



Notice of:

BOARD OF ALDERMEN SPECIAL MEETING

Thursday, May 08, 2025 at 6:00 PM

Council Chambers, City Hall, 2305 North 7th Street, West Monroe

AGENDA

Public Comments: Any person present who wishes to comment on any matter prior to the vote on that matter should stand prior to the vote and request an opportunity to comment. Comments are limited to three (3) minutes per speaker, and the number of speakers may be limited on a subject.

NOTICE/MINUTES

Call to order/Verification of Attendance

Motion to Approve Minutes

- [1\)](#) Motion to approve the Minutes of the April 15, 2025 Regular Council Meeting.

Recognitions/Presentations

- 2) West Monroe High School MAGNATech Robotics demonstration.
- 3) City of West Monroe Employees recognition for years of service.
- 4) Proclamation to be presented for Older Americans Month.
- 5) Proclamation to be presented for National Police Week.
- 6) Proclamation to be presented for Small Business Month.

Mayor's Review

Community Announcements

ADMINISTRATION/FINANCE

- [7\)](#) **Ordinance** to amend Section 7-2010.3(a)(2)(a) and (b) and Section 7-2010.4(a)(2)(a) and (b) of the Code of Ordinances, to correct an increase relating to sewer collection charges to be effective on July 1, 2025, and on July 1, 2026 for non-residential, commercial accounts.
- [8\)](#) **INTRODUCE** Ordinance to adopt a General Fund and Special Revenue Fund Budget for the City of West Monroe for the fiscal year of July 1, 2025 to June 30, 2026.
- [9\)](#) **INTRODUCE** Ordinance to adopt a Utility Enterprise Fund Budget for the City of West Monroe Utility Fund for the fiscal year of July 1, 2025 to June 30, 2026.

BUILDING AND DEVELOPMENT

LEGAL

- [10\)](#) **Ordinance** to approve the Agreement To Purchase and Sell Vacant Land with 371 Exchange, LLC for the sale of vacant land (sale of 2.116+/- acres for \$135,600 to adjoining landowner on Exchange St for business expansion).

- 11) INTRODUCE** Ordinance to authorize the sale of vacant land to 371 Exchange, LLC (sale of 2.116+/- acres for \$135,600 to adjoining landowner on Exchange St for business expansion).

PUBLIC WORKS

COMMUNITY SERVICES

PARKS AND RECREATION

POLICE/FIRE

WMFD

- 12) Motion to approve Charles Huggins as interim fire chief.

WMPD

ENGINEERING/CONSTRUCTION PROJECTS

- 13) TO BE TABLED

Constitution Drive Improvements: Commercial Parkway to Short Constitution Drive - City Project #000311

Review submitted bids and engineer's recommendations, and if project is awarded, approve **Ordinance** to accept awarded bid, and to authorize execution of a contract for project construction with the low bidder.

14) Project Updates

Jonathan Kaufman, City Project Manager, Director of Building & Development

Joshua D. Hays, P.E., M.S.C.E. (Lazenby & Associates, Inc.)

PUBLIC COMMENTS/OTHER BUSINESS

ADJOURN

To view a live broadcast of this meeting, go to: <https://www.youtube.com/@CityofWestMonroe/live>

If you need special assistance, please contact Andrea Pate at 318-396-2600, and describe the assistance that is necessary.



BOARD OF ALDERMEN REGULAR MEETING
Tuesday, April 15, 2025 at 6:00 PM
Council Chambers, City Hall, 2305 North 7th Street, West Monroe

MINUTES

NOTICE/MINUTES

Call to order/Verification of Attendance

PRESENT

Mayor Staci Mitchell
 Polk Brian
 Morgan Buxton
 Rodney Welch
 Ben Westerburg

ABSENT

Thom Hamilton

The meeting was opened with prayer by Alderman Polk Brian and the Pledge of Allegiance was led by Mayor Staci Albritton Mitchell.

Motion to Approve Minutes

Motion to approve the Minutes of the April 1, 2025 Regular Council Meeting.

Motion made by Westerburg, Seconded by Welch.
 Voting Yea: Brian, Buxton, Welch, Westerburg

Recognitions/Presentations

City of West Monroe Employee Recognitions for years of service.

Chief Jason Pleasant presented Police Department employee awards and promotions.

Keep West Monroe Beautiful poster winners presented.

Special proclamation honoring Ms. Hattie Mae Williams, a 107 year old resident of West Monroe with the Key to the City of West Monroe. April 9, 2025 was proclaimed Hattie Williams Day.

A proclamation was presented to the Louisiana Organ Procurement Agency (LOPA) and honored Ron and Christie Lofton, whose son Rex was a donor hero.

A proclamation was presented declaring April 2025 Fair Housing Month in West Monroe.

ADMINISTRATION/FINANCE

Resolution 858: Resolution providing for canvassing the returns and declaring the results of the special election held in the City of West Monroe, State of Louisiana, on Saturday, March 29, 2025, to authorize the levy of a special tax therein.

Motion made by Welch, Seconded by Brian.
 Voting Yea: Brian, Buxton, Welch, Westerburg

LEGAL

Resolution 859: Resolution approving the appointment of the position of Co-City Attorney.

Motion made by Buxton, Seconded by Westerborg.
Voting Yea: Brian, Buxton, Welch, Westerborg

POLICE/FIRE

ADD TO AGENDA: Introduce an ordinance to authorize the sale of certain movable property from the West Monroe Police Department to Patriot Pawn, LLC.

Motion made by Westerborg, Seconded by Welch.
Voting Yea: Brian, Buxton, Welch, Westerborg

INTRODUCE: Ordinance to authorize the sale of certain movable property which is no longer needed for any public purpose from the West Monroe Police Department to Patriot Pawn, LLC.

ENGINEERING/CONSTRUCTION PROJECTS

Class Street Sewer Lift Station - City Project #000313

Authorize Certificate of Substantial Completion with Ouachita Electrical Contractors, LLC.

Motion made by Buxton, Seconded by Welch.
Voting Yea: Brian, Buxton, Welch, Westerborg

North 7th Street Bicycle/Pedestrian Path (Arkansas Road to Otis Street) - City Project #000171

Authorize Change Order No. 1 (+ \$9,861.52; + 2 days) with CW&W Contractors, Inc.

Motion made by Buxton, Seconded by Westerborg.
Voting Yea: Brian, Buxton, Welch, Westerborg

Project Updates

Jonathan Kaufman, City Project Manager, Director of Building & Development and Joshua D. Hays, P.E., M.S.C.E. (Lazenby & Associates, Inc.) presented the City Council with project updates for transportation, drainage, and more.

ADJOURN

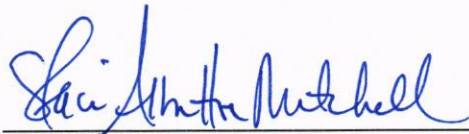
Motion made by Welch, Seconded by Brian.
Voting Yea: Brian, Buxton, Welch, Westerborg

ATTEST:

APPROVED:



ANDREA PATE
CITY CLERK



STACI ALBRITTON MITCHELL
MAYOR

STATE OF LOUISIANA
CITY OF WEST MONROE

ORDINANCE NO. _____ MOTION BY: _____
SECONDED BY: _____

AN ORDINANCE TO AMEND SECTIONS 7-2010.3(a)(2)(a), 7-2010.3(a)(2)(b), 7-2010.4(a)(2)(a), AND 7-2010.4(a)(2)(b) OF THE CODE OF ORDINANCES, CITY OF WEST MONROE, LOUISIANA, RELATING TO SEWERAGE COLLECTION CHARGES, TO CORRECT THE REQUIRED INCREASES IN SEWER TREATMENT CHARGES TO BE EFFECTIVE ON JULY 1, 2025, AND ON JULY 1, 2026; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, in order to qualify for receipt of grant funds of \$1,813,614.00 for the New Drago Street Lift Station Project, the sewer utility system of the City of West Monroe must show there is a sufficiency of resources available for continued operation, that the sufficiency of resources will be continued to be adequately augmented by sufficient revenue, and that the revenue (when considering other available sources of funds) provides a sustainability factor of 1.15x;

WHEREAS, City contracted for a Sewer Rate Study Report, which analyzed the Sewer utility system from a financial standpoint, and which determined that in order to obtain and maintain the required 1.15x sustainability factor, the City is required to increase its sewer rates in accordance with the Sewer Rate Study; and

WHEREAS, Ordinance No. 5374, adopted August 20, 2024, inadvertently omitted the required increase provided by the Sewer Rate Study for four of the rates, and that omission must now be corrected.

ACCORDINGLY,

SECTION 1. BE IT ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in special and legal session convened, that as to all commercial and residential sewer collection and treatment charges billed after July 1, 2025, Section 7-2010.3(a)(2)(a) and (b) of the Code of Ordinances, City of West Monroe, Louisiana, are hereby amended to read as follows:

- (2) *Commercial (all other than single family residences):*
 - a. The monthly sewerage collection charge shall be the sum of seventeen dollars and fifty-six cents (\$17.56) plus three dollars and sixty-three cents (\$3.63) for each one thousand (1,000) gallons of water metered and billed which is in excess of ten thousand (10,000) gallons;
 - b. Notwithstanding a. above the monthly charge for sewerage collection for institutions exclusively providing room, board, service and/or treatment to handicapped, sick, aged, or persons below the age of majority, or other persons unable physically to care for themselves by reason of some infirmity, shall be the sum of seventeen dollars

and fifty-six cents (\$17.56) plus three dollars and eighteen (\$3.18) for each one thousand (1,000) gallons of water metered and billed which is in excess of ten thousand (10,000) gallons.

SECTION 3. BE IT ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in special and legal session convened, that as to all commercial and residential sewer collection and treatment charges billed after July 1, 2026, Section 7-2010.4(a)(2)(a) and (b) of the Code of Ordinances, City of West Monroe, Louisiana, are hereby amended to read as follows:

- (2) *Commercial (all other than single family residences):*
 - a. The monthly sewerage collection charge shall be the sum of twenty-two dollars and sixty-six cents (\$22.66) plus four dollars and sixty-nine cents (\$4.69) for each one thousand (1,000) gallons of water metered and billed which is in excess of ten thousand (10,000) gallons;
 - b. Notwithstanding a. above the monthly charge for sewerage collection for institutions exclusively providing room, board, service and/or treatment to handicapped, sick, aged, or persons below the age of majority, or other persons unable physically to care for themselves by reason of some infirmity, shall be the sum twenty-two dollars and sixty-six cents (\$22.66) plus four dollars and ten cents (\$4.10) for each one thousand (1,000) gallons of water metered and billed which is in excess of ten thousand (10,000) gallons.

SECTION 4. BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that these provisions shall be effective with the date of the adoption of this ordinance.

The above Ordinance was read and considered by Sections at a public meeting of the Mayor and Board of Aldermen, in regular and legal session convened, voted on by yea or nay vote, passed and adopted the 8th day of May, 2025, the final vote being as follows:

YEA: _____

NAY: _____

NOT VOTING: _____

ABSENT: _____

ATTEST:

APPROVED THIS 8TH DAY OF
MAY, 2025

ANDREA PATE, CITY CLERK
CITY OF WEST MONROE
STATE OF LOUISIANA

STACI ALBRITTON MITCHELL, MAYOR
CITY OF WEST MONROE
STATE OF LOUISIANA

STATE OF LOUISIANA
CITY OF WEST MONROE

ORDINANCE NO. _____ MOTION BY: _____
SECONDED BY: _____

AN ORDINANCE TO ADOPT THE BUDGETS FOR THE GENERAL FUND
AND SPECIAL FUNDS FOR THE FISCAL YEAR OF JULY 1, 2025
THROUGH JUNE 30, 2026 FOR THE CITY OF WEST MONROE,
LOUISIANA.

SECTION 1. BE IT ORDAINED by the Mayor and Board of Aldermen of the City of
West Monroe, Louisiana, in regular and legal session convened, that the budgets attached hereto
and made a part hereof as Exhibit “A” for the fiscal year July 1, 2025 through June 30, 2026 for
the City of West Monroe, Louisiana, be and same is hereby adopted as the budgets for the
General Fund and the Special Funds for the City of West Monroe, Louisiana.

The above ordinance was introduced on May 8, 2025, in special and legal session
convened; notice of this ordinance was published in accordance with law; no opposition being
filed, it is considered by sections, voted on by yea and nay vote, passed and adopted in legal
session convened this 3rd day of June, 2025, with the final vote being as follows:

YEA: _____

NAY: _____

NOT VOTING: _____

ABSENT: _____

ATTEST:

APPROVED THIS 3RD DAY OF
JUNE, 2025

ANDREA PATE, CITY CLERK
CITY OF WEST MONROE
STATE OF LOUISIANA

STACI ALBRITTON MITCHELL, MAYOR
CITY OF WEST MONROE
STATE OF LOUISIANA

City of West Monroe
2025-2026 Annual Budget

General Fund Budget Summary

	2023-2024 Actual	2024-2025 Budgeted	2024-2025 YTD Actual	2024-2025 Projected	2025-2026 Proposed
<u>REVENUES</u>					
Taxes	22,557,858.76	23,214,571	11,208,660.24	22,783,000.00	22,833,000
Licenses and Permits	1,243,097.85	1,224,100	315,217.87	1,036,650.00	1,036,600
Intergovernmental Revenue	368,841.47	639,308	558,689.05	959,591.58	727,831
Charges for Services	2,677,023.53	2,737,461	1,552,330.64	2,791,793.00	2,776,040
Fines	334,662.66	291,000	372,763.61	665,500.00	645,500
Investments, Rents, & Contributions	415,618.32	221,200	160,787.15	368,400.00	368,500
Other Financing Sources	1,147,231.41	603,600	86,022.36	735,000.00	387,000
Total Revenues	28,744,334.00	28,931,240	14,254,470.92	29,339,934.58	28,774,471
<u>EXPENDITURES</u>					
Elected Council	84,135.40	84,225	48,583.22	84,844.00	88,082
Court	574,981.44	601,897	340,037.72	607,645.86	638,440
Marshal	568,351.62	549,126	324,479.51	552,920.69	581,738
Mayor's Office	665,737.12	561,211	364,910.44	632,161.00	657,417
City Clerk / Finance Director	750,146.40	796,750	424,692.13	777,473.00	649,911
Information Technology	410,949.29	410,890	239,631.14	416,634.00	422,546
City Attorney	522,832.51	523,745	300,175.29	525,890.30	555,060
Inspection	306,994.57	443,457	185,987.63	327,304.00	368,480
Planning & Zoning	82,749.94	80,603	45,195.95	82,209.00	85,715
Maintenance	586,709.30	798,390	384,558.61	690,175.00	616,172
Beaufification	173,152.33	248,440	147,099.53	261,959.00	294,350
Police Department	6,303,575.57	6,356,028	3,621,031.82	6,393,647.70	6,922,673
Fire Department	3,547,410.79	3,564,710	2,195,652.97	3,885,923.05	4,170,680
Sanitation I Garbage	806,568.79	0	388,269.39	499,357.00	0
Sanitation II Trash	687,316.47	1,425,916	437,670.49	947,300.00	1,401,000
City Maintenance Shop	498,726.73	539,153	305,064.92	525,977.00	609,340
Street Department	1,193,500.02	1,446,916	809,298.37	1,496,929.77	2,106,000
Cemetery	952.74	0	892.88	1,055.40	1,550
Parks & Recreation Operations & Administration	541,156.92	431,973	180,160.14	385,893.30	381,095

City of West Monroe
2025-2026 Annual Budget

General Fund Budget Summary

	2023-2024 Actual	2024-2025 Budgeted	2024-2025 YTD Actual	2024-2025 Projected	2025-2026 Proposed
KIROLI Park	562,536.59	605,432	390,328.08	701,701.00	770,000
Lazaire Park	8,870.72	8,400	4,425.70	7,500.00	7,500
Restoration Park	6,480.03	7,500	3,631.97	7,565.00	7,600
Farmer's Market	50,755.81	50,689	29,597.42	50,846.68	53,930
Convention Center Operations & Admin	250,459.34	231,374	119,246.84	213,754.00	226,310
Convention Center Events	157,196.55	209,233	128,122.82	251,891.00	254,840
Expo Center Operations & Admin	480,125.44	510,046	257,102.81	509,916.00	527,450
Expo Center Events	914,689.09	937,160	497,074.12	935,112.00	952,230
Community Center	345,726.39	321,649	179,219.62	326,769.24	353,590
Grantham Recycling	9,216.67	100,000	277,068.46	363,284.68	153,000
Code Enforcement	279,900.73	269,117	155,115.66	274,967.00	240,070
211 Building	18,958.84	18,550	11,790.21	19,425.00	19,425
Section 8	0.00	254,658	147,778.69	252,317.00	240,181
Administrative Clearing	2,771,212.08	2,741,833	1,188,978.80	2,900,456.83	3,058,968
Total Expenditures	24,162,076.23	25,129,071	14,132,873.35	25,910,804.50	27,415,343
Excess (Deficiency)					
Revenues / Expenditures	4,582,257.77	3,802,169	121,597.57	3,429,130.08	1,359,128
Other Financing Sources (Uses)					
Operating Transfers In	2,357,398.23	0	0.00	0.00	0
Operating Transfers Out	(6,895,363.00)	(7,302,169)	0.00	(6,993,564.43)	(1,219,645)
Total Other Financing Sources (Uses)	(4,537,964.77)	(7,302,169)	0.00	(6,993,564.43)	(1,219,645)
Excess (Deficiency)					
Revenues & Other Financing Sources / Expenditures & Other Financing Uses	44,293.00	(3,500,000)	121,597.57	(3,564,434.35)	139,483
Fund Balance Start of Year	12,017,251.00	12,061,544	12,017,251.00	12,061,544.00	8,497,110
Fund Balance End of Year	12,061,544.00	8,561,544	12,138,848.57	8,497,109.65	8,636,593

**CITY OF WEST MONROE
2025-2026 ANNUAL BUDGET**

Item 8)

Special Revenue Funds

	Highland Park Development Fund	West Ouachita Senior Center Fund	Emergency Food & Shelter Program Fund
<u>REVENUES</u>			
Taxes	0.00	0.00	0.00
Intergovernmental	0.00	366,000.00	0.00
Interest	0.00	0.00	0.00
Other	339.00	95,500.00	10,000.00
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Total Revenues	339.00	461,500.00	10,000.00
<u>EXPENDITURES</u>			
Public Safety	0.00	0.00	0.00
Public Works	0.00	0.00	0.00
Community Development	0.00	957,145.00	0.00
Other	0.00	0.00	10,000.00
Capital Expenditures & Major Repairs	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Total Expenditures	0.00	957,145.00	10,000.00
	<hr/>	<hr/>	<hr/>
<u>Excess (Deficiency)</u>			
Revenues / Expenditures	339.00	(495,645.00)	0.00
<u>Other Financing Sources (Uses)</u>			
Operating Transfer In	0.00	495,645.00	0.00
Operating Transfer Out	0.00	0.00	0.00
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Total Other Financing Sources (Uses)	0.00	495,645.00	0.00
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<u>Excess (Deficiency)</u>			
Revenues & Other Financing Sources / Expenditures & Other Financing Uses	339.00	0.00	0.00
Fund Balance Start of Year	339.00	0.00	8,538.00
	<hr/>	<hr/>	<hr/>
Fund Balance End of Year	678.00	0.00	8,538.00
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**CITY OF WEST MONROE
2025-2026 ANNUAL BUDGET**

Item 8)

Special Revenue Funds

	Officer Witness Court Fee Fund	Section 8 Housing Fund	General Insurance Fund
<u>REVENUES</u>			
Taxes	0.00	0.00	24,000.00
Intergovernmental	0.00	1,899,421.00	0.00
Interest	0.00	600.00	0.00
Other	60,000.00	185,953.00	20,000.00
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Total Revenues	60,000.00	2,085,974.00	44,000.00
<u>EXPENDITURES</u>			
Public Safety	12,000.00	0.00	0.00
Public Works	0.00	0.00	0.00
Community Development	0.00	2,085,974.00	0.00
Other	0.00	0.00	244,000.00
Capital Expenditures & Major Repairs	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Total Expenditures	12,000.00	2,085,974.00	244,000.00
<u>Excess (Deficiency)</u>			
Revenues / Expenditures	48,000.00	0.00	(200,000.00)
<u>Other Financing Sources (Uses)</u>			
Operating Transfer In	0.00	0.00	200,000.00
Operating Transfer Out	0.00	0.00	0.00
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Total Other Financing Sources (Uses)	0.00	0.00	200,000.00
<u>Excess (Deficiency)</u>			
Revenues & Other Financing Sources / Expenditures & Other Financing Uses	48,000.00	0.00	0.00
Fund Balance Start of Year	102,102.00	0.00	405,127.20
Fund Balance End of Year	150,102.00	0.00	405,127.20
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**CITY OF WEST MONROE
2025-2026 ANNUAL BUDGET**

Item 8)

Special Revenue Funds

	West Monroe OMV Fund	Miscellaneous Grants Fund	Americorps Grant Fund
<u>REVENUES</u>			
Taxes	0.00	0.00	0.00
Intergovernmental	0.00	0.00	150,000.00
Interest	0.00	0.00	0.00
Other	110,000.00	5,000.00	0.00
	<hr/>	<hr/>	<hr/>
Total Revenues	110,000.00	5,000.00	150,000.00
<u>EXPENDITURES</u>			
Public Safety	30,000.00	0.00	0.00
Public Works	0.00	0.00	0.00
Community Development	0.00	0.00	150,000.00
Other	0.00	5,000.00	0.00
Capital Expenditures & Major Repairs	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Total Expenditures	30,000.00	5,000.00	150,000.00
<u>Excess (Deficiency)</u>			
Revenues / Expenditures	80,000.00	0.00	0.00
<u>Other Financing Sources (Uses)</u>			
Operating Transfer In	0.00	0.00	0.00
Operating Transfer Out	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Total Other Financing Sources (Uses)	0.00	0.00	0.00
<u>Excess (Deficiency)</u>			
Revenues & Other Financing Sources / Expenditures & Other Financing Uses	80,000.00	0.00	0.00
Fund Balance Start of Year	<hr/>	<hr/>	<hr/>
	126,420.00	11,010.00	148,491.00
Fund Balance End of Year	206,420.00	11,010.00	148,491.00
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**CITY OF WEST MONROE
2025-2026 ANNUAL BUDGET**

Item 8)

Special Revenue Funds

	Keep West Monroe Beautiful Fund	Metro Narcotics LCLE Grant Fund	LCDBG Projects Fund
<u>REVENUES</u>			
Taxes	0.00	0.00	0.00
Intergovernmental	0.00	120,000.00	50,000.00
Interest	0.00	0.00	0.00
Other	10,000.00	0.00	0.00
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Total Revenues	10,000.00	120,000.00	50,000.00
<u>EXPENDITURES</u>			
Public Safety	0.00	120,000.00	0.00
Public Works	0.00	0.00	50,000.00
Community Development	36,500.00	0.00	0.00
Other	0.00	0.00	0.00
Capital Expenditures & Major Repairs	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Total Expenditures	36,500.00	120,000.00	50,000.00
<u>Excess (Deficiency)</u>			
Revenues / Expenditures	(26,500.00)	0.00	0.00
<u>Other Financing Sources (Uses)</u>			
Operating Transfer In	26,500.00	0.00	0.00
Operating Transfer Out	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Total Other Financing Sources (Uses)	26,500.00	0.00	0.00
<u>Excess (Deficiency)</u>			
Revenues & Other Financing Sources / Expenditures & Other Financing Uses	0.00	0.00	0.00
Fund Balance Start of Year	<hr/>	<hr/>	<hr/>
Fund Balance End of Year	10,996.00	2,614.00	313,222.00
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**CITY OF WEST MONROE
2025-2026 ANNUAL BUDGET**

Item 8)

Special Revenue Funds

	Capital Campaign Fund	1986 Sales Tax Capital Improv Fund	Economic Development District Fund
<u>REVENUES</u>			
Taxes	0.00	7,200,000.00	2,400,000.00
Intergovernmental	0.00	10,963,500.00	0.00
Interest	0.00	0.00	0.00
Other	200,000.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Total Revenues	200,000.00	18,163,500.00	2,400,000.00
<u>EXPENDITURES</u>			
WMSE Expenses	0.00	0.00	0.00
Public Works	0.00	0.00	0.00
Community Development	0.00	0.00	0.00
Other	0.00	0.00	125,000.00
Capital Expenditures & Major Repairs	200,000.00	20,823,293.00	0.00
	<hr/>	<hr/>	<hr/>
Total Expenditures	200,000.00	20,823,293.00	125,000.00
<u>Excess (Deficiency)</u>			
Revenues / Expenditures	0.00	(2,659,793.00)	2,275,000.00
<u>Other Financing Sources (Uses)</u>			
Operating Transfer In	0.00	3,625,000.00	0.00
Operating Transfer Out	0.00	(900,000.00)	(2,006,000.00)
	<hr/>	<hr/>	<hr/>
Total Other Financing Sources (Uses)	0.00	2,725,000.00	(2,006,000.00)
<u>Excess (Deficiency)</u>			
Revenues & Other Financing Sources / Expenditures & Other Financing Uses	0.00	65,207.00	269,000.00
Fund Balance Start of Year	13,217.00	1,467.00	532,915.00
	<hr/>	<hr/>	<hr/>
Fund Balance End of Year	13,217.00	66,674.00	801,915.00
	<hr/>	<hr/>	<hr/>

**CITY OF WEST MONROE
2025-2026 ANNUAL BUDGET**

Item 8)

Special Revenue Funds

	2022 Debt Capital Fund	Capital Infrastructure Fund	Fire and Police Capital fund
<u>REVENUES</u>			
Taxes	0.00	0.00	871,000.00
Intergovernmental	0.00	0.00	0.00
Interest	0.00	0.00	0.00
Other	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Total Revenues	0.00	0.00	871,000.00
<u>EXPENDITURES</u>			
Capital Expenditures & Major Repairs	0.00	0.00	1,301,000.00
	<hr/>	<hr/>	<hr/>
Total Expenditures	0.00	0.00	1,301,000.00
	<hr/>	<hr/>	<hr/>
<u>Excess (Deficiency)</u>			
<u>Revenues / Expenditures</u>	0.00	0.00	(430,000.00)
<u>Other Financing Sources (Uses)</u>			
Operating Transfer In	0.00		0.00
86 Sales Tax Fund Transfer Out	0.00	(2,300,000.00)	0.00
	<hr/>	<hr/>	<hr/>
Total Other Financing Sources (Uses)	0.00	(2,300,000.00)	0.00
	<hr/>	<hr/>	<hr/>
<u>Excess (Deficiency)</u>			
Revenues & Other Financing Sources / Expenditures & Other Financing Uses	0.00	(2,300,000.00)	(430,000.00)
Fund Balance Start of Year	0.00	5,233,244.00	0.00
	<hr/>	<hr/>	<hr/>
Fund Balance End of Year	0.00	2,933,244.00	(430,000.00)
	<hr/>	<hr/>	<hr/>
	<hr/>	<hr/>	<hr/>

CITY OF WEST MONROE
2025-2026 ANNUAL BUDGET

Item 8)

Internal Service Funds

Employee's
Health Ins
Fund

OPERATING REVENUES

Contributions	
Sales Tax	0.00
Insurance Proceeds	0.00
Group Insurance Premiums	2,855,000.00

Total Revenues 2,855,000.00

OPERATING EXPENSES

Claims Paid	2,750,000.00
Administrative Services	500,000.00

Total Operating Expenses 3,250,000.00

Net Operating Income (395,000.00)

NON-OPERATING REVENUES

Transfers - In	500,000.00
Interest Income	0.00

Total Non-Operating Revenues 500,000.00

NET INCOME

105,000.00

RETAINED EARNINGS AT BEGINNING OF YEAR

0.00

RETAINED EARNINGS AT END OF YEAR

105,000.00

DEBT SERVICE FUNDS

- 1 DEQ SRP Service Fund
- 2 DEQ SRP Reserve Fund
- 3 CDBG-ED WPS Service Fund
- 4 2015 Debt Financed Capital Service Fund
- 5 2018 Debt Financed Capital Service Fund
- 6 2022 Debt Financed Capital Service Fund

City of West Monroe
2025-2026 Annual Budget

WMSE Fund Revenue

Account Number	Account Description	2023-2024 Actual	2024-2025 Budgeted	2024-2025 YTD Actual	2024-2025 Projected	2025-2026 Proposed	Percent Change
40100	Local Programming	13,253.00	20,000	55,370.00	55,370.00	58,000	190.00%
40200	Memberships	60.00	0	120.00	140.00	240	0.00%
40300	Facility Rental-Non Tournament	46,174.00	62,000	163,831.00	204,707.00	183,829	196.50%
40400	Events & Tournaments	94,526.00	294,500	16,573.00	196,593.00	251,000	-14.77%
40500	Family Entertainment Center	1,484.00	5,600	2,645.00	4,954.00	5,800	3.57%
40600	Food and Beverage	106,602.00	334,300	58,503.00	205,603.00	252,910	-24.35%
40700	Total Pro/Merch Shop	120.00	14,500	0.00	0.00	13,000	-10.34%
70230	Interest Income	92.00	0	72.00	105.00	120	
40800	Other Revenues	97,000.00	195,000	74,000.00	90,000.00	141,000	-27.69%
REVENUE TOTAL:		359,311.00	925,900	371,114.00	757,472.00	905,899	-2.16%

City of West Monroe
2025-2026 Annual Budget

West Monroe Sports & Events

Account Number	Account Description	2023-2024 Actual	2024-2025 Budgeted	2024-2025 YTD Actual	2024-2025 Projected	2025-2026 Proposed	Percent Change
50100	COGS - Local Programming	2,104.00	2,000	29,553	34,235.00	30,500	1425.00%
50300	COGS - Facility Rentals	1,492.00	0	0	0.00	0	
50400	COGS - Events & Tournaments	10,226.00	0	5,146	59,270.00	85,000	
50500	COGS - Family Entertainment Center	0.00	0	0	0.00	0	
50600	COGS - Food and Beverage	61,884.00	133,720	39,543	98,676.00	109,950	
50700	COGS - Pro/Merch Shop	0.00	0	0	0.00	6,000	
50800	COGS - Other Revenues	35,470.00	12,000	14,773	20,974.00	24,800	106.67%
50900	COGS - Labor	47,791.00	44,500	59,256	96,147.00	83,600	87.87%
60100	Advertising / Marketing	7,616.00	4,048	5,142	7,667.00	7,285	79.97%
60200	Bank & Other Service Charges	5,093.00	12,657	3,724	5,220.00	7,588	-40.05%
60300	General Office Expenses	11,730.00	21,880	18,763	24,958.00	35,015	60.03%
60400	Insurance	0.00	0	9,349	12,969.00	13,000	
60500	Management Company	105,000.00	218,000	146,351	217,097.00	218,000	0.00%
60600	Salaries and Wages	165,981.00	416,520	238,384	391,522.00	438,250	5.22%
60700	Payroll Expenses	52,964.00	125,060	57,514	97,154.00	101,962	-18.47%
60800	Professional Services	0.00	0	0	0.00	0	
60900	Occupancy Expense	0.00	0	0	0.00	0	
61100	Facility Maintenance	25,490.00	77,692	37,896	102,155.00	140,056	80.27%
61200	Utilities	118,730.00	189,250	165,428	256,500.00	265,315	40.19%
61300	Interest Expense	0.00	0	0	0.00	0	
89999	Total Pre-Opening Expenses	290,910.00	0	0	0.00	0	
70000	Other Expenses (Outside of Budget)	0.00	0	0	0.00	0	
70200	Other Income (Below NOI)	0.00	0	0	0.00	0	
Department Total:		942,481.00	1,257,327	830,822.00	1,424,544.00	1,566,321	24.58%

City of West Monroe
2025-2026 Annual Budget

WMSE Budget Summary

	2023-2024	2024-2025	2024-2025 YTD	2024-2025	2025-2026
	Actual	Budgeted	Actual	Projected	Proposed
<u>REVENUES</u>					
Local Programming	13,253	20,000	53,370	55,370	58,000
Membership Revenue	60	0	120	140	240
Facility Rental-Non Tournament	46,174	62,000	163,831	204,707	183,829
Events & Tournaments	94,526	294,500	16,573	196,593	251,000
Family Entertainment Center	1,484	5,600	2,645	4,954	5,800
Food and Beverage	106,602	334,300	58,503	205,603	252,910
Total Pro/Merch Shop	120	14,500	0	0	13,000
Interest Revenue	92	0	72	105	120
Other Revenues	97,000	195,000	74,000	90,000	141,000
Total Revenues	359,311	925,900	369,114	757,472	905,899
<u>EXPENSES</u>					
West Monroe Sports & Events	942,481	1,257,327	830,822	1,424,544	1,566,321
Total Expenses	942,481	1,257,327	830,822	1,424,544	1,566,321
Excess (Deficiency) Revenues / Expenses	(583,170)	(331,427)	(461,708)	(667,072)	(660,422)
Other Financing Sources (Uses) Operating Transfers In	643,778	0	573,715	798,715	698,000
Operating Transfers Out	0	0	0	0	0
Total Other Financing Sources (Uses)	643,778	0	573,715	798,715	698,000

**City of West Monroe
2025-2026 Annual Budget**

WMSE Budget Summary

	2023-2024 Actual	2024-2025 Budgeted	2024-2025 YTD Actual	2024-2025 Projected	2025-2026 Proposed
Excess (Deficiency) Revenues & Other Financing Sources / Expenses & Other Financing Uses	60,608	(331,427)	112,007	131,643	37,578
Retained Earnings Start of Year	(41,816)	0	0	18,792	150,435
Retained Earnings End of Year	18,792	(331,427)	112,007	150,435	188,013

STATE OF LOUISIANA
CITY OF WEST MONROE

ORDINANCE NO. _____ MOTION BY: _____
SECONDED BY: _____

AN ORDINANCE TO ADOPT THE BUDGET FOR THE UTILITY FUND FOR THE FISCAL YEAR OF JULY 1, 2025 THROUGH JUNE 30, 2026 FOR THE CITY OF WEST MONROE, LOUISIANA.

SECTION 1. BE IT ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that the budget attached hereto and made a part hereof as Exhibit “A” for the fiscal year July 1, 2025 through June 30, 2026 for the City of West Monroe, Louisiana, be and same is hereby adopted as the budget for the Utility Fund for the City of West Monroe, Louisiana.

The above ordinance was introduced on May 8, 2025, in special and legal session convened; notice of this ordinance was published in accordance with law; no opposition being filed, it is considered by sections, voted on by yea and nay vote, passed and adopted in legal session convened this 3rd day of June, 2025, with the final vote being as follows:

YEA: _____
NAY: _____
NOT VOTING: _____
ABSENT: _____

ATTEST:
APPROVED THIS 3RD DAY OF
JUNE, 2025

_____ ANDREA PATE, CITY CLERK CITY OF WEST MONROE STATE OF LOUISIANA	_____ STACI ALBRITTON MITCHELL, MAYOR CITY OF WEST MONROE STATE OF LOUISIANA
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City of West Monroe
2025-2026 Annual Budget

Utility Enterprise Fund Budget Summary

	2023-2024	2024-2025	2024-2025 YTD	2024-2025	2025-2026
	Actual	Budgeted	Actual	Projected	Proposed
<u>REVENUES</u>					
Charges for Services	6,285,442.95	6,764,842	4,277,356.90	7,224,506.00	8,292,731
Fine & Fees	0.00	0	0.00	0.00	0
Investment, Rents & Contributions	0.00	0	0.00	0.00	0
Other Financing Sources	(8,143.23)	5,000	25,569.63	50,000.00	0
Total Revenues	6,277,299.72	6,769,842	4,302,926.53	7,274,506.00	8,292,731
<u>EXPENSES</u>					
Public Works Administration	462,777.37	354,720	215,543.10	375,594.00	649,896
Field Operations - Tech	611,973.47	544,611	393,579.02	755,919.72	909,207
Plant Operations - Water	1,062,500.30	1,001,014	586,071.00	1,011,409.32	1,055,345
Field Operations - WSD	998,205.07	1,040,650	566,745.02	1,005,257.00	1,122,466
Plant Operations - Sewer	2,382,628.64	2,634,027	1,535,968.72	2,496,241.84	2,498,073
Preventative Maint CIP	325,613.29	316,971	178,225.62	308,393.00	338,280
Administrative Clearing	789,799.50	351,000	150,849.95	277,425.00	289,000
Total Expenses	6,633,497.64	6,242,993	3,626,982.43	6,230,239.88	6,862,267
Excess (Deficiency)					
Revenues / Expenses	(356,197.92)	526,849	675,944.10	1,044,266.12	1,430,464
Other Financing Sources (Uses)					
Operating Transfers In	0.00	0	0.00	0.00	0
Operating Transfers Out DEQ SRP Service Fd	(5,882.17)	(69,097)	0.00	(69,097.00)	(69,097)
Operating Transfers Out Cap Additions	0.00	0	0.00	0.00	0
Operating Transfers Out Capital Fund		0	0.00	(1,250,000.12)	(1,325,000)
Total Other Financing Sources (Uses)	(5,882.17)	(69,097)	0.00	(1,319,097.12)	(1,394,097)

City of West Monroe
2025-2026 Annual Budget

Utility Enterprise Fund Budget Summary

	2023-2024 Actual	2024-2025 Budgeted	2024-2025 YTD Actual	2024-2025 Projected	2025-2026 Proposed
Excess (Deficiency) Revenues & Other Financing Sources / Expenses & Other Financing Uses	(362,080.09)	457,752	675,944.10	(274,831.00)	36,367
Retained Earnings Start of Year	668,689.09	306,609	306,609.00	306,609.00	31,778
Retained Earnings End of Year	306,609.00	764,361	982,553.10	31,778.00	68,145

STATE OF LOUISIANA
CITY OF WEST MONROE

ORDINANCE NO. _____

MOTION BY: _____

SECONDED BY: _____

AN ORDINANCE TO AUTHORIZE THE CITY OF WEST MONROE, LOUISIANA TO ENTER INTO AN “AGREEMENT TO PURCHASE AND SELL VACANT LAND” PENDING FINAL AUTHORIZATION TO SELL CERTAIN DESCRIBED IMMOVABLE PROPERTY WHICH IS NOT NEEDED FOR ANY PUBLIC PURPOSE BY THE CITY OF WEST MONROE, LOUISIANA TO 371 EXCHANGE, LLC OR ITS AUTHORIZED SUCCESSORS OR ASSIGNS, FOR THE CASH SUM OF \$135,600.00, AND SUBJECT TO CERTAIN TERMS AND CONDITIONS; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, the City of West Monroe, Louisiana, owns certain immovable property which is not needed for public purposes, and

WHEREAS, the price offered, and the terms and conditions provided for the purchase of that property is fair and reasonable, and the sale and planned development of that immovable property will be beneficial to the City of West Monroe and its residents; and

WHEREAS, the purchaser has requested that the City enter into an “Agreement to Purchase and Sell Vacant Land” in order to evidence the City’s commitment to this project and to allow the purchaser ample time to complete plans and to make provisions for financing the portion of the project involving this purchase.

NOW, THEREFORE:

SECTION 1. BE IT ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in special and legal session convened, that the City of West Monroe, Louisiana (“CITY”) hereby declares its commitment to proceeding to obtain authorization to sell certain immovable property which is not needed for any public purpose by the City of West Monroe, Louisiana, which property is more particularly described as follows, to-wit:

See attached Exhibits “A” and “B” and depicted on the Plat attached as Exhibit “C” to 371 Exchange, LLC, or its approved successors or assigns (“BUYER”) for and in consideration of the cash sum of ONE HUNDRED THIRTY-FIVE THOUSAND SIX HUNDRED AND NO/100 (\$135,600.00) DOLLARS, subject to various terms and conditions as more particularly set forth in that ordinance.

SECTION 2. BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in special and legal session convened, that Staci Albritton Mitchell,

as Mayor of the City of West Monroe, Louisiana, be and she is hereby authorized to enter into an “Agreement To Purchase And Sell Vacant Land” which reflects those terms and provisions set forth above, a copy of which is attached as Exhibit “D”.

SECTION 3. BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in special and legal session convened, that Staci Albritton Mitchell, as Mayor of the City of West Monroe, Louisiana, she is hereby further authorized to take any other action or execute any and all other documents or impose any and all other terms and conditions deemed by her either necessary or appropriate on the transfer of the above described immovable property, including but not limited to terms and provisions, whether included in the deed or in an unrecorded supplemental agreement, that limits the nature of the future activities, that requires the development to be initiated within a certain time and/or pursued in a commercially reasonable manner through to completion by a certain date, together with any and all such other requirements and provisions as she deems appropriate, further including a provision that provides for a right and option in favor of the City of West Monroe to re-acquire the property at the same price if such conditions are not timely met, or to provide for liquidated damages or other consideration payable to the City of West Monroe in lieu of such reacquisition, with any such terms and provisions of all of such conditions to be as determined appropriate by the Mayor.

The above Ordinance was read and considered by sections at a public meeting of the Mayor and Board of Aldermen, in special and legal session convened, voted on by yea and nay vote, this 8th day of May, 2025, the final vote being as follows:

YEA: _____

NAY: _____

NOT VOTING: _____

ABSENT: _____

ATTEST:

APPROVED THIS 8TH DAY OF
MAY, 2025.

ANDREA PATE, CITY CLERK
CITY OF WEST MONROE
STATE OF LOUISIANA

STACI ALBRITTON MITCHELL, MAYOR
CITY OF WEST MONROE
STATE OF LOUISIANA

Tract 1
1.535 Acres±
Section 32, T-18-N, R-3-E
Land District North of Red River
Ouachita Parish, Louisiana
L & A, Inc. Project No. 25S006.00

LEGAL DESCRIPTION

A certain tract or parcel of land situated in the Southeast ¼ of Section 32, Township 18 North, Range 3 East, Land District North of Red River, Ouachita Parish, Louisiana, and being more particularly described as follows:

Commence at a found 5/8" rebar at the northwest corner of Lot 25 of West Monroe Commercial Park, as per plat recorded in Plat Book 19, Page 143 of the records of Ouachita Parish, Louisiana, and the **POINT OF BEGINNING**; proceed South 00°11'21" West along the west line of said Lot 25 and a projection thereof, a distance of 269.69 feet to a set 5/8" rebar; thence proceed North 89°48'39" West, a distance of 250.00 feet to a set 5/8" rebar; thence proceed North 27°26'41" West, a distance of 161.10 feet to a set 5/8" rebar; thence proceed North 62°33'19" East, a distance of 273.74 feet to a set 5/8" rebar; thence proceed South 89°48'39" East, a distance of 82.21 feet to the **POINT OF BEGINNING**; containing 1.535 acres, more or less, and being subject to all easements, servitudes and rights-of-way of record and/or of use.

This description is based on the Boundary Survey and Plat prepared by Ronald J. Riggan, II, Professional Land Surveyor, dated April 22, 2025.

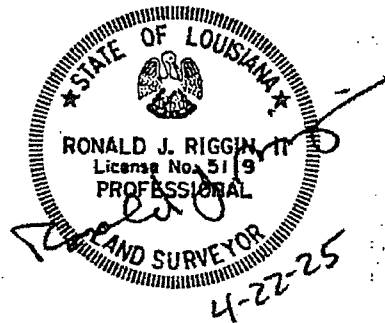


EXHIBIT "B"

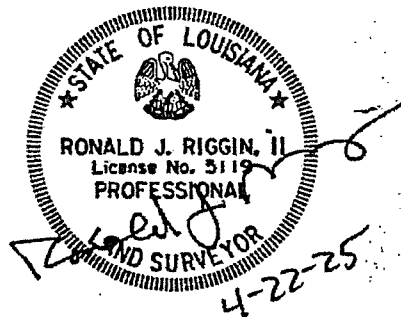
Tract 2
 0.581 Acre±
 Section 32, T-18-N, R-3-E
 Land District North of Red River
 Ouachita Parish, Louisiana
 L & A, Inc. Project No. 25S006.00

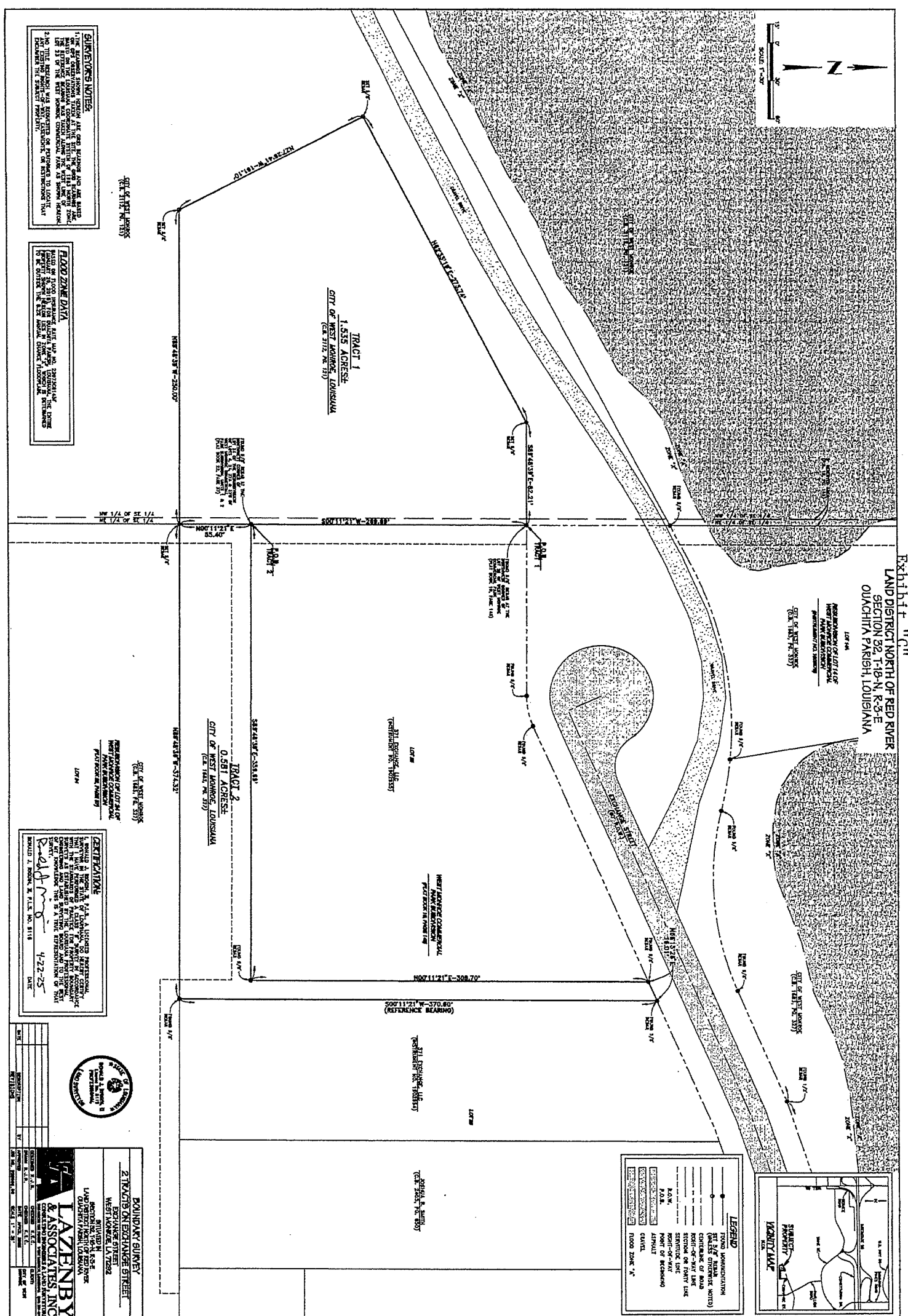
LEGAL DESCRIPTION

A certain tract or parcel of land situated in Lot 24 of the Resubdivision of Lots 4, 24, 27A & 27B of West Monroe Commercial Park Subdivision, Units 1 & 2, as per plat recorded in Plat Book 22, Page 37 of the records of Ouachita Parish, Louisiana, and also in the Northeast ¼ of the Southeast ¼ of Section 32, Township 18 North, Range 3 East, Land District North of Red River, Ouachita Parish, Louisiana, and being more particularly described as follows:

Commence at a found 5/8" rebar at the northwest corner of Lot 24 of the Resubdivision of Lots 4, 24, 27A & 27B of West Monroe Commercial Park Subdivision, Units 1 & 2, as per plat recorded in Plat Book 22, Page 37 of the records of Ouachita Parish, Louisiana, and the **POINT OF BEGINNING**; proceed South 89°48'39" East along the north line of said Lot 24, a distance of 359.69 feet to a found 5/8" rebar; thence proceed North 00°11'21" East along the west line of said Lot 24, a distance of 308.70 feet to a found 5/8" rebar on the north line of said Lot 24 and the south right-of-way line of Exchange Street (60' R.O.W.); thence proceed North 66°13'26" East along the north line of said Lot 24 and the south right-of-way line of Exchange Street, a distance of 16.01 feet to a found 5/8" rebar at the northeast corner of said Lot 24; thence proceed South 00°11'21" West along the east line of said Lot 24, a distance of 370.60 feet to a found 5/8" rebar; thence proceed North 89°48'39" West, a distance of 374.32 feet to a set 5/8" rebar on the west line of said Lot 24; thence proceed North 00°11'21" East along the west line of said Lot 24, a distance of 55.40 feet to the **POINT OF BEGINNING**; containing 0.581 acres, more or less, and being subject to all easements, servitudes and rights-of-way of record and/or of use.

This description is based on the Boundary Survey and Plat prepared by Ronald J. Riggin, II, Professional Land Surveyor, dated April 22, 2025.





Date: April 29, 2025

AGREEMENT TO PURCHASE AND SELL VACANT LAND

The undersigned agree to buy and sell the Subject Property upon the terms and conditions stated below.

SUBJECT PROPERTY: Two parcels located in Section 32, Township 18 North, Range 3 East totaling 2.116 +/- acres.

LEGAL DESCRIPTION: See attached Exhibit "A" (Legal description of 1.535 +/- acre tract), Exhibit "B" (Legal description of .581 +/- acre tract) and Exhibit "C" (Plat of Subject Tracts), subject to any and all subdivision or development restrictions of record, zoning provisions and restrictions, and all rights-of-way and/or servitudes of record or of use.

SALE PRICE: \$135,600.00 (One Hundred Thirty Five Thousand Six Hundred & 00/100 Dollars)

DUE DILIGENCE. The Purchaser waives all inspections related to the Subject Property and will not be entitled to a reduction of the purchase price due to property condition.

SURVEY. The City of West Monroe has provided a current survey of the property and plats thereof.

CONDITION OF PROPERTY. Purchaser and Seller agree and stipulate that the property is being sold and purchased subject to all rights-of-way, easements and servitudes, visible or apparent or of record in an "AS-IS" condition and Purchaser waives any and all rights to Redhibition including a return of all or part of the purchase price. This waiver applies with respect to all defects, whether apparent or latent, visible or not and regardless of whether Purchaser is presently aware of such defects. Purchaser acknowledges Seller or Seller's representatives have made no warranties as to any matter, including merchantability, quantity or quality of the property, or fitness for intended or ordinary use. Purchaser hereby waives any and all rights Purchaser may have in connection therewith. Purchaser understands the meaning and significance of this provision.

PRORATION. Purchaser shall pay the 2025 Parish Taxes.

CHANGES DURING TRANSACTION. During the pendency of this transaction, Seller agrees that no new leases or agreements will be entered into, and no substantial alterations or repairs will be made or undertaken without written consent of the Purchaser.

MINERAL RIGHTS. Seller shall reserve 100% of the mineral rights and/or royalty interest, if any, currently owned by Seller. The deed shall contain the following provision - "CITY reserves and excludes from this conveyance any and all right, title and interest in and to any and all oil, gas and other minerals in, on or under the property, all of such interests being expressly reserved by CITY without any warranty whatsoever from or by BUYER; provided, however, that CITY expressly waives any and all surface rights in and to the Property resulting from this reservation; and CITY may not exercise any rights it may have in and to such oil, gas and other minerals in such a fashion that CITY's right to the use of the surface of the property is disturbed so as to have a substantial negative impact on the operation of any business located upon the property"

CLOSING DATE AND COSTS. The sale shall take place before Purchaser's Closing Agent within 60 calendar days after the Ordinance approving the purchase of subject property by the Mayor of the City of West Monroe. Purchaser agrees to work diligently once the purchase agreement has been executed by both parties to procure the

approval by Ordinance for the purchase of the Subject Property. Seller agrees to deliver a merchantable title free and clear of any and all liens and encumbrances.

In the event Purchaser's title examination shall disclose defects in the title, Seller shall have 15 (Fifteen) days from receipt of notice of said title defects to make a good faith effort to cure such defects. If said time period will expire after the closing date outlined hereinabove, said closing date shall be automatically be extended so as to allow Seller the complete said time period to cure said defects. The closing date shall also be automatically extended to fifteen (15) days after Seller cures said title defects. If such defects cannot be cured within said time period, Purchaser may, at its election, take the title as it then is or terminate this Agreement. If Purchaser chooses to terminate this Agreement due to Seller's inability to cure said title defects, Purchaser shall be entitled to return of the deposit. Purchaser shall be given occupancy upon execution of the Act of Sale unless otherwise agreed to in writing between the parties.

BREACH OF AGREEMENT BY SELLER. In the event of any default of this Agreement by Seller, Purchaser shall at Purchaser's option have the right to declare this Agreement null and void and demand and/or sue for any of the following: (1) Specific performance or (2) Termination of this Agreement, and reimbursement for any sums paid for the potential removal of flood mitigations paid by the Purchaser.

BREACH OF AGREEMENT BY PURCHASER. In the event of any default of this Agreement by Purchaser, Seller shall have at Seller's option the right to declare this Agreement null and void and demand and/or sue for any of the following: (1) Termination of this Agreement (2) Specific performance or (3) Termination of this Agreement and an amount equal to ten percent (10%) of the Sale Price as stipulated damages plus reimbursement for all fees associated with the preparation of the legal description and plat in anticipation of sale of the property to the Purchaser.

ATTORNEY'S FEES. Should either party institute legal proceedings to enforce the terms or conditions of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party all of the prevailing party's reasonable attorney's fees, court costs and other expenses reasonably and necessarily incurred.

OTHER TERMS AND CONDITIONS:

- 1) Purchaser shall be responsible for all closing costs associated with the closing and the recording costs related to the transaction; however, the Seller shall provide a deed to the Purchaser's closing agent.
- 2) During the due diligence period, the Seller shall cooperate with any endeavors undertaken by the Purchaser to remove any flood mitigation provisions from the subject property.
- 3) Purchaser will indemnify Seller for any action undertaken by Seller during the due diligence period, during the closing period, and after the transfer of the Subject Property for violations of any covenants, restrictions, or applicable laws which are violated by Purchaser.

MULTIPLE COUNTERPARTS. This Agreement may be executed in any number of counterparts by one or more parties hereto. A signed facsimile of this Agreement or counterpart with original signatures or facsimile signatures shall have the same binding legal effect as an original of this Agreement or original counterparts, which original signatures would have.

EFFECTIVE DATE. In the event this Agreement is not signed simultaneously, the effective date of this Agreement shall be the date of the last signature to this Agreement. Time is of the essence of this Agreement. Whenever the time for performance under this Agreement falls on a Saturday, Sunday or legal holiday, such time shall be deemed to be extended to the next business day.

LEGAL CAPACITY. The undersigned Seller is the legal owner of record of the subject property and/or has the legal capacity and authority to convey and transfer the subject property. The undersigned Purchaser has the legal capacity and authority to purchase the subject property.

ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties and any other agreements not incorporated herein in writing are void and of no force and effect.

NOTICES. All notices which may be required herein shall be in writing and delivered by (1) personal delivery with receipt acknowledged (2) United States Certified Mail, return receipt requested, postage prepaid (3) national overnight delivery service, with return receipt, delivery charge prepaid (4) facsimile to fax numbers listed below, or (5) emailed with delivery confirmation to the email addresses listed below:

Seller: City of West Monroe (attn: Mayor Staci Mitchell)
 Phone: (318) 396-2600
 Email: smitchell@westmonroe.la.gov
 Address: 2305 North 7th Street, West Monroe, LA 71291

With necessary copy to: Lydia Holland Baugh, Attorney
 Phone: (318) 323-2930
 Email: lydia@hblawla.com
 Address: 402 Fairfield Street, West Monroe, LA 71291

Purchaser: 371 Exchange LLC (attn: Brian Smith)
 Phone: 318-547-6810
 Email: bsmith@maxmg.net
 Address: 371 Exchange St. W. Monroe, La.

ASSIGNABILITY. Purchaser shall not have the right to assign this Agreement and all of Purchaser's rights and remedies hereunder.

Seller Signature: _____

Staci Albritton Mitchell

Authorized Representative of Seller: Staci Albritton Mitchell, Mayor

Date: 5-5-2025

Purchaser Signature: _____

Brian Smith

Authorized Representative of Purchaser: Brian Smith

Date: 4/24/25

Tract 1
1.535 Acres±
Section 32, T-18-N, R-3-E
Land District North of Red River
Ouachita Parish, Louisiana
L & A, Inc. Project No. 25S006.00

LEGAL DESCRIPTION

A certain tract or parcel of land situated in the Southeast ¼ of Section 32, Township 18 North, Range 3 East, Land District North of Red River, Ouachita Parish, Louisiana, and being more particularly described as follows:

Commence at a found 5/8" rebar at the northwest corner of Lot 25 of West Monroe Commercial Park, as per plat recorded in Plat Book 19, Page 143 of the records of Ouachita Parish, Louisiana, and the **POINT OF BEGINNING**; proceed South 00°11'21" West along the west line of said Lot 25 and a projection thereof, a distance of 269.69 feet to a set 5/8" rebar; thence proceed North 89°48'39" West, a distance of 250.00 feet to a set 5/8" rebar; thence proceed North 27°26'41" West, a distance of 161.10 feet to a set 5/8" rebar; thence proceed North 62°33'19" East, a distance of 273.74 feet to a set 5/8" rebar; thence proceed South 89°48'39" East, a distance of 82.21 feet to the **POINT OF BEGINNING**; containing 1.535 acres, more or less, and being subject to all easements, servitudes and rights-of-way of record and/or of use.

This description is based on the Boundary Survey and Plat prepared by Ronald J. Riggan, II, Professional Land Surveyor, dated April 22, 2025.

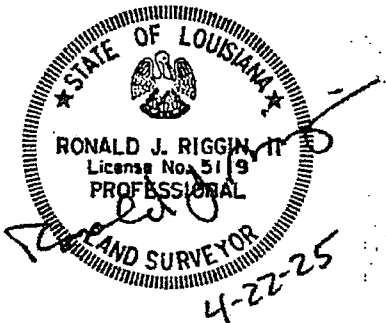


EXHIBIT "B"

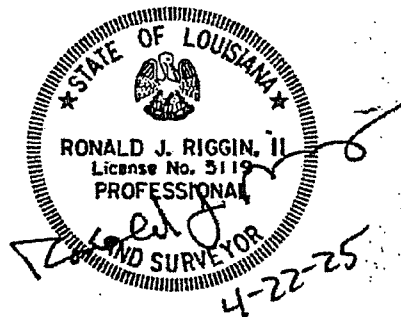
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 0.581 Acre±
 Section 32, T-18-N, R-3-E
 Land District North of Red River
 Ouachita Parish, Louisiana
 L & A, Inc. Project No. 25S006.00

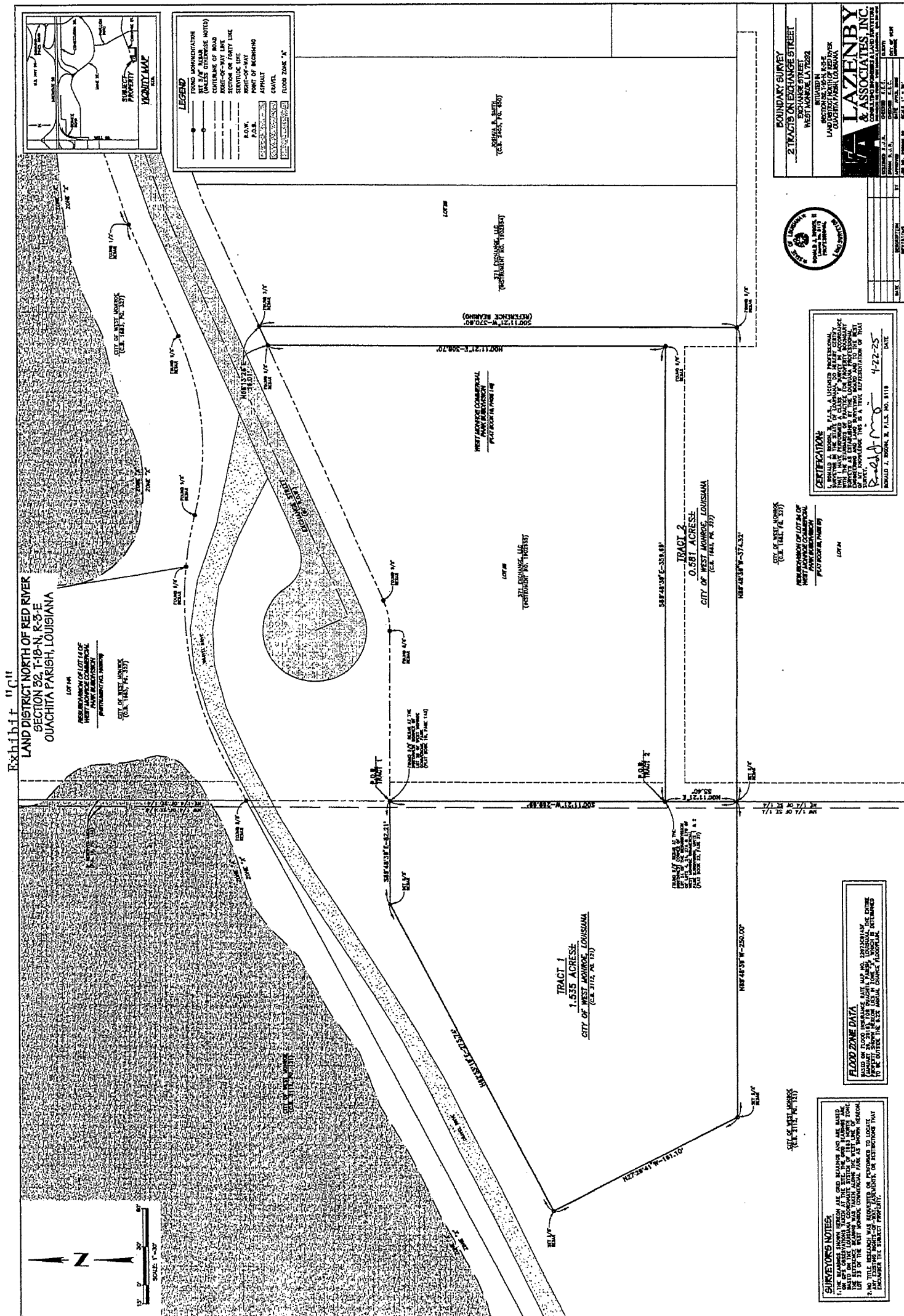
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A certain tract or parcel of land situated in Lot 24 of the Resubdivision of Lots 4, 24, 27A & 27B of West Monroe Commercial Park Subdivision, Units 1 & 2, as per plat recorded in Plat Book 22, Page 37 of the records of Ouachita Parish, Louisiana, and also in the Northeast ¼ of the Southeast ¼ of Section 32, Township 18 North, Range 3 East, Land District North of Red River, Ouachita Parish, Louisiana, and being more particularly described as follows:

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This description is based on the Boundary Survey and Plat prepared by Ronald J. Riggin, II, Professional Land Surveyor, dated April 22, 2025.





CITY OF WEST MONROE

ORDINANCE NO. _____

MOTION BY: _____

SECONDED BY: _____

AN ORDINANCE TO AUTHORIZE THE CITY OF WEST MONROE, LOUISIANA TO SELL CERTAIN DESCRIBED IMMOVABLE PROPERTY WHICH IS NOT NEEDED FOR ANY PUBLIC PURPOSE BY THE CITY OF WEST MONROE, LOUISIANA TO 371 EXCHANGE, LLC, FOR THE CASH SUM OF \$135,600.00; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, the City of West Monroe, Louisiana, owns certain immovable property which is not needed for public purposes, and

WHEREAS, the price offered, and the terms and conditions provided for the purchase of that property is fair and reasonable, and the sale and development of that immovable property will be beneficial to the City of West Monroe and its residents.

NOW, THEREFORE:

SECTION 1. BE IT ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that the City of West Monroe, Louisiana ("CITY") is hereby authorized to sell certain immovable property which is not needed for any public purpose by the City of West Monroe, Louisiana, which property is more particularly described as follows, to-wit:

See attached Exhibits "A" and "B" and depicted on the Plat attached a Exhibit "C" to 371 EXCHANGE, LLC, or its approved successors or assigns ("BUYER") for and in consideration of the cash sum of ONE HUNDRED THIRTY-FIVE THOUSAND SIX HUNDRED DOLLARS AND NO/100 (\$135,600.00) DOLLARS, subject to the following conditions:

- a) Subject to any and all subdivision or development restrictions of record, and all rights-of-way and/or servitudes of record or of use; and
- b) CITY reserves and excludes from this conveyance any and all right, title and interest in and to any and all oil, gas and other minerals in, on or under the property, all of such interests being expressly reserved by CITY without any warranty whatsoever from or by BUYER; provided, however, that CITY expressly waives any and all surface rights in and to the Property resulting from this reservation; and CITY may not exercise any rights it may have in and to such oil, gas and other minerals in such a fashion that CITY's right to the use of the surface of the property is disturbed so as to have a substantial negative impact on the operation of any business located upon the property.
- c) Those further terms, conditions and provisions as set forth in that Agreement To Purchase and Sell Vacant Land attached as Exhibit "D".

SECTION 2. BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of

the City of West Monroe, Louisiana, in regular and legal session convened, that Staci Albritton Mitchell, Mayor of the City of West Monroe, Louisiana, be and she is hereby authorized to execute a Deed on behalf of the City of West Monroe, Louisiana, reflecting the price and terms set forth above, and to take any other action or execute any and all other documents deemed by her either necessary or appropriate in order to transfer the above described immovable property as set forth above, including but not limited to including provisions, whether in the deed or in an unrecorded supplemental agreement, that limits the nature of the initial construction and operation of the business to be located on that property to a certain types of activity, that requires the construction to be initiated within a certain time and/or pursued in a commercially reasonable manner through to completion by a certain date, together with any and all such other requirements and provisions as she deems appropriate, including a provision that provides for a right and option in favor of the City of West Monroe to re-acquire the property at the same price if such conditions are not timely met, or to provide for liquidated damages or other consideration payable to the City of West Monroe in lieu of such reacquisition, the terms, conditions or provisions of all of such conditions to be as determined appropriate by the Mayor; or, supplemental to the above, to enter into an agreement To Buy and Sell which reflects those terms and provisions preparatory to the later sale of the property.

SECTION 3. The above ordinance was introduced on May 8, 2025, in special and legal session convened; notice of this ordinance was published three times in fifteen (15) days, one week apart, as required by R.S. 33:4712; no opposition being filed, it is considered by sections, voted on by yea and nay vote, passed and adopted in regular and legal session convened this 3rd day of June, 2025, with the final vote being as follows:

YEA:_____

NAY:_____

NOT VOTING:_____

ABSENT:_____

ATTEST:

APPROVED THIS 3RD DAY OF
JUNE, 2025.

ANDREA PATE, CITY CLERK
CITY OF WEST MONROE
STATE OF LOUISIANA

STACI ALBRITTON MITCHELL, MAYOR
CITY OF WEST MONROE
STATE OF LOUISIANA

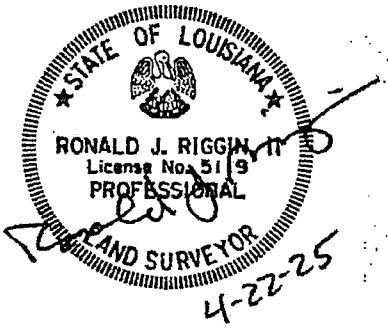
Tract 1
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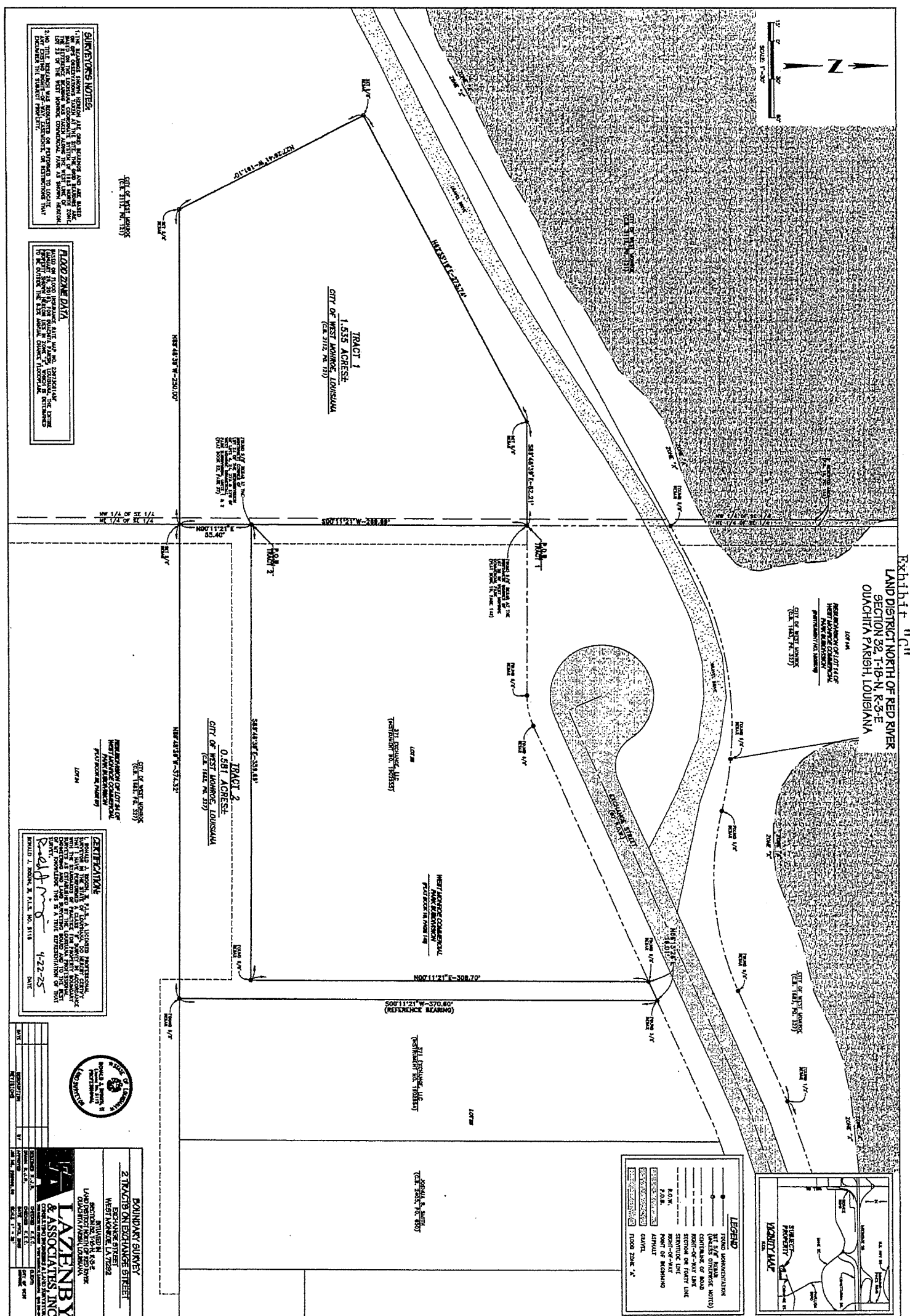
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This description is based on the Boundary Survey and Plat prepared by Ronald J. Riggan, II, Professional Land Surveyor, dated April 22, 2025.





Date: April 29, 2025

AGREEMENT TO PURCHASE AND SELL VACANT LAND

The undersigned agree to buy and sell the Subject Property upon the terms and conditions stated below.

SUBJECT PROPERTY: Two parcels located in Section 32, Township 18 North, Range 3 East totaling 2.116 +/- acres.

LEGAL DESCRIPTION: See attached Exhibit "A" (Legal description of 1.535 +/- acre tract), Exhibit "B" (Legal description of .581 +/- acre tract) and Exhibit "C" (Plat of Subject Tracts), subject to any and all subdivision or development restrictions of record, zoning provisions and restrictions, and all rights-of-way and/or servitudes of record or of use.

SALE PRICE: \$135,600.00 (One Hundred Thirty Five Thousand Six Hundred & 00/100 Dollars)

DUE DILIGENCE. The Purchaser waives all inspections related to the Subject Property and will not be entitled to a reduction of the purchase price due to property condition.

SURVEY. The City of West Monroe has provided a current survey of the property and plats thereof.

CONDITION OF PROPERTY. Purchaser and Seller agree and stipulate that the property is being sold and purchased subject to all rights-of-way, easements and servitudes, visible or apparent or of record in an "AS-IS" condition and Purchaser waives any and all rights to Redhibition including a return of all or part of the purchase price. This waiver applies with respect to all defects, whether apparent or latent, visible or not and regardless of whether Purchaser is presently aware of such defects. Purchaser acknowledges Seller or Seller's representatives have made no warranties as to any matter, including merchantability, quantity or quality of the property, or fitness for intended or ordinary use. Purchaser hereby waives any and all rights Purchaser may have in connection therewith. Purchaser understands the meaning and significance of this provision.

PRORATION. Purchaser shall pay the 2025 Parish Taxes.

CHANGES DURING TRANSACTION. During the pendency of this transaction, Seller agrees that no new leases or agreements will be entered into, and no substantial alterations or repairs will be made or undertaken without written consent of the Purchaser.

MINERAL RIGHTS. Seller shall reserve 100% of the mineral rights and/or royalty interest, if any, currently owned by Seller. The deed shall contain the following provision - "CITY reserves and excludes from this conveyance any and all right, title and interest in and to any and all oil, gas and other minerals in, on or under the property, all of such interests being expressly reserved by CITY without any warranty whatsoever from or by BUYER; provided, however, that CITY expressly waives any and all surface rights in and to the Property resulting from this reservation; and CITY may not exercise any rights it may have in and to such oil, gas and other minerals in such a fashion that CITY's right to the use of the surface of the property is disturbed so as to have a substantial negative impact on the operation of any business located upon the property"

CLOSING DATE AND COSTS. The sale shall take place before Purchaser's Closing Agent within 60 calendar days after the Ordinance approving the purchase of subject property by the Mayor of the City of West Monroe. Purchaser agrees to work diligently once the purchase agreement has been executed by both parties to procure the

approval by Ordinance for the purchase of the Subject Property. Seller agrees to deliver a merchantable title free and clear of any and all liens and encumbrances.

In the event Purchaser's title examination shall disclose defects in the title, Seller shall have 15 (Fifteen) days from receipt of notice of said title defects to make a good faith effort to cure such defects. If said time period will expire after the closing date outlined hereinabove, said closing date shall be automatically be extended so as to allow Seller the complete said time period to cure said defects. The closing date shall also be automatically extended to fifteen (15) days after Seller cures said title defects. If such defects cannot be cured within said time period, Purchaser may, at its election, take the title as it then is or terminate this Agreement. If Purchaser chooses to terminate this Agreement due to Seller's inability to cure said title defects, Purchaser shall be entitled to return of the deposit. Purchaser shall be given occupancy upon execution of the Act of Sale unless otherwise agreed to in writing between the parties.

BREACH OF AGREEMENT BY SELLER. In the event of any default of this Agreement by Seller, Purchaser shall at Purchaser's option have the right to declare this Agreement null and void and demand and/or sue for any of the following: (1) Specific performance or (2) Termination of this Agreement, and reimbursement for any sums paid for the potential removal of flood mitigations paid by the Purchaser.

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ATTORNEY'S FEES. Should either party institute legal proceedings to enforce the terms or conditions of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party all of the prevailing party's reasonable attorney's fees, court costs and other expenses reasonably and necessarily incurred.

OTHER TERMS AND CONDITIONS:

- 1) Purchaser shall be responsible for all closing costs associated with the closing and the recording costs related to the transaction; however, the Seller shall provide a deed to the Purchaser's closing agent.
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With necessary copy to: Lydia Holland Baugh, Attorney
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 Email: bsmith@maxmg.net
 Address: 371 Exchange St. W. Monroe, La.

ASSIGNABILITY. Purchaser shall not have the right to assign this Agreement and all of Purchaser's rights and remedies hereunder.

Seller Signature: _____

Staci Albritton Mitchell

Authorized Representative of Seller: Staci Albritton Mitchell, Mayor

Date: 5-5-2025

Purchaser Signature: _____

Brian Smith

Authorized Representative of Purchaser: Brian Smith

Date: 4/24/25

Tract 1
1.535 Acres±
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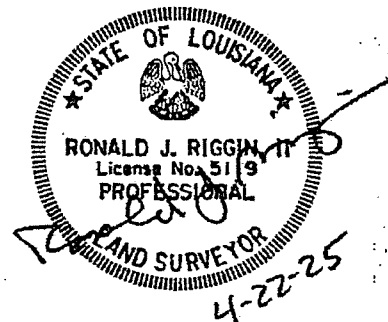


EXHIBIT "B"

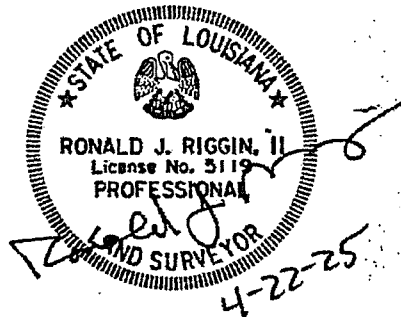
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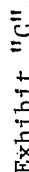
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**MAY 8, 2025
WEST MONROE CITY COUNCIL MEETING
ENGINEERING UPDATE
L&A, INC. PROJECT NO. 25E038.00**

Kiroli Walk Trail Improvements

- Benchmark Construction Group is under construction

Sunshine Heights Drainage Improvements

- Open bids on June 9, 2025
- Bid opening extended to allow utility companies to relocate their utilities

North 3rd Street Improvements

- Substantially complete, project is in the lien period

West Monroe Sports Complex Additional Parking

- Preliminary plans are complete

Downtown Utility Survey & Preliminary Engineering

- Under design, prepare street geometric layout, and coordinate with electrical designer

Constitution Drive Improvements

- Bid opening extended to May 22 in order to allow for electronic bids to be received

Downing Pines Road: Roundabout at Mane Street

- State Project Number H.016019
- LDOTD in process of advertisement for consultant procurement

Cotton Street Sidewalk & Street Improvements

- Checking topographic survey field rolls
- Need to coordinate with Mayor on streetscape design versus that submitted in application

Cotton Street Water & Sewer Utility Improvements

- Pine Street to Wood Street
- DRA Funded Project (SEDAP) LA-7333
- Need to coordinate with Mayor on streetscape design versus that submitted in application



INFRASTRUCTURE PROJECT UPDATE

May 8, 2025

UNDER CONSTRUCTION

Project	Description	Funding	Status
S. Riverfront Water Main Improvements (CWEF FY22-23)	Replacement of water lines along South Riverfront St.	CWEF/City	Received contracts and bonds. Notice to Proceed issued for May 19th.
North 7th Street Bicycle/Pedestrian Path (Arkansas Rd. to Otis St.)	Construction of 10' wide concrete path along the east side of North 7th Street.	FHWA Rec Trails Prog/City	Construction underway.
McMillan Rd. Lift Station Rehabilitation	Replacement of pumps and piping at the McMillan Rd. sanitary sewer lift station.	LGAP/City	Pumps installed. Piping and electrical installation.
New Drago Sanitary Sewer Lift Station	New sanitary sewer lift station to replace Drago LS. Funding from LA Water Sector Program.	WSP/ City	Construction underway. Excavation phase starting.
Arkansas Rd. Utility Relocation	Relocation of water and sewer lines ahead of street rehabilitation project.	City	Under construction.

Project Classifications

Transportation
Drainage
Water System
Sewer System
Quality-of-Life/Economic/Safety

Prepared by Robert L. George, IV, P.E.



S. E. Huey Co.
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IN DESIGN			
Project	Description	Funding	Status
S. 8th Street Drainage Improvements (LGAP FY22-23)	Conflict box and drainage pipe replacement at the S. 8th/Linderman intersection.	LGAP/City	Design Phase. LGAP contract received.
Black Bayou Canal - Thomas Rd. Area (EDA)	Repair concrete canal near Assembly and Walmart.	EDA/FEMA/ City	Received USACE approval; waiting on signed access agreements and EDA site permit from City attorney.
McMillan Rd. Sidewalks (LaDOTD Safe Routes to Public Places Program)	New sidewalks along the south side of McMillan Road, from Hilton Street to the library.	LaDOTD/City	Addressing 98% Preliminary Comments.
2023 DOTDTAP: N 6th Street Sidewalks	Construction of sidewalks along N. 6th Street, from WMHS to Clayton Street.	LaDOTD/City	Addressing Final Plan Comments.
Crosley Street Rehabilitation	Mill & Overlay with sidewalk replacement, from Trenton St. to N. 7th Street.	Urban Systems (80/20)	Design Phase.
Arkansas Road Improvements	Widen and Rehabilitate Arkansas Road, From N. 7th to Otis St.	Urban Systems (80/20)	Design Phase.
Black Bayou Canal Improvements (HMGP)	Improvements including cleaning, widening, and armoring portions of the Black Bayou Canal south of I-20.	FEMA/City	Cultural Resource Survey final report under review. Section 404 Permit under USACE review.
Kiroli Sidewalk Project	Install new sidewalks along Kiroli Road from Post Oak Apartments to Arkansas Road. Install pedestrian crossing at Kiroli Elementary.	DOTD TAP (80/20)	Design Phase.
New Austin Sanitary Sewer Lift Station	New sanitary sewer lift station to replace Austin LS.	EDA/City	Design and permitting phase.
Mid-City Drainage (Fed Approp/FEMA-PDM)	Drainage improvements between Trenton Street and Black Bayou Canal. (\$2.4m Award)	FEMA/City	60% Preliminary Plans submitted to FEMA. Awaiting approval of scope and budget.
Cypress/Slack Drainage Improvements (LWI-DSP)	Drainage improvements at Golf Course Creek crossings of Cypress and Slack Streets.	LWI/City	Design and Permitting Phase. Formal H&H analysis requested for Design Scope Amendment.
Trenton Corridor Bike/Ped and Utilities (Fed Approp/LaDOTD)	Bury utilities and construct bike/ped path along Trenton St. from Otis St. to Bridge St. (\$5.0m Award)	FEMA/City	Preliminary design and utility verification.
Crosley Sanitary Sewer Improvements	Sanitary sewer rehabilitation along Crosley, from Trenton to N. 7th.	City	Design Phase.

Project Classifications

Transportation
Drainage
Water System
Sewer System
Quality-of-Life/Economic/Safety

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