, 1613 See Street, stated that she was part of the RESTORE program and requested additional time. Mr. Harvey recommended deferral until the May 7, 2025 regular council meeting, which was approved by the following vote.

This item was deferred until the May 7, 2025 regular council meeting.

For: 7 - Eckard, Ieyoub, Geyen, Marks, Weatherford, August, and Harvey Jr.

Against: 0

Absent: 0

17. 18-25

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 719 Cleveland Street, Michael Scott Moreno, owner.

Robert Hester, Building Inspector, gave a report as to the condition of the structure and David Morgan, City Attorney, presented photographs and documentation showing proof of service which were made part of the record. There were no requests to speak on this item. Mr. Ieyoub recommended time delays of 30/60 which were approved by the following vote.

A motion was made that this item be adopted. The motion carried by the following vote:

For: 7 - Eckard, Ieyoub, Geyen, Marks, Weatherford, August, and Harvey Jr.

Against: 0

Absent: 0

Enactment No: 20244

18. 19-25

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 2219 East Mill Street, Gladys Pete Young, Marcus Ray Young, Trutajua Sharday Young Bartie, Jasmine Young, and Mercedes Young, owners, subject to a tax sale to the State of Louisiana.

Robert Hester, Building Inspector, gave a report as to the condition of the structure and David Morgan, City Attorney, presented photographs and documentation showing proof of service which were made part of the record. There were no requests to speak on this item. Ms. August recommended time delays of 15/15 which were approved by the following vote.

A motion was made that this item be adopted. The motion carried by the following vote:

For: 7 - Eckard, Ieyoub, Geyen, Marks, Weatherford, August, and Harvey Jr.

Against: 0

Absent: 0

Enactment No: 20245

19. 20-25

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 2615 4th Avenue, Brian Joseph Guillory, owner.

This item was deleted at the beginning of the meeting.

20. 21-25

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 2621 Tupelo Street, Northside Apartments, LLC, owner, subject to a tax sale to the State of Louisiana.

Robert Hester, Building Inspector, gave a report as to the condition of the structure and David Morgan, City Attorney, presented photographs and documentation showing proof of service which were made part of the record. There were no requests to speak on this item. Mr. Ieyoub recommended time delays of 15/15 which were approved by the following vote.

A motion was made that this item be adopted. The motion carried by the following vote:

For: 7 - Eckard, Ieyoub, Geyen, Marks, Weatherford, August, and Harvey Jr.

Against: 0

Absent: 0

Enactment No: 20246

22. 714-24

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 2030 ½ Theriot Street, Elnora Luke, owner, subject to a tax sale to the State of Louisiana.

Robert Hester, Building Inspector, gave a report as to the condition of the structure and David Morgan, City Attorney, presented photographs and documentation showing proof of service which were made part of the record. Tamara Johnson, granddaughter of the owner, standing in for her sister, 908 Priscilla Place, Lake Charles, LA requested additional time. Mr. Harvey recommended deferral until May 7, 2025, which was approved by the following vote.

A motion was made that this item be Deferred. The motion carried by the following vote:

For: 7 - Eckard, Ieyoub, Geyen, Marks, Weatherford, August, and Harvey Jr.

Against: 0

Absent: 0

ORDINANCES FOR FINAL ACTION**23. 511-24**

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.

This item was deferred at the beginning of the meeting until the March 19, 2025 regular council meeting.

24. 62-25

An ordinance authorizing the City of Lake Charles to partner with the Louisiana Housing Corporation's Keys for Service Program, allocating funds and authorizing the execution of necessary agreements for the City's participation to allow for down-payment and closing assistance to City employees for the purchase of homes.

Ms. August had questions about the program and how it worked. Emily McDaniel stated that the program was part of the Louisiana Housing Corporation and also funded by the City and would allow city employees who applied on a first come, first serve basis to receive down payment assistance on a home that was located within the City limits. The person would receive either 4% or \$10,000 towards the down payment, whichever is less. The funding limit for the year was set at \$100,000. Mr. Eckard stated he felt that the city shouldn't take on the responsibility of providing down payment assistance to city employees and would better serve the employees by increasing wages to allow the employee to purchase a home. He also stated that this isn't fair to the people who have purchased a home prior to the program without down payment assistance. Mr. Weatherford stated he felt the city should prioritize the positions they are trying to attract to fill rather than the program be on a first come/first serve basis. Mr. Marks suggested deferral to have more questions answered in response to the program. Ms. August requested deferral for thirty days which was seconded by Mr. Marks and passed by the following vote.

A motion was made that this item be Deferred. The motion carried by the following vote:

For: 6 - Eckard, Geyen, Marks, Weatherford, August, and Harvey Jr.

Against: 1 - Ieyoub

Absent: 0

25. 63-25

An ordinance authorizing the City of Lake Charles to enter into a Professional Service Agreement with Waggoner Engineering, Inc.

A motion was made that this item be adopted. The motion carried by the following vote:

For: 7 - Eckard, Ieyoub, Geyen, Marks, Weatherford, August, and Harvey Jr.

Against: 0

Absent: 0

Enactment No: 20247

26. 64-25

An ordinance authorizing the City of Lake Charles to enter into a Professional Service Agreement with Borel Architecture.

Mr. Ieyoub abstained from the vote because his cousin is married to Mr. Borel.

A motion was made that this item be adopted. The motion carried by the following vote:

For: 6 - Eckard, Geyen, Marks, Weatherford, August, and Harvey Jr.

Against: 0

Absent: 0

Abstain: 1 - Ieyoub

Enactment No: 20248

27. 81-25

An ordinance to amend the official zoning map from a Residential Zoning District to a Neighborhood Zoning District companioned with a Major Conditional Use Permit in order to establish a pediatric therapy clinic with variances to: 1) exceed allowable sq. ft. of gross floor area; 2) allow bufferyard reduction to 1 ft. vs. 15 ft. along north and south property lines to allow for driveway and parking; and 3) reduction of bufferyard/landscaping along front property line at 3717 Lake Street.

This item was withdrawn prior to the meeting by the applicant.

THE FOLLOWING RESOLUTIONS MAY BE ADOPTED BY CONSENT**28. 83-25**

A resolution authorizing the City of Lake Charles to advertise to receive sealed bids for Project No. CP3511 - Huber Park Playground and Parking Improvements.

Mr. Geyen was appointed chairman.

Enactment No: 54-25

29. 84-25

A resolution of the City of Lake Charles verifying the review of the Municipal Water Pollution Prevention (MWPP) documents for Plant A (NPDES Permit No. LA0036340, AI 4838), Plant B/C (NPDES Permit No. LA0036366, AI 4839) and Plant D (LA0118770, AI 117690).

This item was adopted on the Consent Agenda.

Enactment No: 55-25

30a. 93-25

A resolution authorizing the City of Lake Charles to advertise to receive sealed bids for Project No. CP2876 - City Hall Back Up Power & MCC Improvements.

Mr. Harvey was appointed chairman.

Enactment No: 56-25

Approval of the Consent Agenda

A motion was made including all the preceding items marked as having been adopted on the Consent Agenda. The motion carried by the following vote:

For: 7 - Eckard, Ieyoub, Geyen, Marks, Weatherford, August, and Harvey Jr.

Against: 0

Absent: 0

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**31. 85-25**

An ordinance authorizing the City of Lake Charles to allow more than twenty percent (20%) cumulative increase for a change order for Ryan Street Sewer Repair.

Introduced as read into the record on the consent agenda by Renee' P. DeVille, Clerk of the Council.

32. 86-25

An ordinance enlarging the boundaries of the City of Lake Charles, Louisiana, by annexing property generally described as 5100 Powell Lane, containing 1.09 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.

Introduced as read into the record on the consent agenda by Renee' P. DeVille, Clerk of the Council.

33. 87-25

An ordinance assigning Councilmanic District "G" to newly annexed property generally described as 5100 Powell Lane, containing 1.09 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.

Introduced as read into the record on the consent agenda by Renee' P. DeVille, Clerk of the Council.

34. 88-25

An ordinance assigning Zoning Classification of Residential to property generally described as 5100 Powell Lane, containing 1.09 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.

Introduced as read into the record on the consent agenda by Renee' P. DeVille, Clerk of the Council.

35. 89-25

An ordinance authorizing the City of Lake Charles to enter into an agreement with D&M Enterprises for Annual Mowing & Maintenance of adjudicated properties within the city limits of Lake Charles.

Introduced as read into the record on the consent agenda by Renee' P. DeVille, Clerk of the Council.

36. 90-25

An ordinance authorizing the City of Lake Charles to enter into an agreement with SICO America, Inc. to purchase stage pieces for use by the Lake Charles Event Center.

Introduced as read into the record on the consent agenda by Renee' P. DeVille, Clerk of the Council.

37. 91-25

An ordinance accepting the lowest responsible bid and authorizing the City of Lake Charles to enter into an agreement for Project No. CP3511 - Huber Park Playground and Parking Improvements and amend the budget as necessary.

Introduced as read into the record on the consent agenda by Renee' P. DeVille, Clerk of the Council.

38. 94-25

An ordinance accepting the lowest responsible bid and authorizing the City of Lake Charles to enter into an agreement for Project No. CP2876 - City Hall Back Up Power & MCC Improvements, and to amend the budget as necessary.

Introduced as read into the record on the consent agenda by Renee' P. DeVille, Clerk of the Council.

ADJOURNMENT

With no other business to come before the Council, the meeting was adjourned at 6:16 p.m. The next regular meeting of the City Council will be held on March 19, 2025.

I, RENEE' P. DEVILLE, do hereby certify that I am the duly qualified and acting Clerk of the Council of the City of Lake Charles, Calcasieu Parish, Louisiana.

I further certify that the above and foregoing constitutes a true and correct copy of the Minutes of a meeting of the City Council of said City, held on the 5th day of March, 2025.

WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the official seal of said City, this 10th day of March, 2025.
s/Renee P. DeVille, Clerk of the Council.

I, RENEE' P. DEVILLE, do hereby certify that I am the duly qualified and acting Clerk of the Council of the City of Lake Charles, Calcasieu Parish, Louisiana.

I further certify that the above and foregoing constitutes a true and correct copy of the Ordinances adopted at a meeting of the City Council of said city held on the 5th day of March, 2025.

WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed upon the official seal of said City, this 10th day of March, 2025.
s/Renee' P. DeVille, Clerk of the Council.

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.