



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, June 4, 2025

5:30 PM

Council Chambers at City Hall

AGENDA FOR REGULAR MEETING OF JUNE 4, 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 - President Craig Marks, presiding

INVOCATION - Rodney Geyen

PLEDGE OF ALLEGIANCE - Craig Marks

ROLL CALL

Present: 6 - President or Presiding Officer Mark Eckard, John Ieyoub, Rodney Geyen, President or Presiding Officer Craig Marks, Stuart Weatherford, and Ronnie Harvey Jr.

Absent: 1 - Luvertha August

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

The monthly financial reports for May, 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 that Items 25 and 28 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: 6 - Eckard, Ieyoub, Geyen, Marks, Weatherford, and Harvey Jr.

Against: 0

Absent: 1 - August

APPOINTMENTS

1. 156-25

An ordinance accepting the lowest responsive and responsible bid and authorizing the City of Lake Charles to enter into an agreement for the purchase of Water Infrastructure Maintenance and Repair Parts for use by the Public Works Department, Water Division.

Mr. Weatherford was appointed chairman.

PUBLIC HEARINGS

2. 160-25

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.

Doug Burguières gave the facts as stated at the Planning Commission meeting. Mr. Ieyoub asked if there was anyone in the audience to speak in favor of the request. David Morgan checked the hallway as well, and there was no one present in favor. Several cards were turned in that were in opposition. Mr. Ieyoub stated that he agreed with the residents and was also not in favor. He then called the question. After consideration, the council voted as follows:

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

For: 0

Against: 6 - Eckard, Ieyoub, Geyen, Marks, Weatherford, and Harvey Jr.

Absent: 1 - August

3. 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.

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. Lesia Phillips, 2234 14th Street, Lake Charles, LA, the daughter of the owners, stated she was doing a succession, but still needed time to contact all of the parties even though it had been a while. Mr. Harvey recommended time delays of 60/90 which were approved by the following vote.

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

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

Against: 0

Absent: 1 - August

Enactment No: 20314

4. 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, stated she was going through a succession and requested additional time. Mr. Marks recommended deferral until August 6, 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: 6 - Eckard, Ieyoub, Geyen, Marks, Weatherford, and Harvey Jr.

Against: 0

Absent: 1 - August

5. 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. There were no requests to speak on this item. Mr. Harvey inquired if any documents showing status of RESTORE program had been received. 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: 6 - Eckard, Ieyoub, Geyen, Marks, Weatherford, and Harvey Jr.

Against: 0

Absent: 1 - August

Enactment No: 20315

6. 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. Chapman Farber, on behalf of Marcia Owens Farber, stated they had received two offers to purchase the property and requested deferral. David Morgan recommended deferral to August 6, 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: 6 - Eckard, Ieyoub, Geyen, Marks, Weatherford, and Harvey Jr.

Against: 0

Absent: 1 - August

7. 118-25

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 2105 Brooks Street, Mark Anthony Guillory, 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 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: 6 - Eckard, Ieyoub, Geyen, Marks, Weatherford, and Harvey Jr.

Against: 0

Absent: 1 - August

Enactment No: 20316

ORDINANCES FOR FINAL ACTION**8. 214-25**

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

This item was adopted on the Consent Agenda.

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

Against: 0

Absent: 1 - August

Enactment No: 20317

9. 38-25

An ordinance accepting the lowest responsible bid and authorizing the City of Lake Charles to enter into an agreement for Project No. CP3450 - Wastewater Treatment Plant A Operational Reliability Improvements - Lift Station Electrical Improvements, and to amend the budget as necessary.

A motion was made by Mr. Geyen to accept the recommended bid from R.D. Spell, Inc. in the base bid amount of \$2,870,169.00 and an additive Alternate No. 1 in the amount of \$56,000.00.

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

Against: 0

Absent: 1 - August

Enactment No: 20318

10. 209-25

An ordinance for consideration to amend the official zoning map from a Neighborhood Zoning District to a Business Zoning District located at 2400 Opelousas Street and 330 North Lincoln Street.

Doug Burguières stated the applicant made a request to rezone the property from Neighborhood to Business and it was currently zoned for the use he was conducting on the property, a pump repair business through an approval of a major conditional use permit. The Planning Commission considered the application and approved it by a vote of 4-0. Jennifer Thomas, 1317 Athalee Street, stated her concern is that it is a residential district and concerned about the effect on those properties. Mr. Harvey questioned how he had been allowed to be operating as a business legally and is just now applying for the zoning change. Mr. Burguières stated that this use was approved 8 to 10 years prior under the major conditional use permit and also was approved to expand at a later date. Mr. Burguières further stated he was operating as a business through the neighborhood zone due to the major conditional use permit he obtained and the applicant was now applying to change to a business zoning district to have his property match up for possibly going through a legal matter or refinancing. Philip Vincent, 3718 Gray Willow Drive, Lake Charles, LA stated if he wanted to get collateral against the business, the bank is more susceptible to loaning you money and the business is zoned in a business district rather than through an exception like a major conditional use permit. Mr. Harvey requested a deferral to the July 2, 2025 meeting in order to meet with the community and the owner.

11. 210-25

An ordinance enlarging the boundaries of the City of Lake Charles, Louisiana, by annexing property generally described as 5755 Big Lake Road, containing .98 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: 6 - Eckard, Ieyoub, Geyen, Marks, Weatherford, and Harvey Jr.

Against: 0

Absent: 1 - August

Enactment No: 20319

12. 211-25

An ordinance assigning Zoning Classification of Residential to property generally described as 5755 Big Lake Road, containing .98 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: 6 - Eckard, Ieyoub, Geyen, Marks, Weatherford, and Harvey Jr.

Against: 0

Absent: 1 - August

Enactment No: 20320

13. 212-25

An ordinance assigning Councilmanic District "G" to property generally described as 5755 Big Lake Road, containing .98 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: 6 - Eckard, Ieyoub, Geyen, Marks, Weatherford, and Harvey Jr.

Against: 0

Absent: 1 - August

Enactment No: 20321

THE FOLLOWING RESOLUTIONS WERE ADOPTED BY CONSENT**14. 215-25**

A resolution accepting Project No. CP3476 - 2024 Asphalt Overlays as substantially complete and authorizing the advertising of the 45-day lien period.

This item was adopted on the Consent Agenda.

Enactment No: 109-25

15. 216-25

A resolution setting date for public hearing on condemnation of a structure located at 2200 Rose Street, R2S Investments, LLC, owner.

This item was adopted on the Consent Agenda. The hearing date was set for the July 16, 2025 regular council meeting.

Enactment No: 110-25

16. 217-25

A resolution setting date for public hearing on condemnation of a structure located at 923 Alamo Street (front house only), Willie Nunez, owner.

This item was adopted on the Consent Agenda. The hearing date was set for the July 16, 2025 regular council meeting.

Enactment No: 111-25

17. 218-25

A resolution setting date for public hearing on condemnation of a structure located at 408 Gelpi Drive, Edward Babineaux, owner, subject to a tax sale to the State of Louisiana.

This item was adopted on the Consent Agenda. The hearing date was set for the July 16, 2025 regular council meeting.

Enactment No: 112-25

18. 219-25

A resolution setting date for public hearing on condemnation of a structure located at 416 Gelpi Drive, Adeline Brown Ryan and Angela (NMN) Brown, owners.

This item was adopted on the Consent Agenda. The hearing date was set for the July 16, 2025 regular council meeting.

Enactment No: 113-25

19. 220-25

A resolution setting date for public hearing on condemnation of a structure located at 3214 Louisiana Avenue, Edgar Madrigal, owner.

This item was adopted on the Consent Agenda. The hearing date was set for the July 16, 2025 regular council meeting.

Enactment No: 114-25

20. 221-25

A resolution setting date for public hearing on condemnation of a structure located at 1725 North Simmons Street, Joseph Pitre, Martha Henry, Marcus Simon, Brandon Simon, and Michael Simon, owners.

This item was adopted on the Consent Agenda. The hearing date was set for the July 16, 2025 regular council meeting.

Enactment No: 115-25

21. 222-25

A resolution setting date for public hearing on condemnation of a structure located at 1829 6th Avenue, Adam J. Ceasar, Sr. and Elvia Ann Ceasar, owners.

This item was adopted on the Consent Agenda. The hearing date was set for the July 16, 2025 regular council meeting.

Enactment No: 116-25

22. 223-25

A resolution setting date for public hearing on condemnation of a structure located at 211 North Hodges Street, Bobby (NMN) Lafleur and June Marie Joubert Lafleur, owners.

This item was adopted on the Consent Agenda. The hearing date was set for the July 16, 2025 regular council meeting.

Enactment No: 117-25

23. 224-25

A resolution setting date for public hearing on condemnation of a structure located at 918 North 1st Avenue (detached garage only), Patricia H. McArthur Baxter, owner.

This item was adopted on the Consent Agenda. The hearing date was set for the July 16, 2025 regular council meeting.

Enactment No: 118-25

24. 225-25

A resolution setting date for public hearing on condemnation of a structure located at 1610 Graham Street, Allen J. Mitchell, owner.

This item was adopted on the Consent Agenda. The hearing date was set for the July 16, 2025 regular council meeting.

Enactment No: 119-25

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

Against: 0

Absent: 1 - August

25. 226-25

A resolution authorizing the City of Lake Charles to advertise to receive Request for Proposals from qualified firms to provide for hurricane and any other natural disaster substantial damage determinations for residential and commercial structures and management services related thereto.

This item was deleted at the beginning of the meeting.

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

26. 228-25

An ordinance authorizing the City of Lake Charles to enter into a Cooperative Endeavor Agreement with the State of Louisiana to receive allocated funds from Act 776 of the 2024 Regular Legislative Session.

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

27. 229-25

An ordinance requesting to abandon a 5 foot drainage easement located between 1033 and 1100 Audubon Street.

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

28. 230-25

An ordinance accepting the best proposal received from the Request for Proposals and to enter into an agreement with the most qualified firm to provide for hurricane and any other natural disaster substantial damage determinations for residential and commercial structures and management services related thereto.

This item was deleted at the beginning of the meeting.

29. 231-25

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 923 Alamo Street (front house only), Willie Nunez, owner.

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

30. 232-25

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 408 Gelpi Drive, Edward Babineaux, owner, subject to a tax sale to the State of Louisiana.

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

31. 233-25

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 416 Gelpi Drive, Adeline Brown Ryan and Angela (NMN) Brown, owners.

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

32. 234-25

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 3214 Louisiana Avenue, Edgar Madrigal, owner.

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

33. 235-25

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 1725 North Simmons Street, Joseph Pitre, Martha Henry, Marcus Simon, Brandon Simon, and Michael Simon, owners.

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

34. 236-25

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 1829 6th Avenue, Adam J. Ceasar, Sr. and Elvia Ann Ceasar, owners.

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

35. 237-25

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 211 North Hodges Street, Bobby (NMN) Lafleur and June Marie Joubert Lafleur, owners.

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

36. 238-25

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 918 North 1st Avenue (detached garage only), Patricia H. McArthur Baxter, owner.

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

37. 239-25

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 1610 Graham Street, Allen J. Mitchell, owner.

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

38. 240-25

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of a structure located at 2200 Rose Street, R2S Investments, LLC, owner.

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

39. 241-25

An ordinance authorizing the City of Lake Charles to enter into a Cooperative Endeavor Agreement with the Louisiana Municipal Association (LMA) for the LMA State Convention scheduled for July 29 - July 31, 2025 in Lake Charles.

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

40. 242-25

An ordinance authorizing the City of Lake Charles to enter into a Joint Services Agreement with the Calcasieu Parish Police Jury authorizing the Lake Charles Fire Department to continue to operate as the primary responding agency providing emergency fire protection services in the unincorporated areas of Ward 3, Fire District 2 of the parish and to incorporate such terms and conditions as may be necessary to maintain or improve operational and financial efficiencies.

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

41. 243-25

An ordinance authorizing the renewal of the Joint Services Agreement between the City of Lake Charles and the Calcasieu Parish Police Jury authorizing the joint use, operation and maintenance of the Calcasieu Emergency Response Training Center.

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

ADJOURNMENT

With no further business to come before the Council, the meeting was adjourned at 6:07 p.m. The next regular city council meeting will be held on June 18, 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 4th day of June, 2025.

WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the official seal of said City, this 6th day of June, 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 4th day of June, 2025.

WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed upon the official seal of said City, this 6th day of June, 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.