



# 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*

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Wednesday, April 2, 2025

5:30 PM

Council Chambers at City Hall

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### AGENDA FOR REGULAR MEETING OF APRIL 2, 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 - Craig Marks, President of the Council, presided**  
**INVOCATION - Rodney Geyen**  
**PLEDGE OF ALLEGIANCE - Luvertha August**

#### 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 Mayor Nicholas E. Hunter, David L. Morgan, City Attorney, John Cardone, City Administrator and Renee' P. DeVille, Clerk of the Council.*

*The monthly financial reports for March, 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.*

*President Marks stated Items 7, 12, and 20 were being deferred until the May 7, 2025 regular council meeting. He further stated Item 22 and 31 were being deferred without date. He stated that Items 13, 17 and 21 were being deleted.*

#### APPROVAL OF MINUTES

**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

#### APPOINTMENTS

**1. 754-24**

An ordinance accepting the most responsive and responsible proposal and authorizing the City of Lake Charles to enter into an agreement to purchase on-site and off-site gasoline and diesel fuel for use by the City of Lake Charles Fleet.

**Mr. Eckard was appointed chairman.**

**2. 41-25**

An ordinance accepting the lowest responsible bid and authorizing the City of Lake Charles to enter into an agreement for Project No. CP3426 - Wastewater Treatment Plant A Operational Reliability Improvements - Collection System Hardening, and to amend the budget as necessary.

**Ms. August was appointed chairperson.**

**3. 66-25**

An ordinance accepting the lowest responsive and responsible bid and authorizing the City of Lake Charles to enter into an agreement to purchase Roadbase Limestone Aggregate per specifications, for use by the Public Works Department.

**Mr. Weatherford was appointed chairman.**

**4. 67-25**

An ordinance accepting the most responsive and responsible proposal and authorizing the City of Lake Charles to enter into an agreement to furnish and deliver bulk lubricants, for use by the Public Works Department, Vehicle Maintenance Division.

**Mr. Geyen was appointed chairman.**

**5. 68-25**

An ordinance accepting the lowest responsive and responsible bid and authorizing the City of Lake Charles to enter into an agreement to purchase 4000 PSI ready mix material, for use by the Public Works Department, Streets Division.

**Mr. Eckard was appointed chairman.**

**6. 69-25**

An ordinance accepting the lowest responsible bid and authorizing the City of Lake Charles to enter into an agreement for Project No. CP3512 - Goosport Park New Pool and Improvements.

*Mr. Marks stated that the council need to waive the rules to accept the recommended bid. Mr. leyoub made the motion which was seconded by Ms. August to waive the rules and accept the recommended bid at this meeting. Mr. Morgan stated Section 9 of the Council Rules gives the authority for the action by a majority vote.*

**A motion was made by Mr. Harvey that this item be adopted and accept the recommended bid from Gunter Construction,, Inc. in the amount of \$787,000.00. The motion carried by the following vote:**

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

**Against:** 0

**Absent:** 0

Enactment No: 20265

**PUBLIC HEARINGS****7. 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 to the May 7, 2025 regular council meeting.**

**8. 802-24**

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 1814 Easton Street, Willie Lafleur and Josephine Lafleur, 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. Peggy Lafleur, 156 Lee Street, Lake Charles, LA stating she is still working on a succession and requested additional time. Ms. August recommended deferring until June 4, 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, leyoub, Geyen, Marks, Weatherford, August, and Harvey Jr.

**Against:** 0

**Absent:** 0

**9. 893-24**

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 727 King Street, Maxine Bilbo (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 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, leyoub, Geyen, Marks, Weatherford, August, and Harvey Jr.

**Against:** 0

**Absent:** 0

Enactment No: 20266

**10. 902-24**

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 410 North Simmons Street, Pamela Marine Swain, 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. Pamela Swain, 410 N. Simmons Street, Lake Charles, LA appeared. Mr. Harvey recommended deferral until the July 2, 2025 regular meeting, which was were approved by the following vote.*

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

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

**Against:** 0

**Absent:** 0

**11. 904-24**

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 3301 South General Wainwright, Della Johns Thomas, Terry Glen Thomas, Kimberly Patrice Thomas Banks, Timothy Thomas, Delaney Thomas, Jerome Kent Thomas, Barry Welton Thomas, and Curley Ray Thomas, 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. Rev. Barry Thomas, 1201 Belle Alee Lane, Lake Charles, LA stated that he planned on demolishing the house himself within the next thirty days. Mr. Geyen 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: 20267

**12. 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 to the May 7, 2025 regular council meeting.**

**13. 70-25**

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structures located at 517 Bank Street (shed and carport), Wallace Charles, owner.

**This item was deleted at the beginning of the meeting.**

**14. 71-25**

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 404 South Shattuck Street (shed only), Sheba Ruth Day and Libbey Nicole Day, 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. Trudy Capdeville, 1616 Pryce Street, Lake Charles, LA stated the structure which had been used as a dog house had been demolished. Mr. Morgan recommended deferral to allow Mr. Hester to check the site. Ms. August recommended deferral until the April 16, 2025 regular council meeting 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

**15. 72-25**

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 1913 North Lincoln Street, Shirley Bias, Sr. (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. Rhonda Pressley, 1014 W. Bertrand Street, Houston, TX appeared and was in favor of the house being demolished. Mr. Harvey 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: 20268

**16. 73-25**

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 2116 3rd Street, Oran L. Owens (Estate) and Rosemary Owens, 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. Marsha Owens Farber, 210 Lee Street, Lake Charles, LA stated that she needed additional time and also needs to complete a succession. Ms. August recommended deferral until June 4, 2025 regular meeting 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

**17. 74-25**

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 1217 11th Street (shed only), Shirley Gayle (Estate), Shirley Gayle, William Gedge Gayle, Jr., Shirley Sue Gayle and Robert Owen Gayle, owners.

**This item was deleted at the beginning of the meeting.**

**18. 75-25**

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 607 8th Street, Alice Fenton Reilly Richard, 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, Ieyoub, Geyen, Marks, Weatherford, August, and Harvey Jr.

**Against:** 0

**Absent:** 0

Enactment No: 20269

**19. 76-25**

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 601 8th Street, Alice Fenton Reilly Richard, 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: 20270

**20. 77-25**

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 1201 South Elton Court, Ricky Joseph Thibodeaux and Pamela Joyce Hagar Thibodeaux, owners.

**This item was deferred at the beginning of the meeting.**

**21. 78-25**

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 927 Mill Street, Jesse Lee Carmen and Diadra Ann Carmen, owners.

**This item was deleted at the beginning of the meeting.**

**ORDINANCES FOR FINAL ACTION****22. 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.

**This item was deferred at the beginning of the meeting without date.**



**23. 112-25**

An ordinance for consideration to amend the Official Zoning Map of the City of Lake Charles in order to establish the Ryan Street Overlay Historic District as established by the National Park Service National Register of Historic Places.

**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: 20271

**24. 130-25**

An ordinance enlarging the boundaries of the City of Lake Charles, Louisiana, by annexing property generally described as a 50' x 150', more or less, section of Ogea Road at the intersection of Benoit Road, containing 0.17 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.

**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: 20272

**25. 131-25**

An ordinance assigning Councilmanic District "G" to a 50' x 150', more or less, section of Ogea Road at the intersection of Benoit Road, containing 0.17 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.

**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: 20273

**26. 132-25**

An ordinance assigning Zoning Classification of Residential to property generally described as a 50' x 150', more or less, section of Ogea Road at the intersection of Benoit Road, containing 0.17 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.

**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: 20274

**27. 133-25**

An ordinance for consideration to amend the official zoning map from a Residential Zoning District to a Mixed Use Zoning District companioned with a Major Conditional Use Permit in order to convert an existing residential structure into an office building with an accessory shop and shed at 6706 Big Lake Road.

*Lauren Bynum presented the facts as stated at the Lake Charles Planning & Zoning Commission meeting which approved the request 3/2. Larry Thomas, 5 River Lane, Lake Charles, LA stated that the issue of traffic would be alleviated with the turnaround planned at Gauthier Road and stated that most of the property in the area is mixed use with five commercial businesses across the street that are part of the Parish. Nadine Kreger, 6780 N. Banbury Road, Lake Charles, LA stated she lives directly behind the property and is concerned about property value, privacy and noise levels. Michael D. Lewis, 3626 E. Banbury Road, Lake Charles, LA stated that he wanted to know Mr. Thomas' plans and whether or not he intended on having heavy equipment on the property. Chad Higginbotham was in opposition but did not wish to speak. Russell LeJeune was in opposition but did not wish to speak. Mary Kennerson, 6820 N. Banbury Road, Lake Charles, LA presented a Petition in Opposition and stated that she was concerned about property values and curb appeal. She further stated that she was concerned with the possibility of heavy equipment being stored on the property and requested to know what the City's current requirement were. Lauren Bynum stated he was required to have a 6' fence, 15' bufferyard and landscaping between any residential property with no equipment storage or dumpsters being allowed within the bufferyard. Mary Kennerson requested he be required to put up an 8' fence and not store heavy equipment on the property. Mr. Geyen and Mr. Eckard proposed an amendment to require an 8' fence around the property. The motion passed by the following vote:*

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

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

**Against:** 0

Absent: 0

Enactment No: 20275

**27a 146-25**

An ordinance authorizing the City to enter into a lease agreement with Sterling VGM Financial Services for the lease of golf carts for use at Mallard Golf Club.

**This item was deleted at the beginning of the meeting.**

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

**28. 134-25**

A resolution authorizing the City of Lake Charles to apply for a grant from the Louisiana Land and Water Conservation Fund for the extension of the lakefront boardwalk and, if awarded and accepted, authorizing matching funds.

**This item was adopted on the Consent Agenda.**

Enactment No: 79-25

**29. 135-25**

A resolution accepting Project No. DR016 - Lock Park Restroom Demolition and Replacement as substantially complete and authorizing the advertising of the 45-day lien period.

**This item was adopted on the Consent Agenda.**

Enactment No: 74-25

**30. 136-25**

A resolution setting date for public hearing on alteration of shoreline of Calcasieu River to install and backfill a bulkhead at 591 River Road.

**This item was adopted on the Consent Agenda. The hearing date was set for April 16, 2025.**

Enactment No: 75-25

**31. 141-25**

A resolution authorizing the City of Lake Charles to advertise for Request for Qualifications for professional services for CDBG-DR Railroad Avenue Revitalization Project.

**This item was Deferred on the Consent Agenda.**

**32. 143-25**

A resolution setting date for public hearing and consideration of the Lake Charles Planning & Zoning Commission's decision to deny a request for a Major Conditional Use Permit in order to construct a drive-thru restaurant, within a Mixed Use Zoning District, at 3760 Nelson Road.

**This item was adopted on the Consent Agenda. The hearing date was set for May 7, 2025.**

Enactment No: 77-25

**33. 144-25**

A resolution setting date for public hearing and consideration of the Lake Charles Planning & Zoning Commission's decision to deny a request for Variances in order to 1) establish a massage therapy business within 300 ft. of a Residential Zoning District; and 2) allow reduction of front and side landscape bufferyard areas in order to provide required parking, within a Mixed Use Zoning District, at 4021 Nelson Road.

**This item was adopted on the Consent Agenda. The hearing date was set for April 16, 2025.**

Enactment No: 78-25

**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**

**34. 113-25**

An ordinance amending Chapter 24 of the Code of Ordinances for the City of Lake Charles, Louisiana by adding Sec. 5-204.1 Cargo Containers and Portable Storage Containers.

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

**35. 137-25**

An ordinance declaring the intent of the City of Lake Charles to acquire a full ownership interest in Ten (10) Parcels of Adjudicated Property pursuant to Louisiana Revised Statute 47:2236, and providing further thereto.

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

**36. 138-25**

An ordinance authorizing the City of Lake Charles to accept Snowy Egret Drive in Audubon Place, Phase 2B, including public right-of-ways, drainage, water and sewer lines, sewer, and traffic control devices, for ownership and maintenance by the City of Lake Charles. The City of Lake Charles will not take ownership of the detention ponds or any rear yard drains for this subdivision.

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

**37. 139-25**

An ordinance amending Sec. 20-78 and Sec. 20-132(b) of Chapter 20 of the City of Lake Charles Code of Ordinances prohibiting parking on both sides of Harding Street from East Prien Lake Road to the I-210 Right of Way and designating this area as a tow-away zone.

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

**38. 142-25**

An ordinance authorizing the City of Lake Charles to accept the most qualified consultant and to enter into an agreement with the most qualified consultant received from the Request for Qualifications for professional services for the CDBG-DR Railroad Avenue Revitalization Project.

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

**39. 145-25**

An ordinance amending Sec. 20-85.7 of Chapter 20 of the City of Lake Charles Code of Ordinances to prohibit parking on both sides of Eileen Street from West McNeese Street to a point 400 feet north of West McNeese Street between 7:00 a.m. and 4:00 p.m. while school is in session.

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

**ADJOURNMENT**

*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 2nd day of April, 2025.*

*WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the official seal of said City, this 3rd day of April, 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 2nd day of April, 2025.*

*WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed upon the official seal of said City, this 3rd day of April, 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.*