



Notice of:

BOARD OF ALDERMEN REGULAR MEETING

Tuesday, January 7, 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 December 12, 2024 Special Council Meeting.

Recognitions/Presentations

Mayor's Review

Community Announcements

ADMINISTRATION/FINANCE

- [2\)](#) **Ordinance** to amend the West Monroe Sports and Events Budget for the fiscal year ending June 30, 2024.
- [3\)](#) **Ordinance** to authorize an updated Cooperative Endeavor Agreement with Ouachita Green (3-year term).
- [4\)](#) **Ordinance** to authorize an updated Agreement for Professional Services with Marcia Dickerson Consulting, to provide consulting services regarding human resources, leadership and management.
- [5\)](#) **Ordinance** to declare certain immovable property (ponds south of Ike Hamilton Expo) to be surplus, and to be sold to Warhawk Enterprises, LLC for \$266,011.14. **Introduced at December 12, 2024 meeting, properly advertised thereafter.**

BUILDING AND DEVELOPMENT

- [6\)](#) **Ordinance** to annex property located at 417 Thomas Rd (Parcel #50488); Quarles Property LLC, applicant. Received a FAVORABLE recommendation by the Planning Commission.
- [7\)](#) **Ordinance** to rezone property located at 417 Thomas Road (Parcel #50488), from an O-L (Open Land) District to a B-3 (General Business) District. Quarles Property LLC, applicant. Received a FAVORABLE recommendation by the Planning Commission.
- [8\)](#) **Ordinance** to rezone property located at 203 Lincoln St, West Monroe (Assessor Parcel #74648), from a B-3 (General Business) District to a R-2 (Multi-family Residential) District. Twin City Ventures, LLC (W. Shane Wooten) applicant. Received a FAVORABLE recommendation by the Planning Commission.

LEGAL

- [9\)](#) **Ordinance** to correct and now properly amend Sec. 11-4027 to 11-4027.4 of the Code of Ordinances, earlier amended in Ordinance # 5371 (adopted August 6, 2024), to amend "Operating a Vehicle While Intoxicated" to "Operating a Vehicle While Impaired", to provide that impairment may be caused by alcohol or drugs or a combination, and to now deleted earlier erroneously amended Sec.11-4027.5(B)(3) and 11-4027.6(A)
- [10\)](#) **Ordinance** to enact Sec. 11-5032 of the Code of Ordinances, Prohibiting the Sale or Distribution of Mitragynine Speciosa (sometimes referred to as "Kratom") effective February 1, 2025.

PUBLIC WORKS

COMMUNITY SERVICES

PARKS AND RECREATION

POLICE/FIRE

WMFD

WMPD

ENGINEERING/CONSTRUCTION PROJECTS

- [11\)](#) New Drago Street Sanitary Sewer Lift Station - City Project #000180

Ordinance to authorize execution of the Amended Cooperative Endeavor Agreement with the State of Louisiana, Office of Community Development (Water Sector Program-Sewer) relating to the project "New Drago Street Sanitary Sewer Lift Station, Planning and Construction".

- [12\)](#) New Drago Street Sanitary Sewer Lift Station - City Project #000180

Ordinance to authorize a commitment of up to \$1,365,558 for the construction of the New Drago Street Sanitary Sewer Lift Station (Water Sector Funding: \$3,932,673).

- [13\)](#) New Drago Street Sanitary Sewer Lift Station - City Project #000180

Ordinance to authorize a commitment of up to \$1,365,558 for the construction of the New Drago Street Sanitary Sewer Lift Station (Facility Planning & Control).

- [14\)](#) North 7th Street Bicycle/Pedestrian Path (Arkansas Road to Otis Street) - City Project #000121

Authorize City Clerk to advertise for bids.

PUBLIC COMMENTS/OTHER BUSINESS

- [15\)](#) Project Updates

S.E. Huey Co.

Lazenby & Associates, Inc.

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 SPECIAL MEETING
Thursday, December 12, 2024 at 12:00 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 Alderwoman Morgan Buxton. The Pledge of Allegiance was led by Mayor Staci Mitchell.

Motion to Approve Minutes

Motion to approve the minutes of December 3, 2024 Special Council Meeting.

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

ADMINISTRATION/FINANCE

Resolution 854: Resolution to accept the audit for the fiscal year ending June 30, 2024 and the Independent Accountant's report on applying Statewide Agreed-Upon Procedures (SAUP) for the fiscal year ending June 30, 2024.

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

Ordinance 5429: Ordinance to authorize the execution of an Engagement Letter with Cameron, Hines, & Company, CPAs, to conduct the audit for the City of West Monroe, Louisiana, for the fiscal year of July 1, 2024 to June 30, 2025.

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

Ordinance 5430: Ordinance to authorize the execution of an Engagement Letter with Cameron, Hines, & Company, CPAs, to conduct the Statewide Agreed-Upon Procedures (SAUP) for the City of West Monroe, Louisiana for the fiscal year of July 1, 2024 to June 30, 2025.

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

Ordinance 5431: Ordinance to authorize the execution of an Engagement Letter with Cameron, Hines, & Company, CPAs, to conduct Statewide Agreed-Upon Procedures (SAUP) for the Housing Authority (Section 8) of the City of West Monroe, Louisiana, for the fiscal year of July 1, 2024 to June 30, 2025.

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

ADD TO AGENDA ITEM: Add to list of fund budgets to be amended: Highland Park Development Fund, 2022 Debt Capital Fund.

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

Ordinance 5432: Ordinance to amend the General Fund Budget, 86 Sales Tax Capital Budget, 2015 DFC Service Fund Budget, 2018 DFC Service Fund Budget, 2022 DFC Service Fund Budget, DEQ SRP Service Fund Budget, DEQ SRP Reserve Fund Budget, CDBG-ED WPS Service Fund Budget, Employee's Workers Comp Reserve Fund Budget, Hasley Cemetery Trust Fund Budget, Kiroli Foundation Fund Budget, Ouachita Outreach Fund Budget, Employee's Health Insurance Fund Budget, Street Maintenance Fund Budget, West Ouachita Senior Center Fund Budget, Emergency Food & Shelter Program Fund Budget, Officer Witness Court Fee Fund Budget, Section 8 Housing Fund Budget, General Insurance Fund Budget, West Monroe Office of Motor Vehicles Fund Budget, Miscellaneous Grants Fund Budget, AmeriCorps Grant Fund Budget, Keep West Monroe Beautiful Fund Budget, Metro Narcotics LCLE Grant Fund Budget, LCDBG Projects Fund Budget, Capital Campaign Fund Budget, 1986 Sales Tax Capital Improvements Fund Budget, Economic Development District Fund Budget, and ARPA Fund Budget for the year ending June 30, 2024.

Added: Highland Park Development Fund
 2022 Debt Capital Fund

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

Ordinance 5433: Ordinance to amend the Utility Enterprise Fund Budget for the fiscal year ending June 30, 2024.

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

INTRODUCE Ordinance 5434: Ordinance to declare certain immovable property (ponds south of Ike Hamilton Expo) to be surplus, and to be sold to Warhawk Enterprises, LLC for \$266,011.14.

Motion made by Westerborg, Seconded by Buxton.

ENGINEERING/CONSTRUCTION PROJECTS

Cotton Street Roadway & Sidewalk Improvements: Bridge Street to Wood Street - FP&C Project #50-MV2-24-01, City Project #000331

Ordinance 5435: Ordinance to authorization of a contract for geotechnical engineering services with Terracon Consultants, Inc.

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

New Water Well #12 - Production, Treatment and Storage (LAWSP Phase 2 Water Project) - City Project #000181

Ordinance 5436: Ordinance to authorize the filing of an application for a grant from the State of Louisiana Water Sector Program for funding of the City of West Monroe Water System Resiliency Project, with up to 31% City match commitment (\$1,324,729 City commitment; \$2,948,591 grant requests, \$4,273,320 total estimated cost).

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

WWTP Reuse Facility Discharge and Pond Outfall Modifications (LAWSP Phase 2 Sewer Project) - Project #000181

Ordinance 5437: Ordinance to authorize the filing of an application for a grant from the State of Louisiana Water Sector Program for funding of the City of West Monroe Sewer System Resiliency Project, with up to 31% City match commitment (\$604,596 City commitment; \$1,345,712 grant requests, \$1,950,308 total estimated cost).

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

WWTP Reuse Facility Discharge and Pond Outfall Modifications (LAWSP Phase 2 Sewer Project) - Project #000181

Ordinance 5438: Ordinance to authorize execution of a contract for engineering and related services with S. E. Huey Co.

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

Project Updates

Robbie L. George, IV, P.E. (S.E. Huey, Co.) and Joshua D. Hays, P.E., M.S.C.E. (Lazenby & Associates, Inc.) presented the City Council with project updates for transportation, drainage, water and other.

ADJOURN

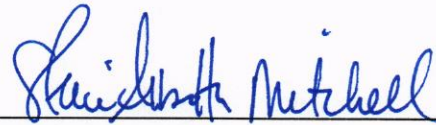
Motion made by Buxton, Seconded by Brian.
Voting Yea: Brian, Buxton, Welch, Westerburg

ATTEST:

APPROVED:



ANDREA PATE
CITY CLERK



STACI ALBRITTON MITCHELL
MAYOR

City of West Monroe	
2023-2024 Annual Budget	
WMSE Budget Summary	
	2023-2024 Amended
<u>REVENUES</u>	
Local Programming	13,313
Facility Rental-Non Tournament	46,174
Events & Tournaments	94,526
Family Entertainment Center	1,484
Food and Beverage	106,602
Total Pro/Merch Shop	120
Other Revenues	97,000
Total Revenues	359,219
<u>EXPENSES</u>	
West Monroe Sports & Events	942,481
Total Expenses	942,481
Excess (Deficiency)	
Revenues / Expenses	(583,262)
Other Financing Sources (Uses)	
Operating Transfers In	643,870
Operating Transfers Out	0
Total Other Financing Sources (Uses)	643,870

City of West Monroe	
2023-2024 Annual Budget	
WMSE Budget Summary	
	2023-2024 Amended
Excess (Deficiency)	
Revenues & Other Financing	
Sources / Expenses &	
Other Financing Uses	60,608
Retained Earnings Start of Year	0
Retained Earnings End of Year	60,608

STATE OF LOUISIANA
CITY OF WEST MONROE

ORDINANCE NO. _____ MOTION BY: _____

SECONDED BY: _____

AN ORDINANCE TO AMEND THE WEST MONROE SPORTS AND EVENTS
CENTER FUND BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2024,
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 West Monroe Sports and Events
Center Fund Budget for the City of West Monroe, Louisiana, for the fiscal year ending June 30, 2024
is hereby amended to conform with the budget attached hereto as Exhibit “A”.

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 and nay vote, passed
and adopted this 7th day of January, 2025, the final vote being as follows:

YEA: _____

NAY: _____

NOT VOTING: _____

ABSENT: _____

ATTEST:

APPROVED THIS 7TH DAY OF
JANUARY, 2025

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

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

COOPERATIVE ENDEAVOR AGREEMENT
BETWEEN THE CITY OF WEST MONROE AND
OUACHITA GREEN

This Cooperative Endeavor Agreement (the “Agreement”), is made, entered into and effective as of the 1st day of **February, 2025**, by and between the City of West Monroe (the “City”), a municipality existing under the laws of the State of Louisiana, and Ouachita Green (“Ouachita Green”), a nonprofit organization comprised of members of Keep Monroe Beautiful, Keep Sterlington Beautiful, Keep West Monroe Beautiful, and Keep Ouachita Parish Beautiful.

WITNESSETH:

WHEREAS, Article VII, Section 14c of the Constitution of the State of Louisiana provides that “For a public purpose, the state and its political subdivisions or political subdivisions or political corporations may engage in cooperative endeavors with each other, with the United States or its agencies, or with any public or private association, corporation, or individual.”,

WHEREAS, the City has a legal obligation and right to promote economic development and growth within the corporate limits of the city of West Monroe in Ouachita Parish, as well as, throughout Northeast Louisiana; and

WHEREAS, litter abatement, environmental education, and beautification are areas which have been identified by prospective developers as a critical need for effective economic development in West Monroe, LA; and

WHEREAS, the City of West Monroe is participating in a collaborative effort to address this critical need through regional cooperation with future developers, Keep Monroe Beautiful, Keep Sterlington Beautiful, Keep West Monroe Beautiful, and Keep Ouachita Parish Beautiful which will help address this initiative, and previous collaborations have been very successful.

WHEREAS, it is the mission of Ouachita Green to promote and encourage litter control, beautification project, recycling, waste minimization and proper disposal of hazardous waste, assist with soliciting grants, enlist public and private support and developing ongoing programs focusing on changing personal attitudes; and

WHEREAS, The City of West Monroe, as a regional commercial hub and population center for Northeast Louisiana, supports this collaborative effort and as a leader has demonstrated its investment in the project with a designation of funds for the programs and missions stated above in this Cooperative Endeavor Agreement (“CEA”).

NOW, THEREFORE, for and in cause and consideration of the mutual covenants and agreements herein contained, the City and Ouachita Green do hereby covenant and agree as follows:

1. Throughout the term of this cooperative endeavor agreement, Ouachita Green will operate as a conduit with the other partners noted herein in reasonable accord with the underlying principles of this agreement;

2. City shall contribute to Ouachita Green the amount of \$27,500 per year, and Ouachita Green shall use the funds provided by the City, together with matching or in-kind funds from the other participants and such additional funds that will be raised by Ouachita Green or by others, to obtain the services of staff to coordinate the activities set out in this CEA. In addition, City will provide Ouachita Green with office space (with utilities provided), currently to be provided at Restoration Park.

3. In addition, for and in exchange for Ouachita Green organizing and administering the annual “Household Hazardous Waste” program, City will pay an additional \$10,000.00 per year to Ouachita Green following completion of the event and receipt of an invoice and report to City on the event. City will provide a location for the event and such assistance as available.

4. Ouachita Green shall fully document the expenditure of the funds provided by the City. The requirement for documentation shall be satisfied by an independent audit and unqualified opinion of the program by a licensed CPA, and shall be submitted annually to the City.

5. The Term of this Cooperative Endeavor Agreement shall be three (3) years from the effective date of February 1, 2025, and all documentation required by this Cooperative Endeavor Agreement must be submitted and approved by the City prior to any funding being released for each subsequent year of the term.

6. Ouachita Green shall provide quarterly reports to the City identifying the services obtained, the source and availability of matching funds, the programs in process and the training and support being provided with the funds used pursuant to this Cooperative Endeavor Agreement.

IN WITNESS whereof, the parties have executed this Agreement as of the date first set forth above.

THE CITY OF WEST MONROE

OUACHITA GREEN

By: _____
Staci Albritton Mitchell, Mayor

By: _____
Tim McIlvene, President

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 A COOPERATIVE ENDEAVOR AGREEMENT WITH OUACHITA GREEN, TO PROVIDE FOR CERTAIN COLLABORATIVE EFFORTS REGARDING LITTER ABATEMENT, ENVIRONMENTAL EDUCATION, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

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 Mayor Staci Albritton Mitchell be and she is hereby authorized to enter into a Cooperative Endeavor Agreement with Ouachita Green, continuing the existing agreement to provide for certain collaborative efforts to address litter abatement, environmental education and beautification, and related activities which provide both for effective economic development and increase the quality of life of the citizens of the City of West Monroe, a copy of which Cooperative Endeavor Agreement attached hereto as Exhibit “A”.

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 is hereby further authorized to further modify, amend or clarify the provisions of that Cooperative Endeavor Agreement if she deems it necessary or appropriate in order to accomplish the desired objective, and to take any and all actions and to execute any and all further documents she deems either necessary or proper to carry out the activities arising out of that Cooperative Endeavor Agreement described above according to its terms and its intent.

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 and nay vote, passed and adopted this 7th day of January, 2025, the final vote being as follows:

YEA: _____

NAY: _____

NOT VOTING: _____

ABSENT: _____

ATTEST:

APPROVED THIS 7TH DAY OF
JANUARY, 2025

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

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



Professional Services Agreement

Client: City of West Monroe

Management Contact/Title: Staci Albritton Mitchell, Mayor

Human Resources Contact: Denise Calhoun, dcalhoun@westmonroe.la.gov

Address: 2305 North 7th Street, West Monroe, LA 71291

Telephone: 318.397.6718

This Professional Service Agreement provides the following services for one quarter (or three months), for a fee of \$2,300:

1. Six (6) hours total of project work or meetings, on site or remote, on projects related to human resources, leadership, and management, one (1) 60-90 minute training session, developed and delivered by Marcia Dickerson at client's location, and three (3) monthly zoom or in-person coaching/training sessions (30 – 45 minutes each).
2. Unlimited assistance to Client through calls, emails, and texts from HR director, HR assistant, Chief of Staff, the Mayor, and other leaders during regular business hours, Monday - Friday, excluding federal holidays.
3. One (1) free ticket for Client employee in any training offered by Dickerson Consulting during the retainer period; two (2) additional tickets may be purchased at a 50% discount.
4. Access to video tutorials from Dickerson Consulting.

Stipulations and Exceptions:

1. Services not included in this professional service agreement are any additional training sessions provided by Marcia Dickerson. Any additional training will be billed separately.
2. Client may not "roll over" any unused hours of project work in the quarter to the following quarter. Unused hours in the agreement period are forfeited, unless they are due to absence or illness of Marcia Dickerson. If additional hours of consulting are needed in a month, they may be purchased at a rate of \$125 per hour.

3. Consultant will pay travel fees to work on site for the Client. The Client will pay for any expenses (e.g., copies).

4. If at any time hereafter Dickerson Consulting becomes involved in any capacity in any action or legal proceeding in connection with its services or with matters that are the subject of this Agreement, the Client agrees to allow Dickerson Consulting appear as a co-defendant in all activities and filings in defense by Client, at Client's cost (unless legally improper or prohibited); and to the extent not prohibited by law, to indemnify and hold harmless Dickerson Consulting and its owner against any losses, claims (whether or not valid), damages, judgments, liabilities, or expenses (including legal expenses) actually and reasonably incurred, unless such losses or claims, damages, judgments, liabilities, or expenses are finally determined by a court of competent jurisdiction to have been caused by the gross negligence, bad faith, or willful misconduct of Dickerson Consulting.

Terms

This Professional Service Agreement will remain in effect for three months, beginning January 1, 2025 and ending March 31, 2025. The contract may be modified by agreement of both parties at any time. This Professional Service Agreement will automatically renew for successive three month terms, with the same provisions as set out above, unless either notifies the other prior to the date of renewal of their intent that this agreement does not so renew.

Acknowledgement by:

Marcia Dickerson _____ Date _____

City of West Monroe, Louisiana, Client

By: _____ Date _____

Staci Albritton Mitchell, Mayor

Marcia Dickerson Consulting
 233 Loring Bend
 Choudrant, LA 71227
 (318) 278-0097
Marcia@MarciaDickersonConsulting.com
www.MarciaDickersonConsulting.com

STATE OF LOUISIANA
CITY OF WEST MONROE

ORDINANCE NO. _____

MOTION BY: _____

SECONDED BY: _____

AN ORDINANCE TO AUTHORIZE THE CITY OF WEST MONROE, LOUISIANA, TO EXECUTE AN UPDATED AGREEMENT FOR PROFESSIONAL SERVICES WITH MARCIA DICKERSON CONSULTING TO PROVIDE CERTAIN PROFESSIONAL CONSULTING SERVICES REGARDING HUMAN RESOURCES, LEADERSHIP AND MANAGEMENT; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, Marcia Dickerson Consulting is a consulting service which possesses a high degree of professional skill and experience in the areas of human resources, leadership, and management, and has been an excellent provider of professional consulting services in those areas; and

WHEREAS, The City of West Monroe desires to continue to retain Marcia Dickerson Consulting to provide those professional consulting services;

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 Staci Albritton Mitchell, Mayor of the City of West Monroe, Louisiana, be and she is hereby authorized to execute on behalf of the City of West Monroe, Louisiana, that updated Professional Service Agreement providing for consulting services with Marcia Dickerson Consulting regarding human resources, leadership, and management, all as more fully set forth in that updated agreement, a copy of which is attached as Exhibit "A".

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, as Mayor of the City of West Monroe, Louisiana, be and she is hereby further authorized further modify the attached agreement in such manner as she determines appropriate prior to its execution, and to take any and all actions and to execute any and all further documents she deems either necessary or proper to carry out the activities arising out of that agreement described above according to its terms and its intent.

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, this 7th day of January, 2025, the final vote being as follows:

YEA: _____

NAY: _____

NOT VOTING: _____

ABSENT: _____

ATTEST:

APPROVED THIS 7TH DAY OF
JANUARY, 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. 5434MOTION BY: WesterburgSECONDED BY: Buxton

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 WARHAWK ENTERPRISES, LLC, OR ITS APPROVED SUCCESSORS OR ASSIGNS, FOR THE CASH SUM OF \$266,011.14, 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 City previously approved the Mayor entering into an "Agreement to Purchase and Sell Vacant Land" to evidence the City's commitment to this project, a copy of which is now attached as Exhibit 1 executed by both parties.

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") 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 Exhibit "A", Exhibit "B", and Exhibit "C" to WARHAWK ENTERPRISES, LLC, or its approved successors or assigns ("BUYER") for and in consideration of the cash sum of TWO HUNDRED SIXTY SIX THOUSAND ELEVEN AND 14/100 (\$266,011.14) DOLLARS, subject to all of those terms and conditions which are set out in the "Agreement To Purchase and Sell Vacant Land".

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, she is hereby further authorized to execute a Cash Sale 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 or impose any and all

particular

Box 1

other terms and conditions 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 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 reacquire 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 and provisions of all of such conditions to be as determined appropriate by the Mayor.

The above ordinance was introduced on December 12, 2024, 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 7th day of January, 2025, with the final vote being as follows:

YEA: _____

NAY: _____

NOT VOTING: _____

ABSENT: _____

ATTEST:

APPROVED THIS 7TH DAY OF
JANUARY, 2025.

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

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

LEGAL NOTICE

NOTICE is hereby given by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in accordance with Louisiana Revised Statutes, Title 33, Section 4712, that the proposed Ordinance 5434 attached hereto as Exhibit "A" was introduced at the regular meeting of the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, on the 12th day of December, 2024, and will be considered for adoption at the regular meeting of the Mayor and Board of Aldermen on the 7th day of January, 2025 at 6:00 PM, City Council Chambers, West Monroe City Hall, 2305 N. 7th Street, West Monroe, Louisiana. Any opposition to the proposed Ordinance must be in writing, filed with the City Clerk within 15 days of the first publication of this Legal Notice. A public hearing will be held on any such written opposition at the time, date and place set forth above for the consideration of the adoption of the proposed Ordinance.

Andrea Pate
City Clerk
City of West Monroe

Date: December 3rd, 2024

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: That certain parcel of property containing 36.252 +/- acres and Lot 14A of Resubdivision of Lot 14 of West Monroe Commercial Park Subdivision (containing 3.561 +/- acres).

LEGAL DESCRIPTION: See attached Exhibit "A" (Legal description of 36.252 +/- acre tract), Exhibit "B" (plat of 36.252 +/- acre tract) and Exhibit "C" (Plat of Lot 14-A of Subdivision of Lot 14 of West Monroe Commercial Park Subdivision), 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: \$266,011.14 (Two Hundred Sixty Six Thousand Eleven & 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:

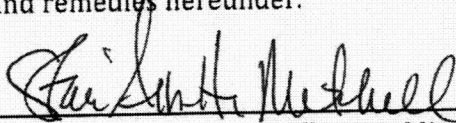
Seller: City of West Monroe (attn: Mayor Staci Mitchell)
 Phone: (318) 396-2600
 Email: smitchell@westmonroe.la.gov
 Address: 2305 North 7th Street, West Monroe, LA 71291

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: Warhawk Enterprises, LLC (attn: James Reneau)
 Phone: (318) 855-3186
 Email: james@blueheronhomes.com
 Address: 300 Washington Street, Suite 212, Monroe, LA 71201

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

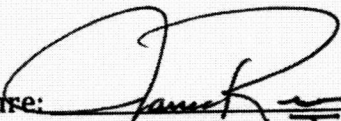
Seller Signature:



Authorized Representative of Seller: Staci Albritton Mitchell, Mayor

Date: 12/3/24

Purchaser Signature:



Authorized Representative of Purchaser:

James Reneau, Member

Date: 12/3/24

Exhibit "A"

36.252 Acre± Tract
 Section 32, T-18-N, R-3-E
 Land District North of Red River
 Ouachita Parish, Louisiana
 L & A, Inc. Project No. 24S047.00

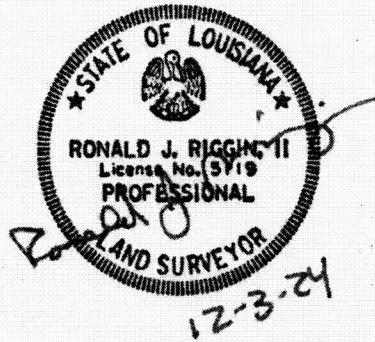
LEGAL DESCRIPTION

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

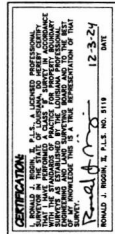
Commence at a found 1-1/2" iron pipe at the southwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 32, Township 18 North, Range 3 East, Land District North of Red River, Ouachita Parish, Louisiana, and the **POINT OF BEGINNING**; proceed North 00°08'59" East along the west line of the Southwest 1/4 of the Northeast 1/4 of Section 32, a distance of 190.09 feet to a found 1/2" rebar at the southwest corner of Lot 3 of West Monroe Commercial Park, as per plat recorded in Plat Book 19, Page 143 of the records of Ouachita Parish, Louisiana; thence proceed North 79°59'10" East along the south line of said Lot 3, a distance of 567.53 feet to a found 1/2" rebar; thence proceed North 35°19'44" East, a distance of 608.11 feet to a set 5/8" rebar on the south line of said Lot 3; thence proceed North 89°50'09" East along the south line of said Lot 3, a distance of 126.54 feet to a set 5/8" rebar; thence proceed South 54°04'56" East, a distance of 503.91 feet to a set 5/8" rebar; thence proceed South 88°48'14" East, a distance of 220.68 feet to a set 5/8" rebar; thence proceed South 82°30'19" East, a distance of 211.32 feet to a set 5/8" rebar on the west right-of-way line of Pavilion Road (60' R.O.W.); thence proceed South 31°20'19" East along the west right-of-way line of Pavilion Road, a distance of 229.95 feet to a found 1/2" rebar at the northeast corner of Lot 15 of the aforementioned West Monroe Commercial Park; thence proceed South 59°44'26" West along the north line of said Lot 15, a distance of 200.35 feet to a set 5/8" rebar at the northwest corner of said Lot 15; thence proceed South 25°21'34" East along the west line of said Lot 15, a distance of 473.27 feet to a found 1/2" rebar at the southwest corner of said Lot 15 and the north right-of-way line of Exchange Street (60' R.O.W.); thence proceed South 69°56'06" West along the north right-of-way line of Exchange Street, a distance of 102.92 feet to a set 5/8" rebar; thence proceed South 71°23'55" West along the north right-of-way line of Exchange Street, a distance of 151.11 feet to a found 1/2" rebar; thence proceed South 66°13'26" West along the north right-of-way line of Exchange Street, a distance of 94.46 feet to a set 5/8" rebar on the north right-of-way line of Exchange Street as dedicated on the plat of the Resubdivision of Lot 14 of West Monroe Commercial Park, as per plat recorded in Instrument No. 1905678 of the records of Ouachita Parish, Louisiana; thence proceed in a southwesterly direction along the north right-of-way line of Exchange Street and a curve to the right, an arc distance of 144.31 feet (Radius=220.00 feet, Chord=South 85°00'55" West - 141.73 feet) to a set 5/8" rebar; thence proceed in a northwesterly direction along the north right-of-way line of Exchange Street and a curve to the left, an arc distance of 41.29 feet (Radius=280.00 feet, Chord=North 80°25'03" West - 41.25 feet) to a set 5/8" rebar at the southeast corner of Lot 14A of the aforementioned Resubdivision of Lot 14 of West Monroe Commercial Park; thence proceed North 09°44'05" West along the east line of said Lot 14A, a distance of 404.55 feet to a set 5/8" rebar at the northeast corner of said Lot 14A; thence proceed South 89°50'10" West along the north line of said Lot 14A, a distance of 115.00 feet to a set 5/8" rebar at the northwest corner of said Lot 14A; thence proceed South 00°11'21" West along the west line of said Lot 14A, a distance of 444.09 feet to a set 5/8" rebar at the southwest corner of said Lot 14A; thence proceed South 62°33'19" West, a distance of 503.74 feet to a set 5/8" rebar; thence proceed in a northwesterly direction along a curve to the right, an arc distance of 255.67 feet (Radius=170.00 feet, Chord=North 74°21'35" West - 232.25 feet) to a set 5/8" rebar; thence proceed North 31°16'29" West, a distance of 504.25 feet to a set 5/8" rebar; thence proceed North 00°09'28" East, a distance of 180.00 feet to a set 5/8" rebar on the south line of the Southwest 1/4 of the Northeast 1/4 of Section 32;

thence proceed South 89°50'10" West along the south line of the Southwest ¼ of the Northeast ¼ of Section 32, a distance of 400.00 feet to the **POINT OF BEGINNING**; containing 36.252 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 December 3, 2024.



U.S. 167
U.S. 163
U.S. 12
MONTICELLO
BIG WATER
CONCRETE BR.
WINE ST.
100' ON 100'
100' ON 100'
100' ON 100'
SUBJECT PROPERTY
MONTICELLO
UTAH



371 EXCHANGE, LLC
(INSTRUMENT NO. 1902955)

36.252 Acre± Tract
Section 32, T-18-N, R-3-E
Land District North of Red River
Ouachita Parish, Louisiana
L & A, Inc. Project No. 24S047.00

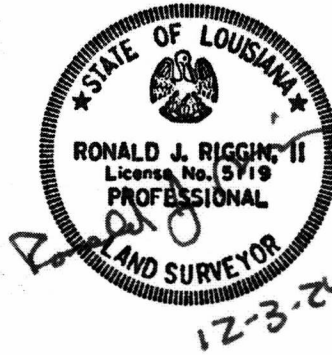
LEGAL DESCRIPTION

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thence proceed South 89°50'10" West along the south line of the Southwest ¼ of the Northeast ¼ of Section 32, a distance of 400.00 feet to the **POINT OF BEGINNING**; containing 36.252 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. Riffin, II, Professional Land Surveyor, dated December 3, 2024.





DEPARTMENT OF PUBLIC WORKS

303 West Pavilion Drive West Monroe, La 71291 Main: 318-325-0496

Daryl Platt
Director

Item 5)

December 9, 2024

RE: Downtown Centralized Garbage Collection

Dear Downtown Merchants and Residents,

For those unable to attend the merchants meeting held on November 12, the City of West Monroe Public Works Department would like to give a brief summary of the discussion held and to announce a new policy regarding garbage collection in the downtown area.

In keeping with the City of West Monroe's Downtown West Monroe Streetscape Master Plan, the city has created a new Downtown Garbage Collection District. If you are receiving this letter, your business or property is located within the boundary of this district. The approximate boundaries of the district are between Pine and Wood Streets east of Cotton Street to the Ouachita River.

The City of West Monroe will move to a centralized garbage collection in this downtown district, effective **January 1, 2025**. All green cans will be removed from the downtown district and replaced with secure, convenient dumpsters located throughout the district for residents and businesses to use. Dumpsters will be emptied twice a week and can be adjusted if needed. The locations are: adjacent to Flying Heart Brewing & Pub (204 Commerce Street), near the Bell Tower parking lot (Pine and Commerce Streets), the new public parking lot at Wood and Commerce Streets and the WMPD Detective Building at 400 Natchitoches Street.

Green cans will still be utilized for special downtown events such as Mardi Gras, Ouachita RiverFest and the Christmas Parade. City crews will promptly remove these cans after these events take place.

Per City of West Monroe Code of Ordinances Section 8-1028, all businesses in the downtown district are required to pay for municipal garbage service. The fee for this service will be \$10 a month. This fee will be included in your monthly City of West Monroe utility bill, beginning in January. Businesses who currently have their own dumpsters are exempt from this fee.

For a copy of this ordinance, please contact City of West Monroe Clerk Andrea Pate at City Hall at (318) 396-2600. If you have any questions or need more information, please contact City of West Monroe Public Works Director Daryl Platt or Sanitation Supervisor Sean Montgomery at (318) 325-0496.

Sincerely,

Daryl Platt, Director
City of West Monroe Public Works Department

Sean Montgomery
Sanitation Supervisor

PETITION TO REQUEST ANNEXATION INTO THE CITY OF WEST MONROE

BE IT KNOWN, that on the date set forth below came and appeared:

QUARLES PROPERTIES, L.L.C., (TIN xx-xxx6678), a Louisiana limited liability company, domiciled in Louisiana herein represented by Michael David Quarles and Kelly Rogers Quarles its duly authorized Members, acting pursuant to that Resolution filed in Conveyance Book 2381, Page 287, in the public records of Ouachita Parish, Louisiana and through unanimous consent of its Members, and whose address is 172 Quarles Rd, Ruston, LA 71270

who declared that it is the owner of the immovable property located at 415 Thomas Road, West Monroe, LA 71292 and more particularly described as follows:

TOWNSHIP 18 NORTH, RANGE 3 EAST
WEST MONROE, OUACHITA PARISH, LOUISIANA

Section 34: A tract or parcel of land containing 0.46 acres, more particularly described as follows:

Begin at the intersection of the Easterly right-of-way of Thomas Road (also known as Louisiana Highway 617), with the Northerly right-of-way of Old Natchitoches Road, said point of intersection being 86 feet to the right or Easterly side of the surveyed centerline for State Project No. 837-09-08 opposite approximate Highway Survey Station 68+78.50, and thence run North 50 degrees 00 minutes 19 seconds West along the Easterly right-of-way line of Thomas Road (Louisiana Highway 617) for a distance of 46.02 feet; thence run along the arc of a curve to the left, having a radius of 11,509.16 feet (the long chord of which bears North 00 degrees 25 minutes 31 seconds East and measures 389.01 feet) for an arc distance of 89.02 feet, more or less, and to the Northwest corner of that parcel acquired by Barbara Cloyd Emory, pursuant to Act of Exchange recorded in Conveyance Book 1390, Page 168, DR #948111, records of the Clerk of Court of Ouachita Parish, Louisiana, and to the point of beginning. From said point of beginning, thence run North 89 degrees 50 minutes 36 seconds East along the aforesaid parcel acquired by Barbara Cloyd Emory, for a distance of 200 feet; thence run North 00 degrees 25 minutes 31 seconds East for a distance of 100 feet; thence run South 89 degrees 50 minutes 36 seconds West for a distance of 200 feet, and to the Easterly right-of-way line of Thomas Road (Louisiana Highway No. 617); thence run South 00 degrees 25 minutes 31 seconds West along the Easterly right-of-way line of Thomas Road for a distance of 100 feet, more or less, and back to the point of beginning. (Municipal Address - 417 Thomas Road, West Monroe, LA 71292).

and that it hereby petitions and requests that the immovable property described above, together with any adjacent properties which may be owned by it, to now be annexed into the corporate limits of the City of West Monroe, Louisiana pursuant to the provisions of R.S. 33: 172, et seq.

As of this 18th day of November, 2024.

QUARLES PROPERTIES, LLC

BY: Michael D Quarles
MICHAEL DAVID QUARLES

BY: Kelly R Quarles
KELLY ROGERS QUARLES

Ouachita Parish Recording Page

EXHIBIT

Item 6)

2

LOUISE BOND
Clerk of Court
PO Box 1862
Monroe, LA 71210-1862
(318) 327-1444

Received From :
NAPPER, MADDEN & ROGERS
ATTYS AT LAW
207 W. CAROLINA
RUSTON, LA 71273-0697

287

First VENDOR

QUARLES PROPERTIES LLC

First VENDEE

THE PUBLIC

Index Type : Conveyances

File Number : 1654431

Type of Document : Resolution

Book : 2381

Page : 287

Recording Pages : 2

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for
Ouachita Parish, Louisiana

Louise Bond

Clerk of Court

On (Recorded Date) : 07/10/2014

At (Recorded Time) : 1:05:33PM



Doc ID - 009808650002



Return To :

NAPPER, MADDEN & ROGERS
ATTYS AT LAW
207 W. CAROLINA
RUSTON, LA 71273-0697

Do not Detach this Recording Page from Original Document

NON-CERTIFIED COPY

288

RESOLUTION

BE IT RESOLVED that MICHAEL DAVID QUARLES and/or KELLY ROGERS QUARLES, or either of them, acting individually or jointly, be and they are hereby authorized and empowered to act for and on behalf of QUARLES PROPERTIES, L.L.C., for the purpose of buying, selling, leasing, mortgaging, and otherwise acquiring, alienating and/or encumbering, immovable and movable property, for and on behalf of QUARLES PROPERTIES, L.L.C., at such time and place as either of the said Members shall, in their sole and uncontrolled discretion, deem advisable, all on such terms, conditions and provisions as either of the said Members shall, in their sole and uncontrolled discretion, deem advisable;

BE IT FURTHER RESOLVED that either of the said Members, acting individually or jointly, be and they are further authorized and empowered to execute any and all documents, instruments and forms necessary or incidental to the above and foregoing authority, in such form or forms, and containing such terms, conditions and provisions, as either of the said Members shall, in their sole and uncontrolled discretion, deem advisable, without limitation whatsoever;


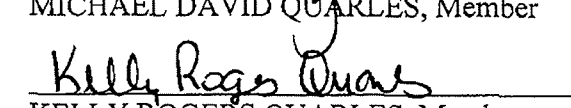
BE IT FURTHER RESOLVED that either of the said Members, acting individually or jointly, be and each of them is hereby authorized to do and perform any and all other acts and things necessary and/or incidental to the foregoing authority, as either of them shall, in their sole and uncontrolled discretion, deem advisable, without limitation whatsoever; and

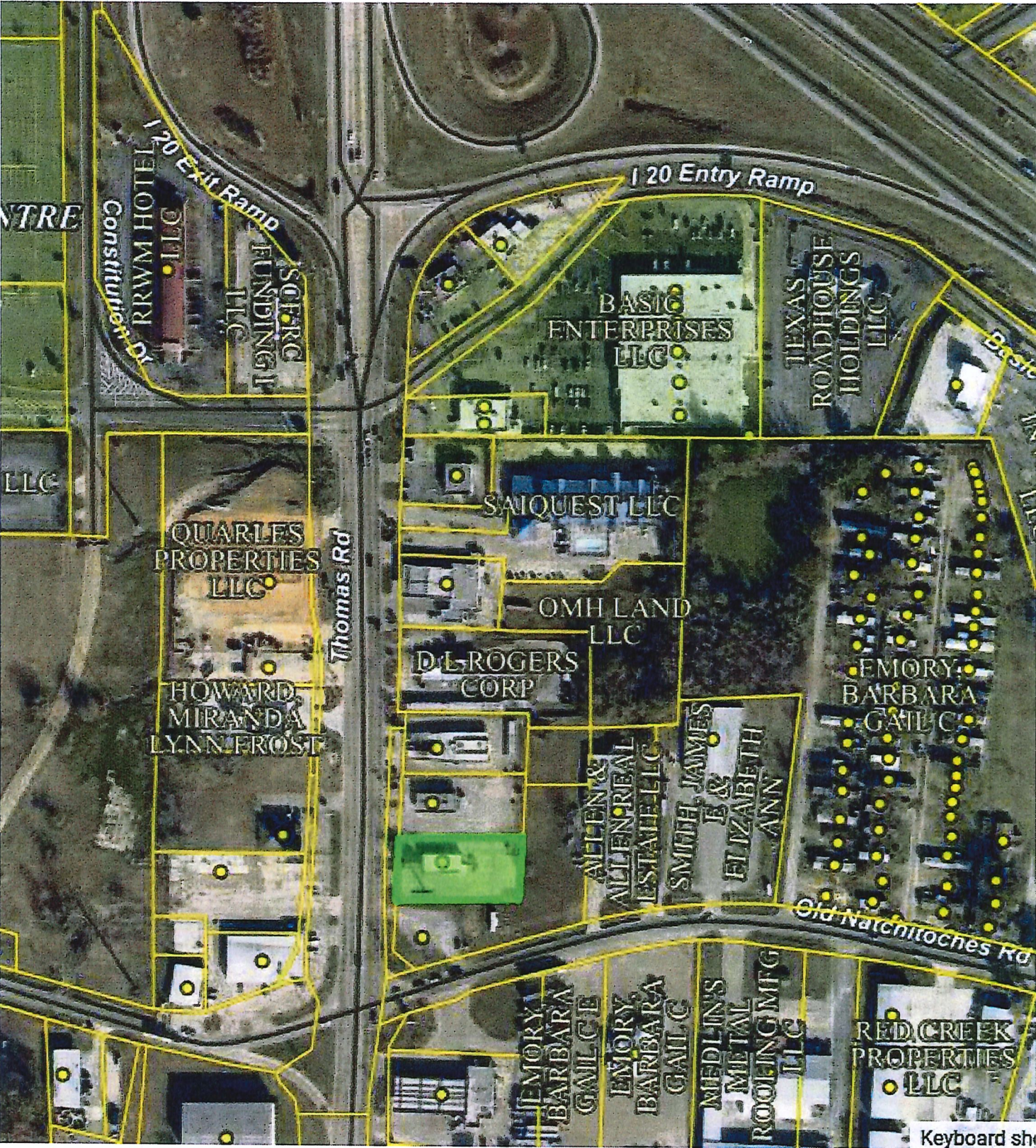
BE IT FURTHER RESOLVED that this Resolution be filed for record in the office of the Clerk of Court of Lincoln Parish and/or Ouachita Parish, Louisiana, or any other parish in which the corporation owns property, and that all persons, firms or corporation transacting business with QUARLES PROPERTIES, L.L.C., be and they are hereby authorized and empowered to rely upon the authority herein conferred, until a like Resolution is similarly recorded, revoking or modifying the authority set forth herein.

CERTIFICATE

We, MICHAEL DAVID QUARLES and KELLY ROGERS QUARLES, do hereby certify that we are the sole and only Members of QUARLES PROPERTIES, L.L.C., that the above and foregoing Resolution was duly adopted by both of us, meeting in regular session, and that the authority set forth herein is in full force and effect as of this date. We further certify that the books and records of QUARLES PROPERTIES, L.L.C. are in our possession and control.

Ruston, Louisiana, this 10th day of July, 2014.


MICHAEL DAVID QUARLES, Member

KELLY ROGERS QUARLES, Member



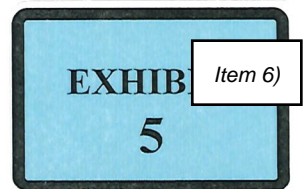
TOWNSHIP 18 NORTH, RANGE 3 EAST, WEST MONROE, OUACHITA PARISH, LOUISIANA

Section 34: A tract or parcel of land containing 0.46 acres, more particularly described as follows:

Begin at the intersection of the Easterly right-of-way of Thomas Road (also known as Louisiana Highway 617), with the Northerly right-of-way of Old Natchitoches Road, said point of intersection being 86 feet to the right or Easterly side of the surveyed centerline for State Project No. 837-09-08 opposite approximate Highway Survey Station 68+78.50, and thence run North 50 degrees 00 minutes 19 seconds West along the Easterly right-of-way line of Thomas Road (Louisiana Highway 617) for a distance of 46.02 feet; thence run along the arc of a curve to the left having a radius of 11,509.16 feet (the long chord of which bears North 00 degrees 25 minutes 31 seconds East and measures 389.01 feet) for an arc distance of 89.02 feet, more or less, and to the Northwest corner of that parcel acquired by Barbara Cloyd Emory, pursuant to Act of Exchange recorded in Conveyance Book 1390, Page 168, DR#948111, records of the Clerk of Court of Ouachita Parish, Louisiana, and to the point of beginning. From said point of beginning thence run North 89 degrees 50 minutes 36 seconds East along the aforesaid parcel acquired by Barbara Cloyd Emory, for a distance of 200 feet; thence run North 00 degrees 25 minutes 31 seconds East for a distance of 100 feet; thence run South 89 degrees 50 minutes 36 seconds West for a distance of 200 feet, and to the Easterly right-of-way line of Thomas Road (Louisiana Highway No. 617); thence run South 00 degrees 25 minutes 31 seconds West along the Easterly right-of-way line of Thomas Road for a distance of 100 feet, more or less, and back to the point of beginning (Municipal Address - 417 Thomas Road, West Monroe, LA 71292)



STEPHANIE SMITH, AAS, CLA
Assessor



**CERTIFICATE OF THE
OUACHITA PARISH ASSESSOR ACCORDING TO
LOUISIANA R.S.33:172 (ANNEXATIONS)**

The Assessor declares that she has examined the proposed annexation request dated November 18th, 2024 for property referenced in the attached petition and does hereby certify that the petition represents one hundred percent (100%) of the non-resident property owners in the proposed area and those assenting own at least 25% in value of the total assessed valuation, based upon the assessment rolls and homestead exemptions on file in the Parish Assessor's office.

I hereby certify that the valuation of the properties proposed for annexation is as follows:

- PARCEL – 50488
 - Owner: Quarles Properties LLC
 - Assessor's Physical Address: 417 Thomas Rd
 - SEE EXHIBIT A for Legal Description
 - Total Assessed Value: \$32,683

The proposed parcel is classified as commercial improved. There are 0 (zero) resident property owners signing homestead exemption as of the current date in the area proposed for annexation.

Signed December 18, 2024

STEPHANIE S. SMITH
Ouachita Parish Assessor

OUACHITA PARISH ASSESSOR’S OFFICE
ANNEXATION CERTIFICATE – 12/ 18 /2024

Parcel 50488 Extended Legal Description:

SECTION 34 TOWNSHIP 18 NORTH, RANGE 3 EAST
WEST MONROE, OUACHITA PARISH, LOUISIANA

A tract or parcel of land containing 0.46 acres, more particularly described as follows:

Begin at the intersection of the Easterly right-of-way of Thomas Road (also known as Louisiana Highway 617), with the Northerly right-of-way of Old Natchitoches Road, said point of intersection being 86 feet to the right or Easterly side of the surveyed centerline for State Project No. 837-09-08 opposite approximate Highway Survey Station 68+78.50, and thence run North 50 degrees 00 minutes 19 seconds West along the Easterly right-of-way line of Thomas Road (Louisiana Highway 617) for a distance of 46.02 feet; thence run along the arc of of a curve to the left, having a radius of 11,509.16 feet (the long chord of which bears North 00 degrees 25 minutes 31 seconds East and measures 389.01 ft) for an arc distance of 89.02 feet, more or less, and the Northwest corner of that parcel acquired by Barbara Cloyd Emory, pursuant to Act of Exchange recorded in Conveyance Book 1390 pate 168, DR #948111, records of the Clerk of Court of Ouachita Parish, Louisiana, and to the point of beginning. From said point of beginning, thence run North 89 degrees 50 minutes 36 seconds East along the aforesaid parcel acquired by Barbara Cloyd Emory, for a distance of 200 feet; thence run North 00 degrees 25 minutes 31 seconds East for a distance of 100 feet; thence run South 89 degrees 50 minutes 36 seconds West for a distance of 200 feet, and to the Easterly right-of-way line of Thomas Road (Louisiana Highway No. 617); thence run South 00 degrees 25 minutes 31 seconds West along the Easterly right-of-way line of Thomas Road for a distance of 100 feet, more or less, and back to the point of beginning. (Municipal Address - 417 Thomas Road, West Monroe, LA 71292)



Isabelle Butler, CERA
REGISTRAR OF VOTERS
PARISH OF OUACHITA
1650 DESIARD STREET, SUITE 125
MONROE, LOUISIANA 71201

EXHIBIT
6

Item 6)

Telephone (318) 327-1436
Fax (318) 327-1337

CERTIFICATE

I, Isabelle W. Butler, Registrar of Voters for Ouachita Parish, Louisiana, do hereby certify that according to the records of the Registrar of Voters for Ouachita Parish, Louisiana, there are no registered voters residing at 415 Thomas Rd, proposed for the annexation into the city of West Monroe, Louisiana.

MONROE, LOUISIANA, THIS 30TH DAY OF DECEMBER, 2024

..

ISABELLE W. BUTLER, REGISTRAR OF VOTERS
OUACHITA PARISH, LOUISIANA

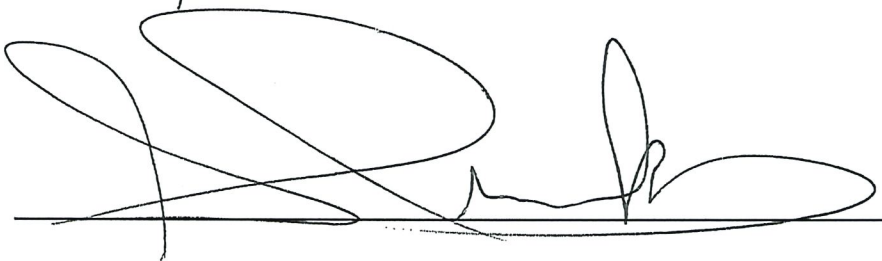
The Ouachita
CITIZEN
www.ouachitacitizen.com

4423 Cypress Street, West Monroe, LA 71291 • Phone (318) 396-0602 • Fax (318) 396-0900

AFFIDAVIT
Proof of Publication

I certify that the attached notice was published in
The Ouachita Citizen, a weekly newspaper and the official
legal journal of Ouachita Parish and Morehouse Parish,
Louisiana, in the issue/s of:

Nov 28, Dec 5, 12, 2024

Signed by: 

Sworn and subscribed before me, this 12 day of
December, 2024


Notary Public #33912
Devin Todd Jones

WEST MONROE PLANNING COMMISSION
 2305 North 7th Street, West Monroe, LA 71291
 West Monroe Planning Commission
PUBLIC NOTICE

NOTICE is hereby given that the Planning Commission of the City of West Monroe will meet in legal session on Monday, December 16, 2024 at 5:00 p.m. in the Council Chambers at West Monroe City Hall, 2305 North 7th Street, West Monroe, Louisiana, to review the following:

PASE-24-15000005 by Bridget Taylor for property owned by Barbara Golden located at 103 Short Lee Street (Parcel #39156). Requesting Planning Approval / Special Exception for Class B Mobile Home (Year 1999/Size 28ftx-60ft) in an R-1 (Single Family Residential) District per West Monroe Code of Ordinances Section 12-5012 (3). As Planning Approval Special Exception requires approval by both the Planning Commission and Board of Adjustments, this application will also be heard at the December 23, 2024, Board of Adjustments Meeting.

PASE-24-15000004 by Carlos Escobar for property owned by Carlos Escobar & Julia Matias located at 212 Vine Street (Parcel #36491). Requesting Planning Approval / Special Exception for Class B Mobile Home (Year 2010/Size 16ftx80ft) in an R-1 (Single Family Residential) District per West Monroe Code of Ordinances Section 12-5012 (3). No one was present for this application. Brian Bendily motioned to Table this application. Judy Poole second. The application has been TABLED and will be heard at the December 16, 2024 meeting. This application will also be heard at the November 25, 2024, Board of Adjustments Meeting.

PA-24-10000002 by New Beginnings Worship Center/Janet Floyd for property owned by Set Free Ministries of LA located at 603 N 4th St (Parcel #1960, 1961, 1962, 1963, 1964, 73675). Requesting Planning Approval to allow a church in a R-1 (Single Family Residential) District per West Monroe Code of Ordinances Section 12-5012 (a)(2).

EA-24-10000003 by Freedom Bible Church - Twin Cities for property owned by Set Free Ministries of LA located at 214 Reagan St (Parcel #2295, 2296, 2297, 2298, 2299, 2300, 2774, 86216, 86217). Requesting Planning Approval to allow a church in a B-3 (General Business) District per West Monroe Code of Ordinances Section 12-5016 (a)(2).

ANNX-24-60000005 by Quarles Properties LLC for property located at 415/417 Thomas Rd (Parcel 50488). Requesting Annexation into the West Monroe City Limits per West Monroe Code of Ordinances Section 12-2003. The West Monroe City Council will hear this case on January 7, 2025.

ZC-24-45000014 by Quarles Properties LLC Requesting Zone Change to B-3 (General Business) District for property located at 415/417 Thomas Road (Parcel #50488) per West Monroe Code of Ordinances Sec. 12: 5013. The West Monroe City Council will hear this case on January 7, 2025.

ZC-24-45000015 by Twin City Ventures C/O Shane Wooten Requesting Zone Change from B-3 (General Business) District to R-2 (Multi Family Residential) District for property located at 203 Lincoln St (Parcel #74648) per West Monroe Code of Ordinances Sec. 12: 5013. The West Monroe City Council will hear this case on January 7, 2025.

If you need special assistance, please contact Jonathan Kaufman, Building & Development Director, at 318-396-2600, and describe the assistance that is necessary.

The public is invited to attend.

Run Date: 11-28-2024, 12-5-2024, & 12-12-2024

"12' Trailer and mounted pressure washer has been stored at Plunks Wrecker Service, 108 Jonesboro Road, West Monroe LA 71292 since 10-3-2024. If all current charges are not paid and trailer claimed by owner by 12/12/2024, a Permit to Sell may be obtained."

11.28, 12.5

2018 Ford Focus S, VIN: 1FADP3E24JL255989 (B6209), is being stored at Bears Towing of Ouachita Inc. 2601 US 165 Bypass, Monroe, La 71202. If all charges are not paid and vehicle is not claimed within 15 days of the 2nd notice, a Permit to Sell/Dismantle will be obtained.

11.28, 12.5

NOTICE OF AVAILABILITY OF PROPOSED BUDGET AND PUBLIC HEARING

The proposed budget of Hospital Service District No. 1 of the Parish of Ouachita, State of Louisiana for the year 2025 is available for public inspection at The Wellness Center, 3215 Cypress Street, West Monroe, LA 71291. A public hearing on the proposed budget shall be held on Thursday, December 12, 2024 at 4:00 p.m. at the Warehouse #1 Restaurant Private Room, 1 Olive Street, Monroe, LA 71201.

12.5

ORDINANCE NO. _____ (OTG)

AN ORDINANCE ESTABLISHING OR AMENDING THE COMPENSATION OF CERTAIN MUNICIPAL OFFICERS, ALSO RESCINDING ANY OTHER ORDINANCES THAT PERTAINS TO THE SAME. Item 6)

BE IT ORDAINED THAT THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF STERLINGTON hereby fixes compensation of the TOWN CLERK and MAGISTRATE as follows:

- 1) TOWN CLERK - Annual Salary of \$51,030.
- 2) MAGISTRATE - \$250 a month payable to the Magistrate presiding over Mayor's Court for that month.

The foregoing ordinance having been duly introduced at the regular meeting of November 26, 2024, of the Mayor and Board of Aldermen for the Town of Sterlington and the notice of it having been published in the official journal pursuant to R.S.42:7, and the same having been read by title at the regular meeting of the Mayor and Board of Aldermen on December _____, 2024, and called for final passage (_____) and submitted to a final vote as a whole, the vote thereon being:

AYES:
 NAYES:
 ABSENT:

And the ordinance was declared adopted on the _____ day of December _____, 2024, as Ordinance No. _____ (OTG), which shall take effect immediately.

 Matt Talbert, Mayor

 Natalie Penrose, Town Clerk

NOTE: Most all ordinances take two meetings to adopt. A written ordinance shall be presented to the Board and if in agreement, it will be introduced at that meeting or tabled, or removed from the table. If it is introduced, the town clerk will avertise it for the next meeting, so the public can attend that meeting to ask questions before it is adopted. Changes can be made to an ordinance before it is adopted.

12.5

ORDINANCE NO. 2024-11 (OTG)

AN ORDINANCE INCREASING THE COMPENSATION FO THE BOARD OF ALDERMEN

BE IT ORDAINED THAT THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF STERLINGTON increases the compensation for the Board of Aldermen effective January 1, 2025. The compensation will increase from Two Hundred Fifty Dollars (\$250) monthly to Four Hundred Dollars (\$400) and the Mayor Pro Tempore's compensation will increase from Three Hundred Fifty Dollars (\$350) to Four Hundred Dollars (\$400) monthly.

The foregoing Ordinance having been duly introduced by Zack Howse, seconded by Erica Gross at a regular meeting on November 26, 2024, with this Ordinance having been submitted, introduced and published, a motion was made by _____, and seconded by _____ to adopt and was then submitted to a vote as a whole, the vote thereon being as follows:

AYES:
 NAYES:
 ABSTAINED:
 ABSENT:

And the Ordinance was declared ADOPTED on _____, 2024 as Ordinance No. _____ (OTG) for the Town of Sterlington with an effective date of January 1, 2025.

 Matt Talbert, Mayor

 Natalie Penrose, Town Clerk

12.5

**TOWN OF STERLINGTON
 ORDINANCE NO. _____ ()**

AN ORDINANCE AMENDING THE ORDINANCE FOR SOLAR FARM ADMINISTRATION, REQUIREMENTS, AND STANDARDS IN

PLANNING COMMISSION MINUTES
Monday, December 16, 2024

EXHIBIT Item 6)

8

MEMBERS PRESENT: Melody Olson
Tom Malmay
Brian Bendily
AJ Word

MEMBERS ABSENT: Judy Poole

OTHERS PRESENT: Jonathan Kaufman, Director, Building & Development
Jeremy Ratcliff, Deputy Director, Building & Development
Chessi Alexander, Building & Development
Doug Caldwell, West Monroe City Attorney
Lydia Holland Baugh, West Monroe City Attorney
Shane Wooten, 203 Lincoln Street
Carlos Escobar, 212 Vine Street
Stanley Johnson, 208 Short Madison Street
Bridget Taylor, 103 Short Lee Street
Barbara Golden, 108 La Verde Street
Dr. Monohn Prud'homme, New Beginnings Worship Center
Brooke Burns, 214 Reagan Street
Darris Burns, 214 Reagan Street
Tim Spencer, 104 Bayside Circle
Centerio Ford, 400 Lincoln Rd.
Leporsha Arvie, 111 Briar Hill Drive

The Monday, December 16, 2024, Planning Commission Meeting was called to order by Brian Bendily. The Commission approved the minutes of the Monday, November 18, 2024, Planning Commission meeting.

The cases for review were:

PASE-24-15000005 by Bridget Taylor for property owned by Barbara Golden located at 103 Short Lee Street (Parcel #39156). Requesting Planning Approval / Special Exception for Class B Mobile Home (Year 1999/Size 28ftx60ft) in an R-1 (Single Family Residential) District per West Monroe Code of Ordinances Section 12-5012 (3). Bridget Taylor was present to represent this application. Tom Malmay asked if Bridget Taylor was aware that she needed to apply for Mobile Home Permit and a Zoning Application before purchasing the mobile home. Bridget Taylor was not aware of the required applications. Stanley Johnson was present to speak on behalf of the community on Short Madison and Short Lee. Stanley Johnson explained that he thought this mobile home would be a great asset to the community. The community is very close and would love to have new neighbors. Melody asked if there were any other mobile homes in the area. Stanley Johnson showed that there was two more mobile homes in the area. One mobile home is located on Lee Street and another is located on Church Street. Tom Malmay motioned to approve this application. AJ Word seconded the motion. **This application has been sent with a FAVORABLE recommendation from the West Monroe City Planning Commission.** As Planning Approval Special Exception requires approval by both the Planning Commission and Board of Adjustments, this application will also be heard at the December 23, 2024, Board of Adjustments Meeting.

PASE-24-15000004 by Carlos Escobar for property owned by Carlos Escobar & Julia Matias located at 212 Vine Street (Parcel #36491). Requesting Planning Approval / Special Exception for Class B Mobile Home (Year 2010/Size 16ftx80ft) in an R-1 (Single Family Residential) District per West Monroe Code of Ordinances Section 12-5012 (3). No one was present for this application. Brian Bendily motioned to Table this application. Judy Poole second. **The application has been TABLED and will be heard at the December 16, 2024 meeting.** This application was heard at the November 25, 2024, Board of Adjustments Meeting. **This application was sent to the Planning Commission with a FAVORABLE recommendation from the West Monroe Board of Adjustments.** Carlos Escobar was present to represent the application. There was no translator present; therefore there was a language barrier. Carlos Escobar explained that he plans to use the property as a rental property. There is a plan to put two more mobile homes on the property at a later

PLANNING COMMISSION MINUTES
Monday, December 16, 2024

Item 6)

date. Jonathan Kaufman explained that the land will need to be subdivided for each mobile that is planned to be on the property. Carlos Escobar was not aware of the Mobile Home Permit or the Planning Approval Special Exception Application when purchasing the property. AJ Word motioned for the application to be approved. Tom Malmay seconded the motion. **The vote on the motion to approve was TIED, therefore the application FAILED.** Carlos Escobar has fifteen days to appeal to seek City Council approval.

PA-24-10000002 by New Beginnings Worship Center/Janet Floyd for property owned by Set Free Ministries of LA located at 603 N 4th St (Parcel #1960, 1961, 1962, 1963, 1964, 73675). Requesting Planning Approval to allow a church in a R-1 (Single Family Residential) District per West Monroe Code of Ordinances Section 12-5012 (a)(2). Dr. Monohn Prud'homme was present to represent this application. Dr. Prud'homme explained that the church congregation is looking to occupy the church building located at 603 N 4th St. The congregation is looking to start meeting there in January. Brian Bendily motioned to approve this application. AJ Word seconded the motion. **The application is APPROVED.**

PA-24-10000003 by Freedom Bible Church – Twin Cities for property owned by Set Free Ministries of LA located at 214 Reagan St (Parcel #2295, 2296, 2297, 2298, 2299, 2300, 2774, 86216, 86217). Requesting Planning Approval to allow a church in a B-3 (General Business) District per West Monroe Code of Ordinances Section 12-5016 (a)(2). AJ Word was the representative for this application and stepped down from the commission to represent. AJ Word explained that there were just services currently being held in the sanctuary. Lonnikia Robinson expressed that she thought the church would be great for the community. Brian Bendily motioned to approve this application. Melody Olson seconded the motion. **The application is APPROVED.**

ANNX-24-60000005 by Quarles Properties LLC for property located at 415/417 Thomas Rd (Parcel 50488). Requesting Annexation into the West Monroe City Limits per West Monroe Code of Ordinances Section 12-2003. This application was petitioned to be annexed into the City of West Monroe. There will be a new local liquor license issued. No other operations will be needed. Melody Olson motioned to approve this application. Tom Malmay seconded the motion. **This application will be sent to the City Council with a FAVORABLE recommendation from the Planning Commission.** The West Monroe City Council will hear this case on January 7, 2025.

ZC-24-45000014 by Quarles Properties LLC Requesting Zone Change to B-3 (General Business) District for property located at 415/417 Thomas Road (Parcel #50488) per West Monroe Code of Ordinances Sec. 12: 5013. This application was petitioned to be annexed into the City of West Monroe. There were no issues. No other operations will be needed. Brian Bendily motioned to approve this application. AJ word seconded the motion. **This application will be sent to the City Council with a FAVORABLE recommendation from the Planning Commission.** The West Monroe City Council will hear this case on January 7, 2025.

ZC-24-45000015 by Twin City Ventures C/O Shane Wooten Requesting Zone Change from B-3 (General Business) District to R-2 (Multi Family Residential) District for property located at 203 Lincoln St (Parcel #74648) per West Monroe Code of Ordinances Sec. 12: 5013. Shane Wooten was present to speak on this application. He was requesting zone change to use the property as a short or long term rental. The property has been on the market for a long time. It is not needed for commercial property. There are several single-family homes around. Shane Wooten said that they intend to convert to single residence. Brian Bendily motioned to approve the application with a R-2 deed restriction to single-family. AJ Word seconded the motion. **This application will be sent to the City Council with a FAVORABLE recommendation from the Planning Commission.** The West Monroe City Council will hear this case on January 7, 2025.

As there was no further business, the meeting was adjourned.



Planning Commission

City of
West Monroe

ANNX-24-60000005 by Quarles Properties LLC for property located at 415 Thomas Rd (Parcel 50488). Requesting Annexation into the West Monroe City Limits per West Monroe Code of Ordinances Section 12-2003. The West Monroe City Council will hear this case on January 7, 2025. Currently "The Oasis Daiquiris".

ZC-24-45000014 by Quarles Properties LLC Requesting Zone Change to B-3 (General Business) District for property located at 415 Thomas Road (Parcel #50488) per West Monroe Code of Ordinances Sec. 12: 5013. The West Monroe City Council will hear this case on January 7, 2025.

Location Map:

NOTE: Maps are printed from information provided from the Ouachita Parish Tax Assessor's Office information and its ONLY PURPOSE is to give the Commission a general idea of the location of the property. It is not intended for use as a legal description / boundary line / nor lot shape determination.



Please Note: This is printed from the Ouachita Parish Tax Assessor's Office and its only purpose is to give a general idea of the location of the property involved in the application. It is not intended for use as legal description / boundary line / lot shape determination. FOR REFERENCE USE ONLY.

415 Thomas Rd.

2305 North 7th Street – West Monroe, LA 71291-(318) 396-2600 FAX (318) 397-2382



michael@quarlesproperties.com

CITY OF WEST MONROE
OFFICE OF BUILDING & DEVELOPMENT: ZONING PROCESS APPLICATION
 2305 N 7th Street, West Monroe, LA 71291 318 396-2600 318-397-6722
 Jonathan Kaufman, Building & Development Director

CASE TITLE & NO.:

DATE RECEIVED:

Complete Items Indicated for the following:

<input type="checkbox"/>	Planning Approval	FEE	\$200	1,2,3,4,5,6,10,15,16
<input type="checkbox"/>	Planning Approval/Special Exception	FEE	\$300	1,2,3,4,5,6,10,11,15,16
<input type="checkbox"/>	Variance	FEE	\$200	1,2,3,4,5,6,11,15,16
<input type="checkbox"/>	Planning Approval - Parking Plan	FEE	\$200	1,2,3,4,5,6,7,10,15,16
<input type="checkbox"/>	Planned Building Group Approval	FEE	\$200/1 AC+\$10/ADDL ACRE	1,2,3,5,6,8,9,10,15, 16
<input type="checkbox"/>	Planned Unit Development	FEE	\$200/1 AC+\$10/ADDL ACRE	1,2,3,4,6,8,9,10,15,16
<input type="checkbox"/>	Zoning Ordinance Amendment	FEE	\$300	1,2,3,10,12,13,14,15,16
<input checked="" type="checkbox"/>	Zoning Ordinance Map Amendment	FEE	\$300/1 AC+\$10/ADDL ACRE	1,2,3,10,12,13,14,15,16
<input type="checkbox"/>	Revocation	FEE	\$300	1,2,3,6,10,14,15,16
<input type="checkbox"/>	Subdivision Review (Preliminary, Final)	FEE	\$200/1 AC+\$10/ADDL ACRE	1,2,3,4,6,10,15,16
<input checked="" type="checkbox"/>	Annexation	FEE	\$-0-	1,2,3,10,12,13,14,15,16
<input type="checkbox"/>	Dedication	FEE	\$-0-	1,2,3,4,5,6,10,14,15,16

☒ 1. Applicant's Name: Quarles Properties LLC Phone: 318-245-3320
 Mailing Address: 172 Quarles Rd, Ruston LA 71270
 EMAIL Address: michael@quarlesproperties.com
 Interest in Application: Property Owner

☒ 2. Site: Municipal Address: 415 Thomas Rd
 Location Legal Description if no municipal number:
N/A

MUST ATTACH COPY OF DEED OR MORTGAGE FOR LEGAL DESCRIPTION OF PROPERTY

Existing Zoning: --- Proposed Zoning: B-3 Tax R#: 50488
 Existing Use: The Oasis Daquiris

☒ 3. REQUEST (Be specific in description):
Annexation into the West Monroe City Limits
and Zone Change to B-3 (General Business)

☐ 4. Use by Planning Approval. Indicate any existing deed restrictions:
 Previous Applications on File:
 Approximate cost of work involved:

Plot Plan attached (☐)
 Copies of Drainage plan attached (☐)

Floor Plan and elevation attached (☐)
 Subdivision plat attached (☐)

☐ 5. Names and mailing address of ADJACENT property owners.
ZONING OFFICE WILL SUPPLY

☐ 6. For Planning Approval & Parking Plans: Number of Parking Spaces Required: _____
 (☐) Parking Layout attached Number of Parking Spaces Provided: _____

☐ 7. For Planning Approval: Plan of Combined Sharing of Parking Facilities

☐ 8. For Planned Building Group or Planned Residential Development. Provide site plans which shall include:
 (☐) Land use of adjoining properties (☐) Public and private easements and rights-of-ways (☐) Location of
 existing structures on adjacent property (☐) Location, number of stories and gross floor area of proposed
 principal buildings and accessory structures (☐) Curb cuts (☐) Driveways (☐) Off-street parking area
 (☐) Off-street loading areas (☐) Walks (☐) Special purpose open areas (☐) Location and height of fences, walls
 and screen planting (☐) Types of paving or other surfaces.

☐ 9. For Planned Residential Development:
 (☐) Location of proposed commercial facilities, if any, for sole use of residents of the proposed PRD (from B-1
 and B-2 uses) (☐) Submit subdivision application concurrent with the application for RPD if required for
 proposed development.

☒ 10. PLANNING COMMISSION HEARING DATE: DEC 16, 2024
 TIME: 5:00 P.M.

☐ 11. BOARD OF ADJUSTMENTS HEARING DATE: _____, 20____
 TIME: 5:00 P.M.

X

12.

For Zoning Ordinance or Ordinance Map Amendments (Zone Changes), if the proposed use would require an amendment to the Zoning Ordinance or Map Indicate reasons for amendment; this ordinance including the Zoning Map is based on comprehensive planning studies and is intended to carry out the objectives of a sound, stable and desirable development. It is recognized that casual change or amendment to the ordinance would be detrimental to the achievement of that objective, and it is therefore declared to be the public policy to amend this ordinance only when one or more of the following conditions prevail:

- A. Error; there is a manifest error in the ordinance;
- B. Change in conditions; changed or changing conditions is a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.
- C. Increase in need for sites for business or industry; increased or increasing needs for business or industrial sites in addition to sites that are available make it necessary and desirable to rezone an area or to extend the boundaries of an existing district;
- D. Subdivision of land; the subdivision or imminent subdivision of open land into urban building sites makes reclassification necessary and desirable.

ALL PROPERTY OWNERS WITHIN 300 FEET IN ALL DIRECTIONS (NORTH, SOUTH, EAST & WEST) FROM THE PROPOSED CHANGE WILL BE NOTIFIED OF THIS APPLICATION.

Indicate name and address of every person, firm or corporation represented by the applicant.

Signatures of Owners of entire land area included within proposed map amendment and Signatures of Owners of all existing structures within proposed map amendment are required.

List All encumbrances of the land structures.

X

13.

PLAT: If the proposed amendment would require a change in the Zoning Map, a plat showing the land area which would be affected, the present zoning classification of the area, the land area of all abutting districts and the present zoning classification thereof, public rights-of-ways and easements bounding and intersecting the designated area and the abutting districts, the locations of all existing and proposed structures with supporting open facilities, and the specific ground area to be provided and continuously maintained for the proposed structure or structures.

DEVELOPMENT SCHEDULE: The time schedule for the beginning and completing of development planned; if the development is planned in stages, the time schedule shall indicate the successive stages and the development planned for each stage.

MARKET INFORMATION: If the proposed amendment would require a change in the Zoning Map by rezoning an area from an existing Residential District to a free-standing Business District, would require more than double the area of an existing business district entirely surrounded by residential districts, or would enlarge the area of a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

PUBLIC NEED: The change or changing conditions in the applicable area, or in metropolitan area generally, that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.

EFFECT OF AMENDMENT: A report giving the nature, description and effect of the proposed amendment; if the proposed amendment would require a change in the zoning map, a description of the probable effect on the surrounding land use and properties.

ERROR: The error (if error be alleged) in this ordinance that would be corrected by the proposed amendment.

X

14.

CITY COUNCIL PUBLIC HEARING DATE: Jan 7, 2024
TIME: 6:00 P.M.

X

15.

Signature of Applicant: Michael D Quarles Michael D Quarles
 PRINT NAME SIGNATURE

Signature of Property Owner: Michael D Quarles Michael D Quarles
 PRINT NAME SIGNATURE

X

16.

REQUIRED FEE: —0— (MUST BE PAID PRIOR TO PROCESSING OF THIS APPLICATION)

DEADLINE DATE FOR SUBMITTING THIS APPLICATION:

NOON ON THURSDAY, Nov 21, 2024

**A COMPLETE WRITTEN DESCRIPTION
 OF YOUR REQUEST AND A DETAILED SITE PLAN
 MUST BE ATTACHED TO APPLICATION AT TIME OF
 SUBMITTAL TO ZONING DEPT.**

NOTE: Applicant, Owner and/or Representative is REQUIRED to attend the meeting to answer questions regarding this application.

PETITION TO REQUEST ANNEXATION INTO THE CITY OF WEST MONROE

BE IT KNOWN, that on the date set forth below came and appeared:

QUARLES PROPERTIES, L.L.C., (TIN xx-xxx6678), a Louisiana limited liability company, domiciled in Louisiana herein represented by Michael David Quarles and Kelly Rogers Quarles its duly authorized Members, acting pursuant to that Resolution filed in Conveyance Book 2381, Page 287, in the public records of Ouachita Parish, Louisiana and through unanimous consent of its Members, and whose address is 172 Quarles Rd, Ruston, LA 71270

who declared that it is the owner of the immovable property located at 415 Thomas Road, West Monroe, LA 71292 and more particularly described as follows:

TOWNSHIP 18 NORTH, RANGE 3 EAST
WEST MONROE, OUACHITA PARISH, LOUISIANA

Section 34: A tract or parcel of land containing 0.46 acres, more particularly described as follows:

Begin at the intersection of the Easterly right-of-way of Thomas Road (also known as Louisiana Highway 617), with the Northerly right-of-way of Old Natchitoches Road, said point of intersection being 86 feet to the right or Easterly side of the surveyed centerline for State Project No. 837-09-08 opposite approximate Highway Survey Station 68+78.50, and thence run North 50 degrees 00 minutes 19 seconds West along the Easterly right-of-way line of Thomas Road (Louisiana Highway 617) for a distance of 46.02 feet; thence run along the arc of a curve to the left, having a radius of 11,509.16 feet (the long chord of which bears North 00 degrees 25 minutes 31 seconds East and measures 389.01 feet) for an arc distance of 89.02 feet, more or less, and to the Northwest corner of that parcel acquired by Barbara Cloyd Emory, pursuant to Act of Exchange recorded in Conveyance Book 1390, Page 168, DR #948111, records of the Clerk of Court of Ouachita Parish, Louisiana, and to the point of beginning. From said point of beginning, thence run North 89 degrees 50 minutes 36 seconds East along the aforesaid parcel acquired by Barbara Cloyd Emory, for a distance of 200 feet; thence run North 00 degrees 25 minutes 31 seconds East for a distance of 100 feet; thence run South 89 degrees 50 minutes 36 seconds West for a distance of 200 feet; and to the Easterly right-of-way line of Thomas Road (Louisiana Highway No. 617); thence run South 00 degrees 25 minutes 31 seconds West along the Easterly right-of-way line of Thomas Road for a distance of 100 feet, more or less, and back to the point of beginning. (Municipal Address - 417 Thomas Road, West Monroe, LA 71292).

and that it hereby petitions and requests that the immovable property described above, together with any adjacent properties which may be owned by it, to now be annexed into the corporate limits of the City of West Monroe, Louisiana pursuant to the provisions of R.S. 33: 172, et seq.

As of this 18th day of November, 2024.

QUARLES PROPERTIES, LLC

BY: Michael D Quarles
MICHAEL DAVID QUARLES

BY: Kelly R Quarles
KELLY ROGERS QUARLES

**The Ouachita
CITIZEN**
www.ouachitacitizen.com

4423 Cypress Street, West Monroe, LA 71291 • Phone (318) 396-0602 • Fax (318) 396-0900

**AFFIDAVIT
Proof of Publication**

I certify that the attached notice was published in
The Ouachita Citizen, a weekly newspaper and the official
legal journal of Ouachita Parish and Morehouse Parish,
Louisiana, in the issue/s of:

Dec 26, 2024

Signed by: [Signature]

Sworn and subscribed before me, this 26 day of
December, 2024

[Signature]
Notary Public #33912
Devin Todd Jones

36' 50" E ALONG SAID ROAD FOR A
ICE PROCEED N 67°10' 35" E ALONG
114.26 FEET TO A RAILROAD SPIKE;
PROCEED S 41° 03' 42" E FOR A DIS-
8" REBAR; THENCE PROCEED N 89°
45.39 FEET AND THE PONT OF BE-
SUBJECT TO ANY SERVITUDES AND
D/OR OF RECORD, ALL AS PER PLAT
7, PLS, DATED APRIL 29, 1998; SUB-
TUDES, RIGHTS-OF-WAY AND OUT-
OF RECORD AFFECTING THE PROP-

endant(s) and will be sold to satisfy said
d all costs.
appraisement to the last and highest bid-

ouachita Parish

025

A SAMUEL R. MOORE, SAMUEL RAY
AMUEL R. MOORE JR, SAMUEL RAY
JR AND KHAYLIN MARIE MOORE

I OF OUACHITA FOURTH DISTRICT

E AND SALE issued from the Honorable
d for the Parish of Ouachita, State of Lou-
numbered cause to me directed I have seized
will offer for sale via an online auction site
eriffsales, between the legal hours of sale
beginning at 10:00 A.M., the following de-

OKS SUBDIVISION, OUACHITA PAR-
NORTHEAST QUARTER OF SOUTH-
1/4) AND NORTHWEST QUARTER OF
OF SE1/4) AND NORTHEAST QUAR-
(NE 1/4 OF SE1/4), SECTION 8, TOWN-
ST, OUACHITA PARISH, LOUISIANA,
LAT BOOK 14, PAGE 43, RECORDS OF
A. WHICH HAS THE ADDRESS OF 459
A 71203.

endant(s) and will be sold to satisfy said
d all costs.
appraisement to the last and highest bid-

ouachita Parish

2025

UP, LLC VS.NO. 20244068

H OF OUACHITA FOURTH DISTRICT

RE AND SALE issued from the Honorable
d for the Parish of Ouachita, State of Lou-
numbered cause to me directed I have seized
will offer for sale via an online auction site
eriffsales, between the legal hours of sale
beginning at 10:00 A.M., the following de-

Northeast corner of Lot "C" of the North-
on in Sections 21, 22 and 23, T15N, R3E,
own by plat filed in Plat Book 6, Page 10
Louisiana, said lot or parcel of land being
ows: Beginning at the Northeast corner of
of Forest Home Plantation measure South
f said Lot "C" a distance of 380 feet; thence
left measure South 0°37' East along a line
"C" a distance of 573 feet; thence measure
North line of said Lot "C" a distance of 380
said Lot "C"; thence measure North 0°37'

51:XII)] and the Federal Primary Drinking Water Regulations (40 CFR Part 141).

The United States Environmental Protection Agency (EPA) and the Louisiana Department of Health (LDH) set drinking water standards and requires the disinfection of drinking water. Where disinfection is used in the treatment of drinking water, disinfectants combine with naturally occurring organic and inorganic matter present in water to form chemicals called disinfection byproducts (DBPs). EPA and LDH set standards for controlling the levels of disinfectants and DBPs in drinking water, including trihalomethanes (THMs) and haloacetic acids (HAAs). Some people who drink water containing TTHMs in excess of the MCL over many years may experience problems with their liver, kidneys, or central nervous system, and may have an increased risk of getting cancer.

In December 1998, EPA set enforceable drinking water standards for TTHMs at 80 parts per billion (ppb) and for HAAs at 60 parts per billion (ppb) to reduce the risk of cancer or other adverse health effects. Compliance with the TTHMs and HAA5s standard for public water systems serving less than 10,000 individuals initially became effective and enforceable on January 1, 2004. Compliance with the TTHMs standard is determined by calculating a locational running annual average (LRAA) of quarterly TTHMs sample results. Compliance calculations performed for the FOURTH quarter of 2024 show that the system's current TTHMs LRAAs is 81 ppb at DBP02 - PHILPOT RD & CHARLIE MCCAIN RD; Thus, the system is currently in violation of the TTHMs standard.

The last quarter of 2023 Southwest Ouachita Waterworks began to experience problems at our Cooney Bonnett (#6) Well site. Due to the extent of the problems within the well it was decided to shut the well down and provide water to those customers from alternate well sites (Larry Henry #1 and Charlie Griggs #7). Additional chlorine adjustments were made at the Larry Henry and Charlie Griggs well sites to be able to reach our farthest points and maintain state requirements. Southwest Ouachita Waterworks has now completed construction of the new well (#8) for the Cooney Bonnett site and it is now operational.

Please share this information with all the other people who drink this water, especially those who may not have received this notice directly (for example, people in apartments, nursing homes, schools, and businesses). You can do this by posting this notice in a public place or distributing copies by hand or mail.

THIS IS NOT AN EMERGENCY. If it had been, you would have been notified immediately. EPA and LDH do not consider this violation to have any serious adverse health effects on human health as a result of short-term exposure; however, continued long term exposure to TTHMs and HAA5 levels above the standard (e.g., 20 years of exposure) has the potential to have serious adverse effects on human health.

This notice is being sent to you by SOUTHWEST OUACHITA WATERWORKS, INC. If you have questions about this notice, please contact the water system directly by telephone: 318-325-3371, by mail: 1840 Highway 3033, West Monroe, LA. 71292-1009, or by e-mail: swow@comcast.net. In addition, you may also contact our System Manager/Operator, Tommy Joe Carter, at 318-237-6390. You may also view this notice at: swow.statements-viewer.com. Click on PUBLIC NOTICES.

DECEMBER 2024 PUBLIC NOTICE.
12.26

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN of the filing of petitions for annexation of the properties listed herein into the corporate limits of the City of West Monroe, Louisiana. The Planning Commission of the City of West Monroe held public hearings on Monday, December 16, 2024, to consider said annexation petitions and has forwarded its recommendations to the Mayor and Board of Aldermen of the City of West Monroe.

Planning Case ANNEX-24-60000005 by Quarles Properties LLC for property located at 415/417 Thomas Rd (Parcel 50488).

Public Hearings will be held to consider the adoption of Ordinances annexing the said properties into the corporate limits of the City of West Monroe at the regular meeting of the Mayor and Board of Aldermen to be held at 6 pm, on Tuesday, January 7, 2025 at West Monroe City Hall, 2305 North 7th Street, West Monroe, Louisiana.

Accommodations will be made for the hearing impaired and non-English speaking individuals provided that notice is received by the City of West Monroe no later than noon on January 7, 2025. Requests for accommodations should be made to West Monroe City Clerk, Andrea Pate, West Monroe, Louisiana (318-396-2600).

Run Date: 12-26-2024

(Continued to Page 10B)

STATE OF LOUISIANA
CITY OF WEST MONROE

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

AN ORDINANCE TO ENLARGE THE CORPORATE LIMITS OF THE CITY OF WEST MONROE, LOUISIANA PURSUANT TO R. S. 33:171 ET SEQ., BY ANNEXING TERRITORY CONSISTING OF A TRACT LOCATED AT 415/417 THOMAS ROAD AND WHICH PROPERTY IS OWNED BY QUARLES PROPERTIES, L.L.C., ALL OF WHICH SAID TERRITORY BEING CONTIGUOUS TO THE EXISTING BOUNDARIES OF THE MUNICIPALITY; TO RETAIN ANY LAWS OR ORDINANCES NOT REPUGNANT HERETO AND NOT SPECIFICALLY REPEALED HEREIN; AND TO PROVIDE THAT IF ANY SUB-SECTION, ARTICLE, CLAUSE, SENTENCE, PHRASE, OR PART, OR APPLICATION OF THIS ORDINANCE FOR ANY REASON SHOULD BE FOUND UNCONSTITUTIONAL OR INVALID, NO OTHER PARTS AND/OR APPLICATIONS THEREOF SHALL BE AFFECTED.

WHEREAS, Louisiana Revised Statutes of 1950, Title 33, Section 171 et seq., as amended, provides for the procedure for annexation of territory into the corporate limits of a municipality; and,

WHEREAS, by Ordinance Number 1646, adopted June 14, 1977, now codified in Sec. 1-2002 and 1-2003 of the Code of Ordinances of the City of West Monroe, Louisiana, adopted by reference the provisions of R.S. 33:171 et seq., as amended from time to time by the Louisiana Legislature, in addition to vesting certain authority pertaining thereto in the Planning Commission of the City of West Monroe, Louisiana; and,

WHEREAS, there has been compliance with the procedure required by R.S. 33:171 et seq., as amended, and Ordinance Number 1646 of the City of West Monroe, including but not limited to the following:

- a) A Petition has been presented to the Mayor and Board of Aldermen of the City of West Monroe, Louisiana by Quarles Properties, L.L.C. requesting that the property owned by the petitioner and located at 415/417 Thomas Road, West Monroe, Louisiana, (copy attached as Exhibit "1") be annexed into the corporate limits of the City of West Monroe, Louisiana, noting tat the identical parcel (assessor parcel #50488) is sometimes referred to as "415 Thomas Road" and elsewhere as "417 Thomas Road" and herein as "415/417 Thomas Road". Said property being contiguous to the existing boundaries of the City of West Monroe, Louisiana and consisting of acreage more particularly shown by vicinity map attached hereto as Exhibit "3" and more particularly described in Exhibit "4";
- b) A Resolution (see copy attached as Exhibit "2" of record at Conveyance Book 2381, page 287, records of Ouachita Parish, Louisiana) authorizing Michael David Quarles and Kelly Rogers Quarles, sole members of Quarles Properties, L.L.C. to act on behalf of Quarles Properties, L.L.C., acting individually or jointly;

- c) A certificate of the Ouachita Parish Assessor is attached hereto as Exhibit "5" certifying that according to assessment for property taxes for 2024 for the property described in Exhibit "4" and depicted in Exhibit "3" that the property is owned by both a majority of the number of property owners and the owners of more than 25 percent in value of the property, with the petitioner representing one hundred percent (100%) of the owners of the property to be annexed, and;
- d) A certificate of the Ouachita Parish Registrar of Voters is attached hereto as Exhibit "6" certifying that according to the records of the Registrar of Voters, there are no registered voters residing within the territory described in Exhibit "4";
- e) Proof of publication of the filing of the petition, as required by R.S. 33:172B, and of a public hearing by the West Monroe Planning Commission concerning the described annexation is attached hereto as Exhibit "7";
- f) Pursuant to notice as evidenced by Exhibit "8", the West Monroe Planning Commission on December 16, 2024 held a public hearing regarding said petition for annexation, resulting in the recommendation to the West Monroe Board of Aldermen that the property described in Exhibit "4" be annexed into the corporate limits of the City of West Monroe, Louisiana;
- g) Pursuant to notice required by law, as evidenced by Exhibit "9", the West Monroe Board of Aldermen on January 7, 2025, held a public hearing regarding said petition for annexation.

WHEREAS, following said hearing by the Mayor and Board of Aldermen and after careful consideration of all recommendations, comments, and objects made at said hearing the Mayor and West Monroe Board of Aldermen declare that it is in the best interest of the City of West Monroe to annex into the corporate limits of the City of West Monroe the property described in Exhibit "4".

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 said property, contiguous to the existing boundaries of the corporate limits and located in the vicinity as shown by the map attached hereto as Exhibit "3" and more particularly described in Exhibit "4" be annexed into the corporate limits of the City of West Monroe, Louisiana.

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 the Mayor of the City of West Monroe, Louisiana, or her designee, be and they shall hereby be authorized to take all further actions and execute all further documents, resolutions and/or certifications as are required under R.S. 33:171, et seq., or other applicable law, as are necessary, proper or desirable, particularly including but not limited to the filing of the entire boundary of the municipality as

changed in order that the annexation of property set forth above be effected at the earliest possible date.

SECTION 3. 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 all Ordinances or parts of Ordinances in conflict herewith hereby are repealed, but this repeal shall be only insofar as such Ordinances conflict and/or are inconsistent with this Ordinance; and all Ordinances or parts of Ordinances not inconsistent herewith shall continue in full force and effect.

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 the articles, paragraphs, sentences, clauses, and phrases of this Ordinances are deemed to be severable, and if any sub-section, article, clause, sentence, phrase, or part of this Ordinance shall be declared to be unconstitutional and/or invalid, such unconstitutionality and/or invalidity shall not affect any of the remaining articles, sentences, paragraphs, clauses or phrases which can be given effect without the unconstitutional and/or invalid provision(s).

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 and nay vote, passed and adopted this January 7, 2025, with the final vote being as follows:

YEA: _____

NAY: _____

NOT VOTING: _____

ABSENT: _____

ATTEST:

APPROVED THIS 7TH DAY OF
JANUARY, 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 AMEND AND RE-ENACT THE ZONING ORDINANCE OF THE CITY OF WEST MONROE, LOUISIANA, PARTICULARLY THE ZONING MAP ANNEXED TO AND MADE A PART OF ORDINANCE NO. 1501, AS THAT ZONING MAP, AS CODIFIED BY SECTION 12-5011(C) OF THE CODE OF ORDINANCES, CITY OF WEST MONROE, LOUISIANA, HAS BEEN FROM TIME TO TIME AMENDED, AND PARTICULARLY TO AMEND THAT ZONING MAP AS IT PERTAINS TO 415/417 THOMAS ROAD, WEST MONROE, LOUISIANA (ASSESSOR PARCEL #50488), AS MORE PARTICULARLY DESCRIBED ON THE ATTACHED EXHIBIT “A”, PURSUANT TO THE APPLICATION OF QUARLES PROPERTIES, LLC, SO AS TO RE-ZONE SAID PROPERTY FROM AN O-L (OPEN LAND) DISTRICT TO A B-3 (GENERAL BUSINESS) DISTRICT; TO AUTHORIZE AND DIRECT THE CITY ENGINEER OF THE CITY OF WEST MONROE, LOUISIANA, OR OTHER PERSON ACTING IN LIEU THEREOF AT THE DESIGNATION OF THE MAYOR, TO DO AND PERFORM ANY AND ALL THINGS NECESSARY TO CARRY OUT THE FOREGOING AND PARTICULARLY TO NOTE THE AMENDMENTS ON THE ZONING MAP OF THE CITY OF WEST MONROE AS HEREIN ENACTED; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, the City of West Monroe, Louisiana, has adopted a Zoning Ordinance (Ordinance No. 1501, as amended) now codified as Section 12-5001 et seq. of the Code of Ordinances, City of West Monroe, Louisiana; and,

WHEREAS, the West Monroe Municipal Planning Commission, acting as the municipal zoning commission for the City of West Monroe, Louisiana, has held a public hearing pursuant to written application and notice in accordance with law, and has made a recommendation to the Board of Aldermen of the City of West Monroe; and,

WHEREAS, the Mayor and Board of Aldermen of the City of West Monroe have held a public hearing and given public notice to the extent required by law;

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 Zoning Ordinance No. 1501, as amended, and as codified in Sections 12-5001 et seq. of the Code of Ordinances, City of West Monroe, Louisiana, particularly the Zoning Map of the City of West Monroe, Louisiana, as that Zoning Map, as codified by Section 12-5011(C) of the Code of Ordinances, City of West Monroe, Louisiana, has been from time to time amended, be further amended and re-enacted to re-zone 415/417 Thomas Road (assessor parcel #50488), West Monroe, Louisiana, as more particularly

described on the attached Exhibit "A", from an O-L (Open Land) District to a B-3 (General Business) District pursuant to the application of Quarles Properties, LLC.

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 the City Engineer of the City of West Monroe, Louisiana, or any person in lieu thereof to be designated by the Mayor, is hereby authorized and directed to do and perform any and all things necessary to carry out the foregoing change, and particularly to note said change on the Zoning Map as herein re-enacted.

SECTION 3. 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 this Ordinance and its provisions are to be construed to be severable in regards to any of its provisions, portions or parts, and that in the event any part or portion or provision of this Ordinance should be held invalid, then in such event, such invalidity shall not affect any other provisions, portions, or parts which can be given effect without the invalid provision, and this Ordinance hereby is declared severable.

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 and nay vote, passed and adopted this 7th day of January, 2025, the final vote being as follows:

YEA: _____

NAY: _____

NOT VOTING: _____

ABSENT: _____

ATTEST:

APPROVED THIS 7TH DAY OF
JANUARY, 2025

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

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

EXHIBIT "A"

MUNICIPAL ADDRESS: 415/417 THOMAS ROAD
WEST MONROE, LOUISIANA 71292

TOWNSHIP 18 NORTH, RANGE 3 EAST, WEST MONROE, OUACHITA
PARISH, LOUISIANA

Section 34: A tract or parcel of land containing 0.46 acres, more particularly
described as follows:

Begin at the intersection of the Easterly right-of-way of Thomas Road (also known as Louisiana Highway 617), with the Northerly right-of-way of Old Natchitoches Road, said point of intersection being 86 feet to the right or Easterly side of the surveyed centerline for State Project No. 837-09-08 opposite approximate Highway Survey Station 68+78.50, and thence run North 50 degrees 00 minutes 19 seconds West along the Easterly right-of-way line of Thomas Road (Louisiana Highway 617) for a distance of 46.02 feet; thence run along the arc of a curve to the left having a radius of 11,509.16 feet (the long chord of which bears North 00 degrees 25 minutes 31 seconds East and measures 389.01 feet) for an arc distance of 89.02 feet, more or less, and to the Northwest corner of that parcel acquired by Barbara Cloyd Emory, pursuant to Act of Exchange recorded in Conveyance Book 1390, Page 168, DR#948111, records of the Clerk of Court of Ouachita Parish, Louisiana, and to the point of beginning. From said point of beginning thence run North 89 degrees 50 minutes 36 seconds East along the aforesaid parcel acquired by Barbara Cloyd Emory, for a distance of 200 feet; thence run North 00 degrees 25 minutes 31 seconds East for a distance of 100 feet; thence run South 89 degrees 50 minutes 36 seconds West for a distance of 200 feet, and to the Easterly right-of-way line of Thomas Road (Louisiana Highway No. 617); thence run South 00 degrees 25 minutes 31 seconds West along the Easterly right-of-way line of Thomas Road for a distance of 100 feet, more or less, and back to the point of beginning (Municipal Address - 417 Thomas Road, West Monroe, LA 71292)

STATE OF LOUISIANA

CITY OF WEST MONROE

ORDINANCE NO. _____

MOTION BY: _____

SECONDED BY: _____

AN ORDINANCE TO AMEND AND RE-ENACT THE ZONING ORDINANCE OF THE CITY OF WEST MONROE, LOUISIANA, PARTICULARLY THE ZONING MAP ANNEXED TO AND MADE A PART OF ORDINANCE NO. 1501, AS THAT ZONING MAP, AS CODIFIED BY SECTION 12-5011(C) OF THE CODE OF ORDINANCES, CITY OF WEST MONROE, LOUISIANA, HAS BEEN FROM TIME TO TIME AMENDED, AND PARTICULARLY TO AMEND THAT ZONING MAP AS IT PERTAINS TO 203 LINCOLN STREET, WEST MONROE, LOUISIANA (ASSESSOR PARCEL #74648), AS MORE PARTICULARLY DESCRIBED ON THE ATTACHED EXHIBIT "A", PURSUANT TO THE APPLICATION OF TWIN CITY VENTURES, LLC, SO AS TO RE-ZONE SAID PROPERTY FROM A B-3 (GENERAL BUSINESS) DISTRICT TO A R-2 (MULTI FAMILY RESIDENTIAL) DISTRICT; TO AUTHORIZE AND DIRECT THE CITY ENGINEER OF THE CITY OF WEST MONROE, LOUISIANA, OR OTHER PERSON ACTING IN LIEU THEREOF AT THE DESIGNATION OF THE MAYOR, TO DO AND PERFORM ANY AND ALL THINGS NECESSARY TO CARRY OUT THE FOREGOING AND PARTICULARLY TO NOTE THE AMENDMENTS ON THE ZONING MAP OF THE CITY OF WEST MONROE AS HEREIN ENACTED; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, the City of West Monroe, Louisiana, has adopted a Zoning Ordinance (Ordinance No. 1501, as amended) now codified as Section 12-5001 et seq. of the Code of Ordinances, City of West Monroe, Louisiana; and,

WHEREAS, the West Monroe Municipal Planning Commission, acting as the municipal zoning commission for the City of West Monroe, Louisiana, has held a public hearing pursuant to written application and notice in accordance with law, and has made a recommendation to the Board of Aldermen of the City of West Monroe; and,

WHEREAS, the Mayor and Board of Aldermen of the City of West Monroe have held a public hearing and given public notice to the extent required by law;

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 Zoning Ordinance No. 1501, as amended, and as codified in Sections 12-5001 et seq. of the Code of Ordinances, City of West Monroe, Louisiana, particularly the Zoning Map of the City of West Monroe, Louisiana, as that Zoning Map, as codified by Section 12-5011(C) of the Code of Ordinances, City of West Monroe, Louisiana, has been from time to time amended, be further amended and re-enacted to re-zone 203 Lincoln Street (assessor parcel #74648), West Monroe, Louisiana, as more particularly described on

the attached Exhibit "A", from B-3 (General Business) District to a R-2 (Multi Family Residential) District pursuant to the application of Twin City Ventures, LLC.

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 the City Engineer of the City of West Monroe, Louisiana, or any person in lieu thereof to be designated by the Mayor, is hereby authorized and directed to do and perform any and all things necessary to carry out the foregoing change, and particularly to note said change on the Zoning Map as herein re-enacted.

SECTION 3. 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 this Ordinance and its provisions are to be construed to be severable in regards to any of its provisions, portions or parts, and that in the event any part or portion or provision of this Ordinance should be held invalid, then in such event, such invalidity shall not affect any other provisions, portions, or parts which can be given effect without the invalid provision, and this Ordinance hereby is declared severable.

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 and nay vote, passed and adopted this 7th day of January, 2025, the final vote being as follows:

YEA: _____

NAY: _____

NOT VOTING: _____

ABSENT: _____

ATTEST:

APPROVED THIS 7TH DAY OF
JANUARY, 2025

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

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

EXHIBIT "A"

MUNICIPAL ADDRESS: 203 LINCOLN STREET
WEST MONROE, LOUISIANA 71291

A certain tract or parcel of ground situated in the City of West Monroe, Parish of Ouachita, State of Louisiana described as Lot 5 of Block 22, H.M. McGuire's Travelers Rest Subdivision in Sections 37, 38, 39 and 40, Township 18 North, Range 3 East, West Monroe, Louisiana, as per plat in Plat Book 4, page 18 of the records of Ouachita Parish, Louisiana together with any and all present and future building(s), constructions, component parts, improvements, attachments, appurtenances, fixtures, rights, ways, privileges, advantages, batture rights, servitudes and easements of every type and description, now and/or in the future relating to the mortgaged property, and any and all items and fixtures attached to and/or forming integral or component parts of the mortgaged property in accordance with the Louisiana Civil Code. The real property or its address is commonly known as 203 Lincoln Street, West Monroe, LA 71291

STATE OF LOUISIANA
CITY OF WEST MONROE

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

ORDINANCE TO AMEND SEC. 11-4027 SECTION HEADING, (A)(1) A. AND C., (A)(2) AND (3), (C)(1)E. AND (C)(3); SEC. 11-4027.1 SECTION HEADING; SEC. 11-4027.2 SECTION HEADING; SEC. 11-4027.3(B)(3); AND SEC. 11-4027.4(A); ALL OF THE CODE OF ORDINANCES, CITY OF WEST MONROE, LOUISIANA, ALL RELATIVE TO OPERATING A VEHICLE WHILE INTOXICATED (NOW TO BE “IMPAIRED”); TO PROVIDE RELATIVE TO CHANGES IN TERMINOLOGY; TO PROVIDE FOR A DEFINITION; TO PROVIDE RELATIVE TO ELEMENTS OF CERTAIN OFFENSES INVOLVING A MOTOR VEHICLE AND THE OPERATOR OF A MOTOR VEHICLE; TO REVOKE EARLIER ERRONEOUS REFERENCES TO SEC. 11-4027.5(B)(3); AND SEC. 11-4027.6(A); TO PROVIDE FOR RELATED MATTERS; TO PROVIDE THE PROVISIONS OF THIS ORDINANCE ARE SEVERABLE; TO ESTABLISH AN EFFECTIVE DATE; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, Ordinance No. 5371, adopted August 6, 2024, contained unintended provisions regarding certain amendments and erroneous references to certain non-existent sections of the Code of Ordinances; and

WHEREAS, for clarity, this ordinance re-enacts all of the provisions originally intended to be updated, and also revokes the earlier incorrectly numbered amendments;

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 Sec. 11-4027 section heading, (a)(1) a. and c., (a)(2) and (3), (c)(1)e. and (c)(3); Sec. 11-4027.1 section heading; Sec. 11-4027.2 section heading; Sec. 11-4027.3(b)(3); and Sec. 11-4027.4(a), all of the Code of Ordinances, City of West Monroe, Louisiana, are hereby amended, to now provide as follows:

“Sec. 11-4027. Operating a vehicle while impaired.

- (a)(1) The crime of operating a vehicle while impaired is the operating of any motor vehicle, aircraft, watercraft, vessel, or other means of conveyance when any of the following conditions exist:
 - a. The operator is impaired by alcoholic beverages.
 - * * *
 - c. The operator is impaired by any other drug, combination of drugs, or combination of alcohol and drugs.
- (2) A valid driver's license shall not be an element of the offense, and the lack thereof shall not be a defense to a prosecution for operating a vehicle while impaired.

- (3) As used in this Section, the term "drug" means any substance or combination of substances that, when taken into the human body, can impair the ability of the person to operate a vehicle safely.

* * *

- (c)(1) For purposes of determining whether a defendant has a prior conviction for a violation of this Section, a conviction under any of the following shall constitute a prior conviction:

* * *

- e. A law of any state or an ordinance of a municipality, town, or similar political subdivision of another state that prohibits the operation of any motor vehicle, aircraft, watercraft, vessel, or other means of conveyance while impaired, or while under the influence of alcohol, drugs, or any controlled dangerous substance, or as otherwise provided by R.S. 13:1894.1.

* * *

- (3) For purposes of this Section, a prior conviction shall not include a conviction for an offense under this Section, a conviction for an offense under R.S. 14:39.1, or a conviction under the laws of any state or an ordinance of a municipality, town, or similar political subdivision of another state which prohibits the operation of any motor vehicle, aircraft, watercraft, vessel, or other means of conveyance while impaired, or while under the influence of alcohol, drugs, or any controlled dangerous substance, or as otherwise provided by R.S. 13:1894.1, if committed more than ten years prior to the commission of the crime for which the defendant is being tried, and such conviction shall not be considered in the assessment of penalties in this Section. However, periods of time during which the offender was awaiting trial, under an order of attachment for failure to appear, or on probation or parole for an offense described in this Paragraph, or periods of time during which an offender was incarcerated in a penal institution in this or any other state for any offense, including an offense described in Paragraph (1) of this Subsection, shall be excluded in computing the ten-year period.

* * *

11-4027.1. Operating while impaired; first offense; penalties

* * *

11-4027.2. Operating while impaired; second offense; penalties

* * *

11-4027.3. Special provisions and definitions

* * *

- (b)

* * *

- (3) An offender who has been convicted of any second violation of any state or local law or ordinance prohibiting operating a vehicle while impaired, committed within five years of the commission of any prior operating while impaired violation, shall not be eligible for home incarceration until the offender has first served a minimum of forty-eight consecutive hours of imprisonment.

* * *

11-4027.4. Underage operating while impaired

- a. The crime of underage operating a vehicle while impaired is the operating of any motor vehicle, aircraft, watercraft, vessel, or other means of conveyance when the operator's blood alcohol concentration is 0.02 percent or more by weight based on grams of alcohol per one hundred cubic centimeters of blood, if the operator is under the age of twenty-one.

* * *

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 all earlier enacted provisions relating to Sec. 11-4027.5(B)(3) and to Sec. 11-4027.6(A) are hereby revoked.

SECTION 3. 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 if any provisions, sections or subsections of this ordinance are held invalid for any cause or reason, such invalidity shall not affect the other provisions, sections, or subsections of this ordinance which can give effect without the invalid provisions, sections, or subsections, and to this end each of the provisions, sections, and subsections of this ordinance are hereby declared severable;

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 this amendment shall be effective January 8, 2025.

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 7th day of January, 2025, the final vote being as follows:

YEA: _____

NAY: _____

NOT VOTING: _____

ABSENT: _____

ATTEST:

APPROVED THIS 7TH DAY OF
JANUARY, 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: _____

ORDINANCE TO ENACT SEC. 11-5032 OF THE CODE OF ORDINANCES, CITY OF WEST MONROE, LOUISIANA, PROHIBITING THE SALE OR DISTRIBUTION OF MITRAGYNINE SPECIOSA (SOMETIMES REFERRED TO AS "KRATOM"); TO ESTABLISH AN EFFECTIVE DATE; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, in consideration of the risks presented to the health and well-being of the citizens of Louisiana, including the risk of addiction, the Louisiana Legislature by Act No. 416 (of the 2023 Regular Session) adopted La. R.S. 14:91.10, which prohibits the sale or distribution of mitragynine speciosa (sometimes referred to as "Kratom") in the State of Louisiana to persons under the age of twenty-one; and

WHEREAS, Act 416 also adopted La. R.S.40:1300.51, et seq., creating a "Local Option for Mitragynine Speciosa" and specifically authorizing local governments (including municipalities like the City of West Monroe) to “ . . . enact an ordinance to prohibit the sale or distribution of mitragynine speciosa products or to regulate the sale or distribution of mitragynine speciosa products in a manner that is more restrictive than provided for in La. R.S. 14:91.10.” ; and,

WHEREAS, the City of West Monroe finds that the health risks associated with mitragynine speciosa products -- including but not limited to the risk of addiction and the risk of said products containing harmful contaminants - warrant a prohibition of the sale or distribution of such products within the municipal limits of the City of West Monroe.

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 Sec. 11-5032 of the Code of Ordinances of the City of West Monroe, Louisiana, is hereby enacted, to provide as follow

“Sec. 11-5032. Prohibiting the sale of mitragynine speciosa products; defining certain terms; penalty.

(a) No person shall sell or distribute or cause to be sold or distributed a product containing mitragynine speciosa within the municipal boundaries of the City of West Monroe;

(b) For purposes of this Section:

(1) "mitragynine speciosa" means a product containing either or both of the following:

a. Mitragynine; or

b. 7-Hydroxy- mitragynine.

- (2) the term “sell or distribute or cause to be sold or distributed” shall not prohibit
- a. the manufacture of a product containing mitragynine speciosa; or
 - b. the sale, resale, or transport of a product containing mitragynine speciosa to a business which is located outside the boundaries of the City of West Monroe if:
 - (i) the business has a proper occupational license where it is located; and
 - (ii) the sale and/or distribution of mitragynine speciosa is not prohibited at the intended destination.

(c) Any person who violates the provisions of this section shall be fined not more than five hundred dollars (\$500.00), imprisoned for not more than six (6) months, or both.

(d) If a vendor, seller or retailer holding an occupational license or alcohol beverage license issued by the City of West Monroe is convicted of a second or subsequent violation of this Section, that occupational license and any alcoholic beverage license shall be subject to revocation by the City of West Monroe, in addition to the above-stated penalties.”

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 if any provisions or sections of this ordinance are held invalid, such invalidity should not affect the other provisions or sections of this ordinance which can be given in effect without the invalid provisions or sections, and to this end the provisions and sections of this ordinance are hereby declared severable;

SECTION 3. 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 for cause determined to be in the best interests of the City of West Monroe and its citizens, this enactment shall be effective on February 1, 2025.

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 7th day of January, 2025, the final vote being as follows:

YEA: _____

NAY: _____

NOT VOTING: _____

ABSENT: _____

ATTEST:

APPROVED THIS 7TH DAY OF
JANUARY, 2025

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

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

STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

First Amendment to Cooperative Endeavor Agreement

This Amendment is made and entered into by and between the following parties:

State of Louisiana, Division of Administration (DOA), acting by and through Commissioner Taylor F. Barras; and

City of West Monroe, acting by and through Staci Albritton Mitchell, its Mayor, (hereinafter referred to as Mayor).

Who Declare the Following:

WHEREAS, a Cooperative Endeavor Agreement (CEA) effective May 31, 2022 was entered into by and between the State, through the Division of Administration, and the City of West Monroe;

WHEREAS, the original CEA obligated DOA, with the approval of the Water Sector Commission, to transfer the sum of \$1,813,614 to the City of West Monroe for the purpose of funding the water, sewer, and/or storm water infrastructure project selected by the Water Sector Commission and approved by the Joint Legislative Committee on Budget;

WHEREAS, price increases outside the control of either party have raised the cost of the aforementioned project. On November 14, 2024 the Water Sector Commission approved the use of additional funds in the amount of \$2,119,089 to complete the project, reflecting the increased costs. On November 15, 2024 the Joint Legislative Committee on Budget likewise approved the use of additional funds in the amount of \$2,119,089 for the project; and

WHEREAS, the parties desire to amend the original CEA to reflect the increased funding appropriated for the project

NOW THEREFORE, the parties do amend the "Obligations of the State" contained in the original CEA as follows:

The Louisiana Division of Administration, through the Office of Community Development (DOA-OCD), shall transfer to City of West Monroe the price and sum of \$3,932,703, for the purpose of funding the water, sewer, and/or storm water infrastructure project selected by the Water Sector Commission and approved by the Joint Legislative Committee on Budget.

This Amendment shall become effective upon the date of the last signature affixed hereto and will continue in effect until the agreement is amended by mutual agreement, terminated by either party, or extinguishes by operation of law after the completion of the water, sewer, and/or storm water infrastructure project.

THUS DONE AND SIGNED by the Division of Administration on the day, month and year affixed below.

For the Division of Administration:

Taylor F. Barras
Commissioner of Administration

Date: _____

THUS DONE AND SIGNED by the City of West Monroe on the day, month and year affixed below.

For City of West Monroe:

Staci Albritton Mitchell
Mayor

Date: _____

STATE OF LOUISIANA
CITY OF WEST MONROE

ORDINANCE NO. _____

MOTION BY: _____

SECONDED BY: _____

AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH THE STATE OF LOUISIANA THROUGH THE DIVISION OF ADMINISTRATION WITH RESPECT TO THE PROJECT “NEW DRAGO STREET SANITARY LIFT STATION, PLANNING AND CONSTRUCTION (OUACHITA)”; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, a Cooperative Endeavor Agreement (CEA) effective May 31, 2022 was entered into by and between the State, through the Division of Administration, and the City of West Monroe;

WHEREAS, the original CEA obligated DOA, with the approval of the Water Sector Commission, to transfer the sum of \$1,813,614 to the City of West Monroe for the purpose of funding the water, sewer, and/or storm water infrastructure project selected by the Water Sector Commission and approved by the Joint Legislative Committee on Budget;

WHEREAS, price increases outside the control of either party have raised the cost of the aforementioned project. On November 14, 2024 the Water Sector Commission approved the use of additional funds in the amount of \$2,119,089 to complete the project, reflecting the increased costs. On November 15, 2024 the Joint Legislative Committee on Budget likewise approved the use of additional funds in the amount of \$2,119,089 for the project; and

WHEREAS, the parties desire to amend the original CEA to reflect the increased funding appropriated for the project

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 Staci Albritton Mitchell, as the Mayor of the City of West Monroe, is hereby authorized to enter into a Cooperative Endeavor Agreement with the State of Louisiana through the Division of Administration with respect to the project referred to as “New Drago Street Sanitary Sewer Lift Station, Planning and Construction (Ouachita)”, all as more fully set forth in the attached Exhibit A.

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, as the Mayor of the City of West Monroe, Louisiana be and she is hereby authorized to sign that First

Amendment Cooperative Endeavor Agreement on behalf of the City of West Monroe, Louisiana, and to take any action or execute any further documents she deems either necessary or proper to carry out the provisions of the foregoing.

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 and nay vote, this 7th day of January, 2025, the final vote being as follows:

YEA: _____

NAY: _____

NOT VOTING: _____

ABSENT: _____

ATTEST:

APPROVED THIS 7TH DAY OF
JANUARY, 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
PARISH OF EAST BATON ROUGE

First Amendment to Cooperative Endeavor Agreement

This Amendment is made and entered into by and between the following parties:

State of Louisiana, Division of Administration (DOA), acting by and through Commissioner Taylor F. Barras; and

City of West Monroe, acting by and through Staci Albritton Mitchell, its Mayor, (hereinafter referred to as Mayor).

Who Declare the Following:

WHEREAS, a Cooperative Endeavor Agreement (CEA) effective May 31, 2022 was entered into by and between the State, through the Division of Administration, and the City of West Monroe;

WHEREAS, the original CEA obligated DOA, with the approval of the Water Sector Commission, to transfer the sum of \$1,813,614 to the City of West Monroe for the purpose of funding the water, sewer, and/or storm water infrastructure project selected by the Water Sector Commission and approved by the Joint Legislative Committee on Budget;

WHEREAS, price increases outside the control of either party have raised the cost of the aforementioned project. On November 14, 2024 the Water Sector Commission approved the use of additional funds in the amount of \$2,119,089 to complete the project, reflecting the increased costs. On November 15, 2024 the Joint Legislative Committee on Budget likewise approved the use of additional funds in the amount of \$2,119,089 for the project; and

WHEREAS, the parties desire to amend the original CEA to reflect the increased funding appropriated for the project

NOW THEREFORE, the parties do amend the “Obligations of the State” contained in the original CEA as follows:

The Louisiana Division of Administration, through the Office of Community Development (DOA-OCD), shall transfer to City of West Monroe the price and sum of \$3,932,703, for the purpose of funding the water, sewer, and/or storm water infrastructure project selected by the Water Sector Commission and approved by the Joint Legislative Committee on Budget.

This Amendment shall become effective upon the date of the last signature affixed hereto and will continue in effect until the agreement is amended by mutual agreement, terminated by either party, or extinguishes by operation of law after the completion of the water, sewer, and/or storm water infrastructure project.

THUS DONE AND SIGNED by the Division of Administration on the day, month and year affixed below.

For the Division of Administration:

Taylor F. Barras
Commissioner of Administration

Date: _____

THUS DONE AND SIGNED by the City of West Monroe on the day, month and year affixed below.

For City of West Monroe:

Staci Albritton Mitchell
Mayor

Date: _____

STATE OF LOUISIANA
CITY OF WEST MONROE

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

AN ORDINANCE TO REAFFIRM THE NECESSARY FINANCIAL COMMITMENT OF THE CITY OF WEST MONROE, LOUISIANA RELATING TO THE COOPERATIVE ENDEAVOR AGREEMENT WITH THE STATE OF LOUISIANA, DEPARTMENT OF ADMINISTRATION, REGARDING THE FUNDING OF THE CITY OF WEST MONROE’S WATER SECTOR PROJECT, NEW DRAGO SANITARY SEWER LIFT STATION, PLANNING AND CONSTRUCTION; AND TO FURTHER AUTHORIZE THE MAYOR TO PROVIDE ANY AND ALL FURTHER CERTIFICATION AS MAY BE REQUESTED, AND OTHERWISE FULFILL THE OBLIGATIONS OF THE CITY OF WEST MONROE, LOUISIANA AS IT RELATES TO THIS COOPERATIVE ENDEAVOR AGREEMENT AND THE REQUIREMENTS OF THE WATER SECTOR PROGRAM -SEWER; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

SECTION 1. BE IT ORDAINED by the Mayor and Board of Alderman of the City of West Monroe, Louisiana, in regular and legal session convened, that the City of West Monroe, Louisiana, hereby reaffirms its commitment of up to \$1,668,678 in conjunction with its execution of the Cooperative Endeavor Agreement with the State of Louisiana, Department of Administration regarding the funding of the City of West Monroe’s Water Sector Project “New Drago Street Sanitary Sewer Lift Station, Planning and Construction”, and the Water Sector funding of \$3,932,703 for the construction and contingencies of the project.

SECTION 2. BE IT FURTHER ORDAINED by the Mayor and Board of Alderman 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, is hereby further authorized to execute any and all further documents, authorizations or commitments, and to undertake any and all actions which are necessary, appropriate or desirable in order to certify to this commitment by the City of West Monroe, or to meet any and all other requirements relating to the award of that project, or otherwise to fulfill the obligation of the City of West Monroe, Louisiana, as it relates to the agreement.

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 and nay vote, this 7th day of January, 2025, the final vote being as follows:

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

ATTEST:

APPROVED THIS 7TH DAY OF
JANUARY, 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: _____
SECONDDED BY: _____

AN ORDINANCE TO REAFFIRM THE NECESSARY THE FINANCIAL COMMITMENT OF THE CITY OF WEST MONROE, LOUISIANA RELATING TO THE COOPERATIVE ENDEAVOR AGREEMENT WITH THE OFFICE OF FACILITY PLANNING AND CONTROL, STATE OF LOUISIANA, REGARDING THE FUNDING OF THE PROJECT, “NEW DRAGO SANITARY SEWER LIFT STATION, PLANNING AND CONSTRUCTION (OUACHITA PARISH) FP&C PROJECT NO. 50-MV2-21-01”; AND TO FURTHER AUTHORIZE THE MAYOR TO PROVIDE ANY AND ALL FURTHER CERTIFICATION AS MAY BE REQUESTED, AND OTHERWISE FULFILL THE OBLIGATIONS OF THE CITY OF WEST MONROE, LOUISIANA AS IT RELATES TO THIS COOPERATIVE ENDEAVOR AGREEMENT; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

SECTION 1. BE IT ORDAINED by the Mayor and Board of Alderman of the City of West Monroe, Louisiana, in regular and legal session convened, that the City of West Monroe, Louisiana, hereby reaffirms its commitment of all funding needed in excess of the funding by FP&C, believed to be but not limited to the payment of up to 25% of the project cost in conjunction with its execution of the Cooperative Endeavor Agreement with the Office of Facility Planning and Control, State of Louisiana, regarding the funding of project “New Drago Street Sanitary Sewer Lift Station, Planning and Construction (Ouachita Parish) FP&C Project No. 50-MV2-21-01”, and the committed funding (net, after administrative costs) of \$764,000.00 for the construction and contingencies of the project.

SECTION 2. BE IT FURTHER ORDAINED by the Mayor and Board of Alderman 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, is hereby further authorized to execute any and all further documents, authorizations or commitments, and to undertake any and all actions which are necessary, appropriate or desirable in order to certify to this commitment by the City of West Monroe, or to meet any and all other requirements relating to the award of that project, or otherwise to fulfill the obligation of the City of West Monroe, Louisiana, as it relates to the agreement.

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 and nay vote, this 7th day of January, 2025, the final vote being as follows:

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

ATTEST:

APPROVED THIS 7TH DAY OF
JANUARY, 2025

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

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

ADVERTISEMENT FOR BIDS

Sealed bids will be received by the City of West Monroe for the construction of the project described as follows:

PROJECT: North 7th Shared-Use Trail
TYPE: Highway, Street, and Bridge OR Municipal and Public Works Construction
CONTRACT TIME: 90 Calendar Days
LIQUIDATED DAMAGES: \$200 (Two hundred) per Working Day
ENGINEER'S ESTIMATE: \$355,000

Proposals shall be addressed to the City of West Monroe and delivered here to the office of the City Clerk, located in the City Hall not later than 10:00 a.m. on February 13, 2025. Proposals shall be designated as "Sealed Bid – North 7th Shared-Use Trail". All bids must be submitted on the proper bid form. The contractor shall display his active contractor's license number prominently on the outside of the envelope. Bids may also be submitted electronically through Civcast (www.civcastusa.com). Instructions for electronic submittal are provided on the site. Any bids received after the specified time and date will not be considered. The sealed bids will be publicly opened and read aloud at 10:00 a.m. on February 13, 2025 in the Council Chambers at the West Monroe City Hall located at 2305 North 7th Street, West Monroe, Louisiana.

The CONTRACT DOCUMENTS may be examined at www.civcastusa.com, or at the office of S.E. Huey Co., 1111 N. 19th Street, Monroe, LA 71201.

Copies of the CONTRACT DOCUMENTS may be obtained through Civcast (www.civcastusa.com), or via a link found at www.sehuey.com. Contract documents may be viewed and downloaded at no cost; free registration is required. A fee will be charged for printing and shipping contract documents. See website for details. Alternatively, copies of the contract documents may be obtained from the office of S.E. Huey Co., located at 1111 N. 19th Street, Monroe, LA 71201, upon payment of a \$50.00 deposit for each set. Bona fide prime contractors who submit a valid bid for the project will receive a full refund for their first set of Contract Documents obtained from S.E. Huey Co. upon returning them in good condition to the office of S.E. Huey Co. within ten calendar days of the bid opening. The deposit for all other plans will be non-refundable.

Each bidder must deposit with his/her bid, security in the amount, form and subject to the conditions provided in the Information for Bidders. Sureties used for obtaining bonds must appear as acceptable on the Department of Treasury Circular 570.

No bidder may withdraw his/her bid within 45 days after the actual date of the opening thereof.

The Contractor shall begin mobilization of materials within ten (10) working days of the receipt of the Notice to Proceed.

The successful bidder must submit executed copies of certification regarding Equal Employment Opportunity, Past Criminal Convictions of Bidders, and the Affidavit of Non-Collusion.

The successful bidder will be required to comply with all required contract provisions for Federal-Aid construction contracts (located on form FHWA 1273).

The successful bidder will be required to execute the Owner's Standard Form of Agreement/Contract for construction together with the Performance and Payment Bonds within then (10) working days after normal award of contract.

Minority owned firms and small businesses are encouraged to participate.

Any person with disabilities requiring special accommodations must contact the City of West Monroe no later than seven (7) days prior to bid opening.

Mayor Staci Albritton Mitchell

Publication Dates

1/16/2025

1/23/2025

1/30/2025

2/6/2025

F. M. Huey, P.E., P.L.S.
P. C. Taylor, Jr., P.E.



S. E. Huey Co.

Engineering • Surveying
Established 1928

R. L. George, IV, P.E.
D. R. Arrington, P.E.
B. P. Anzalone, P.E.

1/7/2025

Project Name: North 7th Shared-Use Trail (Federal Project No. H.014674)

Funding: FHWA Recreational Trails/City

City Code: 000121

Description: This project involves the installation of approximately 1,500-LF of 10' sidewalks along N. 7th Street from Otis Street to Arkansas Road. The sidewalk installation will also include pedestrian lighting. This project is partially funded by the Recreational Trails Program.

Est. Cost: \$355,000

Bid Date: 2/13/2025



**JANUARY 7, 2025
WEST MONROE CITY COUNCIL MEETING
ENGINEERING UPDATE
L&A, INC. PROJECT NO. 25E038.00**

Kiroli Walk Trail Improvements – City Project No. C22002

- Benchmark Construction Group is under construction

Sunshine Heights Drainage Improvements – City Project No. C22024

- Reviewing final plans, estimating quantities & cost. Anticipate plan & spec submittal to State Agency review & City review on or before January 17

North 3rd Street Improvements – City Project No. C23013

- Bentz Construction Group is under construction

City Street Evaluation & Report

- Continuing traffic counts, anticipated completion of the initial counts is February 1. Will begin any recounts thereafter

West Monroe Sports Complex Additional Parking

- Project is under design. Preliminary plans have been submitted to the City & are under review

Downtown Utility Survey & Preliminary Engineering

- Subsurface Utility Exploration crews are continuing to locate utilities
- Survey crews are continuing to tie utility locations
- Draft field roll sketches for utility crews to pick up any missing data

Constitution Drive Improvements

- Commercial Parkway to Short Constitution Drive
- DRA funded Project (CIF) LA-7332
- Topographic Survey in progress, drafting survey info & plan preparation.

Cotton Street Water & Sewer Utility Improvements

- Pine Street to Wood Street
- DRA Funded Project (SEDAP) LA-7333
- Subsurface Utility Exploration crews are continuing to locate utilities
- Survey crews are continuing to tie utility locations & topographic survey



INFRASTRUCTURE PROJECT UPDATE

January 7, 2025

UNDER CONSTRUCTION

Project	Description	Funding	Status
McMillan Rd. Lift Station Rehabilitation	Replacement of pumps and piping at the McMillan Rd. sanitary sewer lift station.	LGAP/City	Bypass pumping in place. Contractor ordering equipment & materials.
Highland School Area Sidewalks	Construction of sidewalks along Arlene Street to provide a safe pedestrian route to school.	LaDOTD/City	Construction complete. Final walk through held 1/7/25.
Arkansas Rd. Utility Relocation	Relocation of water and sewer lines ahead of street rehabilitation project.	City	Construction underway.

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.
Engineering • Surveying
Established 1925

IN DESIGN			
Project	Description	Funding	Status
New Drago Sanitary Sewer Lift Station	New sanitary sewer lift station to replace Drago LS. Funding from Capital Outlay and La Water Sector Program.	WSP/LaFPC/ City	Water Sector Program awarding additional \$2,119,059. Recommending award of construction contract to Don M. Barron Contractor, Inc.
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	Authorization to advertise for bids.
S. Riverfront Water Main Improvements (CWEF FY22-23)	Replacement of water lines along South Riverfront St.	CWEF/City	LDH approval received. Project ready for bid.
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	98% preliminary design.
2023 DOTDTAP: N 6th Street Sidewalks	Construction of sidewalks along N 6th Street, from WMHS to Clayton Street.	LaDOTD/City	95% preliminary design.
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	City to execute contract for Cultural Resource Survey. 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)	Revised contract pending.
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.
Cypress - Slack Drainage (LWI)	Drainage improvements at Golf Course Creek crossings of Cypress and Slack Streets.	LWI/City	Acquiring geotechnical and environmental consultants. Design scope amendment under OCD review.
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.
Black Bayou Canal - Thomas Rd. Area (EDA)	Repair concrete canal near Assembly and Walmart.	EDA/FEMA/ City	Design Phase.
Crosley Sanitary Sewer Improvements	Sanitary sewer rehabilitation along Crosley, from Trenton to N. 7th.	City	Design Phase.
S. 8th Street Drainage Improvements (LGAP FY22-23)	Conflict box and drainage pipe replacement at the S. 8th/Linderman intersection.	LGAP/City	Design Phase.

Project Classifications

Transportation
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