



# City of Lake Charles

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

## Meeting Minutes City Council

*Luvertha August, Mark Eckard, Rodney Geyen, John Ieyoub,  
Mary Morris, Johnnie Thibodeaux,  
Council President: Stuart Weatherford*

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Wednesday, August 19, 2020

5:30 PM

Council Chambers at City Hall

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**CALL TO ORDER - Stuart Weatherford, President of the Council, presided**

**INVOCATION - Mark Eckard**

**PLEDGE OF ALLEGIANCE - Police Chief Shawn Caldwell**

### ROLL CALL

**Present:** 7 - John Ieyoub, Johnnie Thibodeaux, Luvertha August, Mark Eckard, Rodney Geyen, Mary Morris, Stuart Weatherford

**Absent:** 0

*Also present were Mayor Nic Hunter, Mr. David L. Morgan, City Attorney and Lynn F. Thibodeaux, Clerk of the Council.*

*The monthly financial reports for July, 2020 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. Weatherford stated item 4 was being deleted and items 7 and 8 were being deferred to the September 2nd City Council meeting.*

### APPROVAL OF MINUTES OF AUGUST 5, 2020

**A motion was made to approve the minutes. The motion carried by the following vote:**

**For:** 7 - Ieyoub, Thibodeaux, August, Eckard, Geyen, Morris, and Weatherford

**Against:** 0

#### 1. 261-2020

An ordinance accepting the lowest responsible bid and authorizing the City of Lake Charles to enter into an agreement for Project No. CP3257 Sally Mae Drainage Improvements.

**Sponsors:** Mary Morris

**Appointed Mary Morris Chairperson**

**PUBLIC HEARINGS****2. 190-2020**

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 1815 North Junior Street, Ernest Willis, Jr. Estate, owner.

*Robert Hester, building inspector, gave a report as to the condition of the structure and Mr. Morgan presented photographs and documents regarding the property which were made a part of the record. There were no requests to speak on this item. Ms. Morris 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 - Ieyoub, Thibodeaux, August, Eckard, Geyen, Morris, and Weatherford

**Against:** 0

Enactment No: 18745

**3. 214-2020**

An ordinance ordering demolition and authorizing the City of Lake Charles to enter into an agreement for demolition of structure located at 2218 E. Church Street, Mae Belle Hursey Harvey, owner.

*Robert Hester, building inspector, gave a report as to the condition of the structure and Mr. Morgan presented photographs and documents regarding the property which were made a part of the record. Mr. Morgan stated he has been in contact with the owner who lives in Chicago. The owner authorized the City to go out for bids to tear down the property. He recommended time delays for 7/7 to give her time to appeal if she so chooses.*

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

**For:** 7 - Ieyoub, Thibodeaux, August, Eckard, Geyen, Morris, and Weatherford

**Against:** 0

Enactment No: 18746

**4. 225-2020**

Public hearing and consideration on alteration of shoreline of Lake Charles through the reclamation of lakeside property lost by erosion through the construction of a steel bulkhead with concrete cap for recreational use located at 904 Shell Beach Drive.

**This item was deleted.**

**5. 248-2020**

Public hearing and consideration of the Lake Charles Planning & Zoning Commission's decision to deny a Variance requesting to maintain a chain-link security fence that extends beyond the front setback line of the principal building structure along a collector roadway corridor, within a Mixed Use Zoning District at 2902 Lake Street.

*Nadiah Moore, 1605 Cactus Dr., business address 2902 Lake St., rents the building at the subject location and indicated the fence was installed to protect the car lot inventory. Mr. Ieyoub thanked Ms. Moore for improving the building but indicated the fence was unsightly and requires a variance to allow the fence. He indicated the Planning and Zoning Commission unanimously voted against the variance and he was not in favor of granting a variance.*

*Ms. Morris asked what the guidance is as to what can and cannot be done. She indicated the law says we cannot put a fence beyond the setback. In 2016 on Moeling St. and in 2019 at the Friendships location fences were installed in District A. I would like to understand what our guidance is. Mr. Burguières stated the fence is not allowed in the front setback but there is a process available to everyone to make an application for a waiver.*

*Ms. Morris asked where is the law on this. Mr. Burguières stated Sec. 5-204 (b) states fences are not allowed in the front setback but everyone in the City of Lake Charles are afforded the opportunity to a waiver to these regulations and that is what was done by Ms. Moore. Mr. Morgan confirmed the law and stated that Sec. 5-205 allows for variances. After questions from the Council the resolution failed by the following vote.*

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

**For:** 1 - August

**Against:** 6 - Ieyoub, Thibodeaux, Eckard, Geyen, Morris, and Weatherford

Enactment No: 103-2020

**6. 249-2020**

Public hearing and consideration on alteration of shoreline (Lake Charles) through the construction and expansion of an additional roof structure on an existing boathouse for recreational use, at 823 Shell Beach Drive, by Matt Redd.

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

**For:** 7 - Ieyoub, Thibodeaux, August, Eckard, Geyen, Morris, and Weatherford

**Against:** 0

Enactment No: 104-2020

**7. 229-2020**

An ordinance in consideration of a public hearing before the City Council for the City of Lake Charles requiring Ayub Khan Enterprises, LLC a/k/a Busy Bee to show cause why its alcohol beverage sales permit for 3005 Lake Street should not be suspended as is recommended by the Alcohol Review Board for the alleged violation of the Sale of Alcoholic Beverages to an Underaged Person.

Deferred to the September 2, 2020 City Council meeting.

**8. 230-2020**

An ordinance in consideration of a public hearing before the City Council for the City of Lake Charles requiring Farzin, LLC a/k/a Fast Way to show cause why its alcohol beverage sales permit for 4502 Common Street should not be suspended as is recommended by the Alcohol Review Board for the alleged violation of the Sale of Alcoholic beverages to an Underaged Person.

Deferred to the September 2, 2020 City Council meeting.

**ORDINANCES FOR FINAL ACTION****9. 191-2020**

An ordinance accepting the lowest responsible bid and authorizing the City of Lake Charles to enter into an agreement for Project No. CP3353, Center East & Chennault Water Treatment Plant Pressure Filter Rehabilitation.

**Sponsors:** Luvertha August

**A motion was made that this item be adopted and accept the recommended bid from Tullier Services, LLC in the amount of \$954,500.00. The motion carried by the following vote:**

**For:** 7 - Ieyoub, Thibodeaux, August, Eckard, Geyen, Morris, and Weatherford

**Against:** 0

Enactment No: 18747

**10. 206-2020**

An ordinance accepting the lowest responsible bid and authorizing the City of Lake Charles to enter into an agreement to purchase one (1) mid-size sport utility vehicle, for use by the Public Works Department, Transit Division.

**Sponsors:** John Ieyoub

**A motion was made that this item be adopted and accept the recommended bid from Mike Willis Ford in the amount of \$26,866.00. The motion carried by the following vote:**

**For:** 7 - Ieyoub, Thibodeaux, August, Eckard, Geyen, Morris, and Weatherford

**Against:** 0

Enactment No: 18748

#### 11. 207-2020

An ordinance accepting the lowest responsible bid and authorizing the City of Lake Charles to enter into an agreement for the purchase of an annual supply of garbage containers and parts for a one (1) year period, with the option to renew for up to two (2) additional one (1) year periods, for use by the Public Works Department, Solid Waste Division.

**Sponsors:** Mark Eckard

**A motion was made that this item be adopted and accept the recommended bid from Otto Environmental in the amount of \$110,004.36. The motion carried by the following vote:**

**For:** 7 - Ieyoub, Thibodeaux, August, Eckard, Geyen, Morris, and Weatherford

**Against:** 0

Enactment No: 18749

#### 12. 208-2020

An ordinance accepting the lowest responsible bid and authorizing the City of Lake Charles to enter into an agreement for Project No. CP3316, New Golf Course Cart Storage and Parking Lot.

**Sponsors:** Johnnie Thibodeaux

*Mr. Thibodeaux asked to accept the recommended bid from Pat Williams Construction in the amount of \$1,110,700.00. Ms. Morris asked if this project was for the MorganField Golf Course since the probable cost document showed MorganField Golf Course. She stated the ordinance says we are using city funds to pay for the project and asked why are city tax dollars being used. Mr. Morgan stated the MorganField name was an error and that the golf course was recently renamed Mallard Golf Club-Lake Charles. Mr. Morgan stated the city is funding the Cart Storage Project to be reimbursed by Chennault. Ms. Morris indicated this was still tax payers dollars.*

**A motion was made by Mr. Eckard, seconded by Mr. Geyen, to waive the rules and not wait two weeks to accept the recommended bid. The motion carried by the following vote:**

**For:** 6 - Ieyoub, Thibodeaux, August, Eckard, Geyen, and Weatherford

**Against:** 1 - Morris

Enactment No: 18750

**A motion was made that this item be adopted and accept the recommended bid from Pat Williams Construction, LLC in the amount of \$1,110,700.00. The motion carried by the following vote:**

**For:** 6 - Ieyoub, Thibodeaux, August, Eckard, Geyen, and Weatherford

**Against:** 1 - Morris

Enactment No: 18750

### **13. 220-2020**

An ordinance accepting the lowest responsible bid and authorizing the City of Lake Charles to enter into an agreement for Project No. CP3339, Port Wonder Parking Garage Phase I.

**Sponsors:** Mary Morris

*Ms. Morris stated that the Port Wonder Parking Garage is the City's Parking Garage. Mr. Morgan confirmed with regard to the lakefront property, Port Wonder has a lease with the city that stretches from the alligator pond about two-thirds of the way toward the parking garage. The city has entered into an agreement with Crying Eagle to lease the remainder of that property up to the Parking Garage. He stated the parking garage belongs to the City, no one has leased it, it is city property.*

**A motion was made that this item be adopted and accept the recommended bid from Pat Williams Construction in the amount of \$107,000.00. The motion carried by the following vote:**

**For:** 7 - Ieyoub, Thibodeaux, August, Eckard, Geyen, Morris, and Weatherford

**Against:** 0

Enactment No: 18751

### **14. 239-2020**

An ordinance accepting the lowest responsible bid and authorizing the City of Lake Charles to enter into an agreement for Project No. OP3704 Broad Street Incinerator Repairs.

**Sponsors:** Luvertha August

**A motion was made that this item be adopted and accept the recommended bid from Alfred Palma in the amount of \$84,300.00. The motion carried by the following vote:**

**For:** 7 - Ieyoub, Thibodeaux, August, Eckard, Geyen, Morris, and Weatherford

**Against:** 0

Enactment No: 18752

**15. 221-2020**

An ordinance amending Chapter 6, Article X of the Code of Ordinances of the City of Lake Charles to replace the existing City ordinance for Large Development Drainage with a new ordinance entitled Drainage Requirements for Developments.

*Mike Huber spoke regarding the revisions made to the ordinance after many meetings with Council members, staff and the community.*

*Ms. August asked about FEMA regulations for building new houses that are elevated which could have drainage with runoff water that could flood their neighbors. She has received a number of calls about this issue and asked if this ordinance will address this concern?*

*Mike Huber indicated there are ways to handle this matter but we can come back to further enhance the ordinance. Mr. Geyen asked if this issue could be more specific and added to this ordinance. Mr. Morgan stated there is a state statute regarding this issue and he will work with Mr. Huber then meet with Ms. August and Mr. Geyen to make sure this issue is included in this ordinance.*

*Ms. August suggested when the developers come in for a new development or new home that staff ask if they have a drainage solution to make sure one is in place.*

*Mr. Morgan stated the ordinance had multiple amendments which were highlighted in the document presented to the Council. As the amendment, the ordinance with the amendments highlighted was made a part of the record.*

*Mayor Hunter thanked City Staff, stakeholders and engineers for working together to make this ordinance happen.*

*Mr. Weatherford stated there were members of the Alliance for Positive Growth (APG) present. Those speaking in favor of the ordinance were Michael Hankins, 751 Bayou Pines East Suite A, Matt Redd, 823 Shell Beach Dr., and Bart Yakuspszack, with Jack Lawton Companies and APG, 1450 Williams St.*

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

**For:** 7 - Ieyoub, Thibodeaux, August, Eckard, Geyen, Morris, and Weatherford

**Against:** 0

Enactment No: 18753

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

**For:** 7 - Ieyoub, Thibodeaux, August, Eckard, Geyen, Morris, and Weatherford

**Against:** 0

Enactment No: 18753

**16. 237-2020**

An ordinance adopting and levying the Annual Property Tax millages for the City of Lake Charles for the tax year 2020.

*Karen Harrell, Director of Finance, stated it was a reassessment year and recommended millages be rolled back to 5.05.*

*Gayle Sledge, 2345 See St., spoke in favor of the ordinance.*

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

**For:** 7 - Ieyoub, Thibodeaux, August, Eckard, Geyen, Morris, and Weatherford

**Against:** 0

Enactment No: 18754

**17. 238-2020**

An ordinance naming the entrance road to the new golf course as MorganField Drive.

*Gayle Sledge, 2345 See St., spoke regarding the ordinance recommended the name of the entrance road be Mallard Golf Course Drive instead of MorganField Dr.*

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

**For:** 6 - Ieyoub, Thibodeaux, August, Eckard, Geyen, and Weatherford

**Against:** 1 - Morris

Enactment No: 18755

**18. 240-2020**

An ordinance authorizing the City of Lake Charles to accept ownership and maintenance of the sewer force main extension on Smith Road.

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

**For:** 7 - Ieyoub, Thibodeaux, August, Eckard, Geyen, Morris, and Weatherford

**Against:** 0

Enactment No: 18756



**19. 241-2020**

An ordinance authorizing the City of Lake Charles to enter into an agreement with Atakapa Services, LLC, for College Street Outfalls - Phase II.

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

**For:** 7 - Ieyoub, Thibodeaux, August, Eckard, Geyen, Morris, and Weatherford

**Against:** 0

Enactment No: 18757

**THE FOLLOWING RESOLUTIONS WERE ADOPTED BY CONSENT****20. 250-2020**

A resolution approving the appointment of Lauren Granger, Adrienne Hebert, Winnie Guillory and David Hamilla to the Lake Charles Historic Preservation Commission for a term of three (3) years.

*Ms. Morris indicated she will abstain from voting on this item as one of the appointments is her relative.*

*Adrienne Hebert, 109 Grove St., read a letter to the Council giving an overview of her background and thanked them for the opportunity to serve on the Commission and spoke of her interest in historical restoration.*

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

**For:** 7 - Ieyoub, Thibodeaux, August, Eckard, Geyen, Morris, and Weatherford

**Against:** 0

Enactment No: 105-2020

**21. 251-2020**

A resolution authorizing the City of Lake Charles to advertise to receive sealed bids for Project No. CP3333 WWTP A - Basin A-07 Sewer Rehabilitation.

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

Enactment No: 106-2020

**22. 252-2020**

A resolution authorizing the City of Lake Charles to advertise to receive sealed bids for Project No. CP3251 University Area Large Diameter Sewer Rehabilitation.

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

Enactment No: 107-2020

**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 - Ieyoub, Thibodeaux, August, Eckard, Geyen, Morris, and Weatherford

**Against:** 0

**THE FOLLOWING ORDINANCES ARE FOR INTRODUCTION BY CONSENT AND WERE READ INTO THE RECORD THE DAY FOLLOWING THIS MEETING AT 10:00A.M. IN THE CITY COUNCIL CHAMBERS IN CITY HALL**

**23. 253-2020**

An ordinance authorizing the City of Lake Charles to enter into a Cooperative Endeavor Agreement with the Calcasieu Parish Public Trust Authority, Calcasieu Parish Police Jury and Educational and Treatment Council, Inc. (ETC) to assist in ETC's implementation of rapid rehousing services for eligible youth and families experiencing homelessness in Southwest Louisiana.

**Introduced as read into the record on the consent agenda by Lynn F. Thibodeaux, Clerk of the Council.**

**24. 254-2020**

An ordinance authorizing the City of Lake Charles to enter into a Cooperative Endeavor Agreement with Fremin Properties, LLC, for economic incentives to encourage and support the rehabilitation of property located at 721 Enterprise Boulevard in the Enterprise Boulevard Economic Development District for the future location of an Acadian Ambulance regional hub and training facility.

**Introduced as read into the record on the consent agenda by Lynn F. Thibodeaux, Clerk of the Council.**

**25. 255-2020**

An ordinance authorizing the City of Lake Charles to enter into a Professional Services Agreement with Providence Engineering.

**Introduced as read into the record on the consent agenda by Lynn F. Thibodeaux, Clerk of the Council.**

**26. 256-2020**

An ordinance adopting the Operating and Capital Budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021.

**Introduced as read into the record on the consent agenda by Lynn F. Thibodeaux, Clerk of the Council.**

**27. 257-2020**

An ordinance authorizing the Mayor to approve requests from public procurement units within the State of Louisiana, as defined in La. R.S. 39:1701, to purchase materials and supplies under publically procured contracts approved by the City Council of the City of Lake Charles during the fiscal year ending September 30, 2021, and to authorize the City to enter into Cooperative Endeavor Agreements with said public procurement units.

**Introduced as read into the record on the consent agenda by Lynn F. Thibodeaux, Clerk of the Council.**

**28. 258-2020**

An ordinance authorizing the City of Lake Charles to enter into any right-of-way agreements for the approved FY 2020-2021 Capital Improvement Projects and/or for right-of-ways and to acquire land and/or compliance with the sight triangle ordinance for FY 2020-2021.

**Introduced as read into the record on the consent agenda by Lynn F. Thibodeaux, Clerk of the Council.**

**29. 259-2020**

An ordinance authorizing the City of Lake Charles to enter into Architectural and Engineering (A&E) agreements on all projects outlined in the approved Capital Improvement Program (CIP), funded in the FY 2020-2021 Capital Budget.

**Introduced as read into the record on the consent agenda by Lynn F. Thibodeaux, Clerk of the Council.**

**30. 260-2020**

An ordinance authorizing the City of Lake Charles to accept ownership and maintenance of the water and sewer systems only in the Cottages at Lake Charles Subdivision - Phase I.

**Introduced as read into the record on the consent agenda by Lynn F. Thibodeaux, Clerk of the Council.**

**31. 261-2020**

An ordinance accepting the lowest responsible bid and authorizing the City of Lake Charles to enter into an agreement for Project No. CP3257 Sally Mae Drainage Improvements.

**Sponsors:** Mary Morris

**Introduced as read into the record on the consent agenda by Lynn F. Thibodeaux, Clerk of the Council.**

**32. 263-2020**

An ordinance accepting the lowest responsible bid and authorizing the City of Lake Charles to enter into an agreement for Project No. CP3333 WWTP A - Basin A-07 Sewer Rehabilitation.

**Introduced as read into the record on the consent agenda by Lynn F. Thibodeaux, Clerk of the Council.**

**33. 264-2020**

An ordinance amending the official zoning map of the City of Lake Charles from a Residential Zoning District to a Business Zoning District at the northwest section of Common Street at Oakwood Street (including 108 Oakwood).

**Introduced as read into the record on the consent agenda by Lynn F. Thibodeaux, Clerk of the Council.**

**34. 265-2020**

An ordinance amending the official zoning map of the City of Lake Charles from a Residential Zoning District to a Mixed Use Zoning District classification at the southeast corner of Nelson Road at Woodland Drive.

**Introduced as read into the record on the consent agenda by Lynn F. Thibodeaux, Clerk of the Council.**

**35. 266-2020**

An ordinance accepting the lowest responsible bid and authorizing the City of Lake Charles to enter into an agreement for Project No. CP3251 University Area Large Diameter Sewer Rehabilitation.

**Introduced as read into the record on the consent agenda by Lynn F. Thibodeaux, Clerk of the Council.**

*Mr. Weatherford stated items 23-35 would be read into the record by Lynn F. Thibodeaux, Clerk of the Council, at 10:00a.m. on Thursday, August 20th in the City Council Chambers.*

**ADJOURNMENT** - With no further business to come before the Council, Mr. Weatherford declared the meeting adjourned at 6:50p.m. The next City Council meeting is September 2, 2020.

I, LYNN F. THIBODEAUX, 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 19th day of August, 2020.

WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the official seal of said City, this 21st day of August, 2020. S/Lynn F. Thibodeaux, Clerk of the Council

I, LYNN F. THIBODEAUX, 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 19th day of August, 2020.

WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed upon the official seal of said City, this 21st day of August, 2020. S/Lynn F. Thibodeaux, 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.*